

VDF LAW, PLLC

Van D. Fischer, Esquire

626 Josephine Parker Drive
Suite 205, Mail Box 7
Key West, Florida 33040

Phone: (305) 849-3893
Email: van@vdf-law.com

June 5, 2019

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

RE: Notice of Administrative Appeal of the May 28, 2019, determination made by the City of Key West Planning Department regarding a transient license business tax receipt for 717 Duval Street 2 (RE# 00015910-000000)

RECEIVED
CITY CLERK'S OFFICE
2019 JUN -5 AM 11:15
CITY OF KEY WEST
KEY WEST, FLORIDA

Dear Ms. Smith:

I represent the interests of the David W. Wolkowsky Living Trust with respect to the property located at 717 Duval Street 2 (RE# 00015910-000000). I am submitting this Notice of Appeal pursuant to sections 90-426, 90-430, and 90-431, City Code, together with the required fee of One Thousand and 00/100 Dollars (\$1,000.00) for purposes of timely appealing the May 28, 2019, Planning Department determination that the transient rental rights were relinquished and that transient rental rights no longer exist for 717 Duval Street 2. A true and correct copy of the Planning Department determination is attached hereto and incorporated herein as Exhibit A.

The determination is incorrect in that it failed to recognize that the property is entitled to a transient dwelling unit and that the expiration of a transient license business tax receipt ("transient BTR") does not "relinquish" or abandon an as-of-right transient rental use. The history of the existing dwelling unit and supporting documentation unit was provided to the Planning Director in a January 23, 2019, letter from Trepanier and Associates, Inc., requesting a build-back determination. A true and correct copy of the request letter is attached hereto and incorporated herein as Exhibit B. The documentation provided shows that the property has had a residential unit since at least the 1970's which was used for transient rentals. Further, the Historic Residential Commercial Core-1 (HRCC-1) zoning district expressly allows transient residential accommodations.

Basis of Appeal

The Planning Department determination (Exhibit A) properly recognizes the existing residential unit at 717 Duval Street, but improperly states that "transient rental rights no longer exist on the property" and that the expiration of transient BTR #1206 resulted in the transient rental

rights being “relinquished.” These determinations are incorrect and contrary to the provisions of the City Code which allow transient dwelling units as-of-right.

The property is located in the HRCC-1 zoning district which allows transient rental units as an as-of-right use. In fact, Section 122-686 expressly states that “transient residential accommodations” are an intended use within HRCC-1 zoning, and Section 122-687(8) provides the as-of-right use within HRCC-1 of “transient lodging.” Thus, the existing residential unit at 717 Duval Street has transient rental rights because transient rentals are an enumerated as-of-right use within HRCC-1 zoning. As such, it was erroneous for the Planning Department to determine that transient rental rights no longer exist.

The Planning Department appears to have improperly merged zoning and BTR requirements in its determination. As explained, a transient rental unit at 717 Duval Street is expressly allowed by HRCC-1 zoning and is a conforming use not subject to abandonment.¹ The expiration of transient BTR #1206 does not change this fact. Rather, the expiration of the transient BTR simply requires it to be renewed pursuant to the provisions of Chapter 66, Article IV—Business Tax. In particular, Section 66-109(10)(c) provides that a tax of \$28.00 is levied on each transient residential rental unit. Further, Section 66-105 provides no basis for the transient BTR to be suspended or revoked as there was no fraud or misrepresentation, and there is no health, safety or welfare threat. The failure to renew a BTR, does not “relinquish” any transient rental rights as erroneously claimed by Planning.

It is important to note that David W. Wolkowsky purchased 717 Duval Street in January of 1975,² and owned it continuously since then.³ As such, there was never any transfer of the property and Section 66-103 regarding the transfer of licenses was never triggered.

In summary, HRCC-1 zoning expressly allows transient residential units, but a transient license BTR must be obtained before renting a unit transiently. Here, the residential unit was rented on a transient basis and had a transient BTR in 1996 which lapsed. This did not cause any transient rental rights to be relinquished or abandoned, rather it simply required the transient license to be renewed before renting the unit transiently. This is exactly what my client attempted to do but was denied the ability to renew the transient BTR because of the erroneous determination that transient rental rights no longer exist. Furthermore, section 108-991 provides that “transient units which meet the criteria in this subsection will be licensed by the city.” The residential unit at 717 Duval Street meets the criteria of section 108-991, and therefore, is entitled to a transient BTR.

For the reasons described, the May 28, 2019, Planning Department determination was incorrect. The existing residential unit at 717 Duval Street was, and is, a conforming use and is entitled to a transient license business tax receipt. Therefore, the transient rental rights should be recognized and a transient BTR issued upon payment of the required fees.

¹ Abandonment only applies to nonconforming uses. See Section 122-30.

² See Affidavit labeled as “Exhibit T” within Exhibit B.

³ It is now part of the David W. Wolkowsky Living Trust.

It is respectfully requested that this appeal be scheduled pursuant to section 90-431(2) for the next regularly scheduled meeting of the city commission or board of adjustment, as the case may be, or at a mutually agreed upon date. If you should have any questions regarding this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Van D. Fischer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Van D. Fischer, Esq.
Attorney for David W. Wolkowsky Living Trust

Attachments (2)

Exhibit A

From: Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>
Sent: Tuesday, May 28, 2019 2:39 PM
To: Lori Thompson <lori@owentrepanier.com>
Cc: Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>
Subject: RE: 717 Duval Street #2 transient license

Good afternoon Lori –

The transient BTR for license #1206, 717 Duval St, expired 9/30/96. Although transfer paperwork was sent out 5/15/97 to Jules Klapper, no action was ever taken, and as a result, on 6/15/98, the transient BTR was closed. Once a transient BTR is closed (i.e. no transfer of ownership has been processed), the transient rental rights are relinquished.

I discussed this with the Planning Dept. They have issued a build-back letter for this property for one commercial & one residential unit, but the residential unit will be non-transient. Transient rental rights no longer exist on this property, and the property owner would need to go through the LUD process in order to have it recognized by the City of Key West as a transient rental property.

Cordially,

Jeffrey Burgess
Licensing Official, City of Key West
PO Box 1409
Key West, FL 33041
(305) 809-3959
jburgess@cityofkeywest-fl.gov
licensing@cityofkeywest-fl.gov

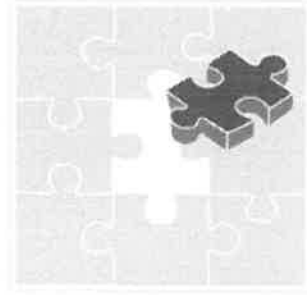
Exhibit B

January 23, 2019

Mr. Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040

RE: Build Back Letter Request – 717 Duval Street #2
RE# 00015910-000000

TREPANIER



& ASSOCIATES INC.
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Wright,

This is a request for a Build-Back Letter recognizing the bundle of property rights associated with 717 Duval Street #2. The following is an analysis of the available records obtained by Trepanier & Associates.

We request recognition of the following rights pursuant to Key West Code, that can be rebuilt on the property:

Commercial Floor Area	1,303 sq. ft.
BPAS-Exempt Transient Residential Units	1 unit



Background:

717 Duval Street has been historically mixed-use¹ and was a single (35ft x 116ft) parcel² prior to a subdivision which occurred in 1990³. The subdivision created two lots (front and rear). This Request for a Build-Back Letter is for the rear lot identified as 717 Duval, #2 (a.k.a. 717 Duval, Rear) RE# 00015910-000000.

According to the 1926 Sanborn Fire Insurance Map⁴, the original building was used commercially with a front facade set back from the public right-of-way, much like it sits today, but with a one-story porch or addition that extended to the property line. Notes on the Monroe County Property Appraiser's historic property record card documents the commercial use in the 1960's as well as the demolition of the front 10 feet of the structure in the 1970's and the property subdivision in 1990. City records confirm the "false front" was removed in 1974.⁵ Photos from that time period illustrate the condition of the structure.⁶

¹ "City Approvals/Documents" table below

² Exhibit A, Historic Property Card

³ Exhibit A, Historic Property Card

⁴ Exhibit B, 1926 Sanborn

⁵ Exhibit C, Building permit B-5549 dated 9/20/74

⁶ Exhibit D, photo

The property was used residentially in the 1970s, 1980's and 1990s as evidenced by a 1975 city directory listing⁷, 1988 building permit⁸, 1991 certificate of occupancy (C.O.)⁹ and 1992 property record card¹⁰. The property's transient use is documented by the 1975 city directory, 1988 check payment,¹¹ 1996 city licensing¹² and affidavits¹³.

In September 2017, the structure was significantly damaged by fire and declared unsafe by the City Building Official. A build back determination letter¹⁴ was received on August 6, 2018 which recognized the commercial use of the building but did not recognize the transient residential dwelling unit. This request is to provide the City with the documentation verifying the existence of that dwelling unit that was not provided by the previous request made by Meridian Engineering.



As mentioned previously and part of the documentation provided herein, the property received a residential C.O. from the City in 1991 for renovations to add a loft apartment. The City issued the property a second C.O.¹⁵ the following year to create commercial space on the first floor. The loft apartment remained in residential use until the recent fire¹⁶.

Chronological History of Use:

DATE	USE	EVENT/DOCUMENTATION
1926	Commercial	Original commercial structure appears on Sanborn ¹⁷
1960s	Commercial	Historic property card ¹⁸
1975	Residential	Property used transiently ¹⁹
1988	Residential	Demolition of 900 sf of residential ²⁰
1990	Residential	Bldg permit approved for renovations & addition of loft apartment ²¹
1990	Residential	Impact fees paid for apartment addition ²²
1990	Residential	DEO approves residential renovations ²³
1991	Residential	Certificate of Occupancy - Residence ²⁴

⁷ Exhibit E, City Directory, 1975

⁸ Exhibit H, 1988 building permit

⁹ Exhibit N, 1991 CO

¹⁰ Exhibit O, 1992 Prop record card

¹¹ Exhibit W, Transient rental payment

¹² Exhibit R, City BTR

¹³ Exhibits S & T, Affidavits

¹⁴ Exhibit G, Buildback determination

¹⁵ Exhibit Q, Certificate of Occupancy

¹⁶ Exhibit F, Age of Structure Report

¹⁷ Exhibit B, 1926 Sanborn

¹⁸ Exhibit A, Historic Property Card

¹⁹ Exhibit E, City Directory listing

²⁰ Exhibit H, 1988 Building Permit

²¹ Exhibit L, 1990 Building Permit

²² Exhibit K, Impact fee statement

²³ Exhibit M, DEO Letter

²⁴ Exhibit N, Certificate of Occupancy

1992	Residential	Property Record Card ²⁵
1992	Commercial	Certificate of Occupancy - Commercial ²⁶
1996	Residential	Transient license #1206 ²⁷
2017	Comm/Res	Fire substantially damaged structure ²⁸

Site Information:

Number & Type of Units	Sq. Ft. / No. of Units
Commercial Floor Area	1,303 sq. ft.
Historic Residential Density ²⁹	2 units
BPAS-Exempt Residential Units	1 unit

Site Data	Existing
FLUM	Historic Commercial
Zoning	HRCC-1
FEMA	X Flood zone
Height	<30 ft
Site Size	2,926 sq. ft.
Density	1 unit
Floor Area Ratio Total	1.0
Building Coverage	50%
Impervious Surface	~100%
Open Space (Mixed use)	~0%
Landscape	~0%
Setback – Front	0 ft.
Setback – Side	2.5 ft.
Setback – Rear	10 ft.
Consumption Area	0 sq. ft.

City Approvals/Residential Documentation:

Document	Date	Notes	Exhibit
City Directory	1975	Shows 2 transiently used residential units	E
Building Permit approval	12/14/1988	Demolition approval for residential structure	H
Building Permit approval	05/21/1990	Commercial electrical permit #E-12984	I
City Plan Review	06/21/1990	Commercial renovation of first floor	J
Impact Fee	06/22/1990	Residential Studio Apt.	K
Building Permit approval	07/12/1990	Purpose of Building: Residence #B-017033	L
DEO Letter	07/13/1990	No appeal	M
Certificate of Occupancy	04/29/1991	Residence Renovations – #B-017033	N
Property Record Card	1992	Single residence	O
City Memo	09/01/1992	Request to return to commercial use.	P
Certificate of Occupancy	08/14/1992	Rear-Commercial – no sq. footage declared	Q
Transient License	03/03/1996	One transient rental unit	R
Code case	08/09/2007	Complaint that there are living quarters behind Key west Hammock	S

²⁵ Exhibit O, 1992 prop card

²⁶ Exhibit Q, Certificate of Occupancy

²⁷ Exhibit R, Business Tax Receipt

²⁸ Exhibit V, Key West Citizen news article

²⁹ Exhibit E, City Directory

Signed Affidavit Wolkowsky	05/29/2018	Apartment was used transiently	T
Signed Affidavit Ashwell	05/24/2018	Apartment was used transiently	U
Age of Structure	05/27/2018	The existing unit existed on, or about April 1, 2010	F

Analysis:

Property Dimensions – According to the Property Appraisers office this property was split in 1990 from a larger parcel that measured 35' x 116'. The current irregularly shaped parcel is the rear portion of the original lot that consists of a total of 2,926 sq. ft. of which 1,303 sq. ft. is commercial floor area.

Commercial Floor Area – According to the Monroe County Property Appraiser property card, there was 1,303 sq. ft. of commercial floor area. The 344 sq. feet of floor area located in the finished half story was the transient residential unit.

Residential Units – According to City of Key West records, a residential unit has existed at 717 Duval (#2/ rear) since 1991. Building permits were approved, DEO reviewed and cleared, Impact fees paid, a transient license and a Certificate of Occupancy were all issued for the unit located in the half-story.

Historic Residential Density - According to the Monroe County Property Appraiser's Property Record Card, Comprehensive Plan Policy 1-1.10.3ⁱ protects historic residential density in historic structures. As mentioned previously in this application, this property has a history of residential use dating back to the 1970s.

BPAS-Exempt Units - According to the City of Key West records, impact fees were paid for one 1-bedroom apartment in 1990 and subsequently was issued a transient license for the 1996 licensing year. Evidence is provided herewith that the units existed on or about April 1, 2010.

Conclusions:

It is the conclusion of Trepanier & Associates that the current bundle of property rights includes 1,303 sq. ft. of commercial floor area and one BPAS exempt transient residential unit.

Number & Type of Units	Sq. Ft. / No. of Units
Commercial Floor Area	1,303 sq. ft.
BPAS-Exempt Transient Residential Units	1 unit

Best Regards,



Lori Thompson
Project Manager

ⁱ **Comprehension Plan Policy 1-1.10.3: Retention of Historic Character and All Permanent Single-Family Housing Units.** The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record.

Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

[illegible]

18

18

Com

2

18

1

10

20.

CT

ANIC

A small diagram showing a rectangular block with a diagonal line and a label 'D'.

108

C/SE



10

717

61L

725

CITY OF KEY WEST

APPLICATION FOR BUILDING MIT

FOR OFFICE USE ONLY

This application is subject to the Building Ordinance and all other Ordinances of the City of Key West, Laws of the State of Florida and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at building site during progress of the work. All employers of labor are subject to the provisions of the Florida Workmen's Compensation Act.

Applicant shall complete the following:

OWNER C. Walsh & WalkowOWNER'S ADDRESS 717 Duval St.CONTRACTOR owner

CONTRACTOR'S ADDRESS

ARCHITECT OR ENGINEER

ARCHITECT'S OR ENGINEER'S ADDRESS

PURPOSE OF BUILDING

NATURE OF WORK Replace walls where needed
Replacing windows & doors
& to remove false front

APPLICANT'S SIGNATURE

BY

PERMIT NUMBER

B- 5549

DATE ISSUED

9/20/74 TOTAL FEE \$ 13.00

BY

D. Fraga

BUILDING GROUP

BUILDING TYPE

APPROVALS

DATE

ZONING

RESOLUTION

SEWER

LINE GRADE

STRUCTURAL

ELECTRICAL

PLUMBING

FIRE PREVENTION

MECHANICAL

STATE HOTEL PERMIT #

STATE HEALTH DEPARTMENT

NEW BUILDING	SQ. FT.	COST \$	FEE \$
ADDITION	SQ. FT.	COST \$	FEE \$
REMODELING		COST \$ 1500	FEE \$ 13.00
REPAIRS		COST \$	FEE \$
PATIO	SQ. FT.	COST \$	FEE \$
SWIMMING POOL	GALLONAGE	COST \$	FEE \$
CONSTRUCTION: C.B.S. <input type="checkbox"/> FRAME <input type="checkbox"/> OTHER			
TYPE COMPOSITION <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			
ROOF: TILE <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			

LOT SIZE X	INSPECTIONS	Inspector's Name	DATE	COMMENTS
NUMBER OF PARKING SPACES REQUIRED	FOUNDATION			
APPROVED	FOUNDATION WALL CAP			
REAR	GRADE BEAM			
	FLOOR SLAB			
	LINTEL			
	COLUMNS			
	TIE BEAMS			
	FRAMING			
	LATHING			
	PARAPET - CAP OR BRAKE			
	ROOFING - TIN CAPS			
	ROOFING - FINISH			
	OFFSTREET PARKING			
FRONT	FINAL	45960-2374	13.00	
	C.O. ISSUED			

This space represents the lot: Indicate the building in space showing the distance from lot lines and other buildings.

INSPECTOR'S COPY

Exhibit C

LOT

BLOCK

SUBDIVISION

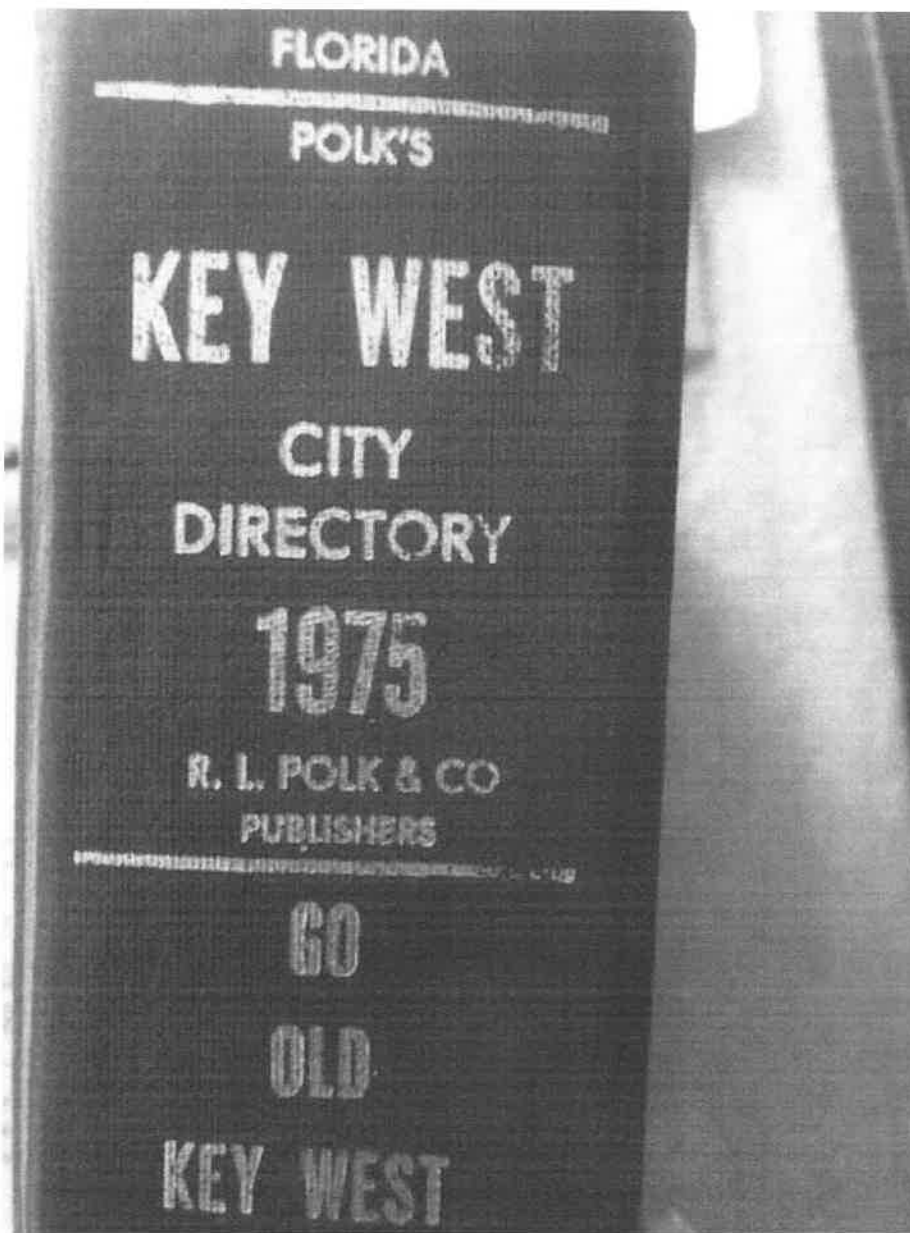
JOB ADDRESS

APP.

Exhibit D



Exhibit E



DUVAL ST—Contd

613 * Riccardi Jack
 613½ Little Dipper Ice Cream Co
 615 Royal Standard Pub Of Key
 West night club
 Rear Greyhound Lines East
 296-9072
 616 Vacant
 617 Swift's Electronics Serv
 Center 294-4442
 618 Vacant
 St Gordon Bruce R 296-8093
 619 Key West Photographic
 Gallery
 620 Vacant
 621 Cloud Crafts
 * Maes David
 622 Put On Shirt 296-9962
 623 Monroe Theatre 294-3511
 624 Vacant (4 Hses 524-27¼)
 ANGELA ST INTERSECTS
 700 Vacant
 703½ Cafe Express
 705 Boatwright String Instrument
 Repair
 706½ Rain Day Sound Studio
 recording 294-3661
 706 Vacant
 707 Consolidated Elec Sup
 (Showrm)
 709 Vacant
 710 Five 66666's Cab Co 296-6666
 711 Vacant
 716 State Div Of Family Servs
 (food stamp ofc) 294-3509
 Rear Transient
 717 Vacant
 1 Transient (Apts 1-2)
 718 Agrela Sergio
 Transient

728 Soain Georgina H Ma
 296-9534
 730 Vacant
 731 Monsalvatge Cigar &
 Co whol 296-8543
 PETRONIA ST INTERSECTS
 800 Vacant
 802a Vacant (2 Hses 802a-
 806 Esquinaldo Photo Stud
 Esquinaldo Villiers
 808 Perez Apartments
 3 Estrada Felix
 4 * Russell Henry
 6 Russell Frank
 7 Alvarez Rene 296-0993
 8 * Brougnton Mike
 810 Apartments
 1 * Hutchinson Edw S
 2 * Garvin Pat
 4 * Claro Felix
 5 Russell Henry
 812 Soyder Sylvia
 812½ Lake Rose
 813 Transients
 815 * Higge Harold 296-1299
 816 Valle Felix
 817 * Polk Ernest
 821 * Macraic Miguel
 825 Dion Apartments & 296-8604
 826 Goodwin Industries 296-1299
 Apartments
 1 Transient
 2 * Ming Maria L & 296-1299
 3 * Transient 296-1299
 826½ Transient
 828a Dunlap Russ 296-1299
 828b Buckner Wm 296-1299
 3 Vacant
 OLIVIA ST INTERSECTS
 831 Churchwood 296-1299
 832 296-1299

Exhibit F

AGE OF STRUCTURE AND ASSOCIATED IMPROVEMENTS REPORT

I, Brian McKendry McKendry Builders Inc., swear/affirm the following to be true and correct to the best of my knowledge:

1. I am a Licensed Florida General Contractor (License No. CGC1505150).

2. I inspected the structure, the unit and the unit's associated improvements

at 717 Duval St Key West FL 33040 on 12/23/18.

3. Based on my professional experience and knowledge, it is my opinion that the existing unit(s) existed on, or about April 1, 2010;

4. I currently have no monetary interest in the property.

Brian McKendry 5/27/18
Signature Date

Subscribed and sworn to (or affirmed) before me on 5/27/18 (date) by

Brian McKendry (name of affiant), he/she is personally known to me or has presented as identification.

Marisa H. Compton
Notary Signature and Seal
Marisa H. Compton
My Commission GG 197118
Expires 03-15-2022

Acknowledged, printed or stamped

Name of

Title or Rank

Commission

GG 197118
Number, if any



Exhibit G

THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 800-3700

August 6, 2018

Meridian Engineering
Attn: Rick Milelli
201 Front Street
Suite 207
Key West, FL 33040

RE: Build-back rights for 717 Duval Street (RE # 00015910-000100) and 717 Duval Street 2 (RE # 00015910-000000)

Dear Mr. Milelli,

This letter is in response to your request regarding build-back rights for the properties located at 717 Duval Street and 717 Duval Street - 2 in the Historic Residential Commercial Core - 1 (HRCC-1) zoning district. According to the Monroe County Property Appraiser, the two parcels total 4,497.00 square feet when combined.

A fire occurred at the properties in September of 2017, causing substantial damage to the existing structure. The Chief Building Official of Key West ordered the structure be demolished by 5 pm on September 21, 2018.

Both properties are recognized by the City as properties without dwelling units. If the property owner of 717 Duval Street - 2 wishes to replace an unrecognized residential unit, a residential utility account must be established, and an address will be assigned to the unit. The property at 717 Duval Street - 2 will then be classified as a mixed-use property.

Section 122-28, states, in part, that nonconforming residential dwelling units may be replaced at their existing nonconforming density, location, and three-dimensional building envelope. Dwelling units involuntarily destroyed do not need variances to be replaced. If a noncomplying property without dwelling units is involuntarily destroyed, reconstruction or replacement does not require a variance.

With respect to section 122-28, under no circumstances shall an involuntarily destroyed noncomplying structure be replaced to a degree or level that increases or expands the prior existing noncomplying building or structure.

Please do not hesitate to call or email me with any questions or comments.

Best regards,

A handwritten signature in black ink that reads "Vanessa Sellers".

Vanessa Sellers
Planner I

CITY OF KEY WEST, FLORIDA

APPLICATION FOR ROOFING, SLAB, PAVING, FENCE, DEMOLITION, AWNING, SIGN, SHEET METAL AND MISCELLANEOUS PERMIT

FOR OFFICE USE ONLY

Exhibit H

This application is subject to the Building Ordinance and all other Ordinances of the City of Key West, Laws of the State of Florida and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at building site during progress of the work. All employers of labor are subject to the provisions of the Florida Workmen's Compensation Act.

Applicant shall complete the following:

OWNER David Welkowsky

OWNER'S ADDRESS 717 Duval

CONTRACTOR John Etmanczyk

CONTRACTOR'S ADDRESS Box 486

ARCHITECT OR ENGINEER

ARCHITECT'S OR ENGINEER'S ADDRESS

PURPOSE OF BUILDING Residence

NATURE OF WORK demo. wooden

add 900 sq ft

APPLICANT'S SIGNATURE [Signature]

BY [Signature]

PERMIT NUMBER	M- 012963	
DATE ISSUED	12-14-88	TOTAL FEE \$ 135.00
BY	[Signature]	
BUILDING GROUP	BUILDING TYPE	
APPROVALS		DATE
ZONING		
RESOLUTION		
SEWER		
LINE GRADE		
STRUCTURAL		
ELECTRICAL		
PLUMBING		
FIRE PREVENTION		
MECHANICAL		
STATE HOTEL PERMIT #		
STATE HEALTH DEPARTMENT		

JOB ADDRESS

LOT

BLOCK

SUBDIVISION

11-2039-88

717 Duval St.

APP.

135.00

ROOFING: SQ.	TYPE	COST	FEE
SLAB OR PAVING: SQ.			
FENCE OR WALLS: CONST.	HI LF		
DEMOLITION: SQ. FT.	HI L	2,000.-	135.00
AWNING: CONST.	SIZE		
S I G N CONSTRUCTION:	TYPE ELECTRICAL - YES <input type="checkbox"/> NO <input type="checkbox"/>		
	SIZE SQ. FT. SF <input type="checkbox"/> DF <input type="checkbox"/>		
SHEET METAL			
MISC.			

0034 1 01039743 REVE 12/14/88 11:48
GENERAL REVENUE FUND M012963
NAME: JOHN ETMANCZYK CK7509
002 PERMITS 322-100

LOT SIZE	X	INSPECTION	INSPECTOR	DATE	COMMENTS
					Complete
					LO 8/2/90

This space represents the lot: Indicate the building in space showing the distance from lot lines and other build: ings.

CITY OF KEY WEST

BUILDING DEPARTMENT

BOX 1550 525 ANGELA STREET KEY WEST, FLA.

ELECTRICAL PERMIT APPLICATION

JOB DATA

TYPE	NUMBER	FEE
1. OUTLETS 1ST 5		\$2.50
2. OUTLETS ROUGH WIRING EACH ADDITIONAL	94	\$47.00
3. RANGES		1.50
4. OVENS, RANGE TOPS		2.50
5. WATER HEATERS		2.50
6. REFRIGERATORS		1.00
7. DRYERS		1.50
8. CLOTHES WASHERS		1.50
9. DISHWASHERS		1.50
10. DISPOSALS		1.50
11. SPACE HEATERS	1	\$5.00
12. AIR CONDITIONERS	1	\$18.00
13. CEILING FANS	4	\$12.00
14. MOTORS	1	\$8.00
15. TELEPHONE		.50
16. SERVICE	1	\$20.00
17. SUB FEEDS		
18. Inspection		\$8.00
19. TEMPORARY SERVICE	3.50	
20. FESTOON LIGHTS		\$20.00
21. SIGN		
22. ALTERATIONS		1.50
23. TIME CLOCKS		1.50
24.		
SEE CODE	MINIMUM FEE \$2.50	TOTAL FEE → \$138.00

5-21-90
5000.00

FOR OFFICE USE ONLY

Exhibit I

0173 2 02001229 REVE 05/21/90 16:31
 GENERAL REVENUE FUND E012984
 NAME: RICHARDSON ELECTRIC CK441
 002 PERMITS 322-100 \$ 138.00

This application becomes a valid permit when signed by an authorized representative of the director, CITY OF KEY WEST BUILDING DEPARTMENT and all fees are paid and receipt acknowledged in the space provided.

BUILDING OCCUPIED AS

NEW CONSTRUCTION ☐ EXISTING ☒ ADDITION ☐ CHECK ONE

DO NOT WRITE IN THIS AREA

APPLICATION APPROVED BY

VIOLATION CHECKED ☐PINKY PULLED ☐

FINAL INSPECTION MADE

DATE

OK NO:

ELECTRICAL INSPECTOR

FOR

OWNER'S NAME

CONTRACTING FIRM

TELEPHONE NO.

Application is hereby made to obtain a permit to do the work and installations as herein indicated. I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in CITY OF KEY WEST.

SIGNATURE OF MASTER ELECTRICIAN

INSPECTOR'S REPORT

	APPROVED		DISAPPROVED		
	INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	REASON
SLAB					
ROUGH					
FINAL-ELECTRIC					

REMARKS

JOB ADDRESS

BLOCK

SUBDIVISION

ELECTRICAL PERMIT NO.

E - 12984

Exhibit J

PLAN REVIEW APPROVAL FORM

AFTER REVIEW OF PLANS, PLEASE SIGN BELOW FOR YOUR APPROVAL.

OWNER'S NAME Wolkowski

CONSTRUCTION LOCATION: 717 DUVAL Rear

PROJECT: Renovation (commercial)

→ BUILDING INSPECTOR LO DATE 6/21/90

→ ELECTRICAL INSPECTOR I.G. DATE 6-13-90*

→ PLUMBING INSPECTOR C. Wallan DATE 6-14-90*

→ MECHANICAL INSPECTOR A.M. (prev.) DATE 6-11-90

FIRE MARSHAL _____ DATE _____

ZONING APPROVAL _____ DATE _____

* SHOW LOCATION OF SLOP SINK 1ST FLOOR

Exhibit K

IMPACT FEES

NO. N° 0301

Date: 6/22/90

TO: Director of Finance

FROM: Building Department

RE: Impact Fee Payment

Applicant:

Name: DAVID WOLKOWSKY

Address: 717 DUVAL, REAR - AS RESIDENTIAL.
(studio Apt.)

City: KW Zip:

5 LB @ \$3.00

\$215.00 solid

1. Solid Waste: (A) lbs./day x \$43.00 =

2. Sewer: (B) 1 Bedroom @ 300.00

\$300.00 SEWER

(a). gpd less 200 gpd x \$6.00 =

(b). gpd x \$2.00 =

3. Traffic 1 Unit @ 270.00

\$270.00

A. Calculation of lbs. generated is as follows:

B. Calculation of gpd generated is as follows:


Applicant Signature


Building Official
Signature

CITY OF KEY WEST APPLICATION FOR BUILDING PERMIT

This application is subject to the Building Ordinance and all other Ordinances of the City of Key West, Laws of the State of Florida and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at building site during progress of the work. All employers of labor are subject to the provisions of the Florida Workmen's Compensation Act.

Applicant shall complete the following:

OWNER David Waskowsky
 OWNER'S ADDRESS 717 Duval
 CONTRACTOR Otis May Inc
 CONTRACTOR'S ADDRESS 208-B Duval St
 ARCHITECT OR ENGINEER
 ARCHITECT'S OR ENGINEER'S ADDRESS
 PURPOSE OF BUILDING Residence
 NATURE OF WORK lost stairs sheetrock ceiling tile glass doors windows & paint
 APPLICANT'S SIGNATURE Otis May
 BY

PERMIT NUMBER B-017033
 DATE ISSUED 7-12-90 TOTAL FEE \$ 1,332.00
 BY Michael
 BUILDING GROUP BUILDING TYPE
 APPROVALS DATE
 ZONING HP2
 RESOLUTION
 SEWER
 LINE GRADE
 STRUCTURAL
 ELECTRICAL
 PLUMBING
 FIRE PREVENTION
 MECHANICAL
 STATE HOTEL PERMIT #
 STATE HEALTH DEPARTMENT

JOB ADDRESS 717 Duval St. New
 LOT BLOCK SUBDIVISION
 HARC # 5-8906-90
 APP

NEW BUILDING	SQ. FT.	COST \$	FEE \$
ADDITION	SQ. FT.	COST \$	FEE \$
<u>REMODELING</u>		COST \$ <u>24,625</u>	FEE \$ <u>600.-</u>
REPAIRS		COST \$ <u>after last</u>	FEE \$ <u>132.00</u>
PATIO	SQ. FT.	COST \$ <u>1.50</u>	FEE \$ <u>1,332.00</u>
SWIMMING POOL	GALLONAGE	COST \$	FEE \$
CONSTRUCTION: C.B.S.	<input type="checkbox"/> FRAME <input type="checkbox"/> OTHER		
TYPE ROOF: COMPOSITION <input type="checkbox"/> TILE <input type="checkbox"/>	PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/>	ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>	

LOT SIZE	X	INSPECTIONS	Inspector's Name	DATE	COMMENTS
NUMBER OF PARKING SPACES REQUIRED		FOUNDATION			
APPROVED		FOUNDATION WALL CAP			
REAR		GRADE BEAM			
		FLOOR SLAB		0129 1 02007536 REVE 07/12/90 14:56	
		LINTEL		GENERAL REVENUE FUND 80170300	
		COLUMNS		NAME: DAVID WASKOWSKY 017033	
		TIE BEAMS		002 PERMITS 322-100 \$ 1332.00	
		FRAMING			
		LATHING			
		PARAPET - CAP OR BRAKE			
		ROOFING - TIN CAPS			
		ROOFING - FINISH			
		OFFSTREET PARKING			
FRONT		FINAL			
		C.O. ISSUED			

This space represents the lot. Indicate the building in space showing the distance from lot lines and other buildings.

FOR OFFICE **Exhibit L**

APPLICATION FOR BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
CITY OF KEY WEST, FLORIDA

001458

Exhibit L

DATE

6/5/90

Issued
7-12-90
B17033

\$

1. OWNER: Wolkowsky, David TELEPHONE NO.: 2968627
2. LOCATION OF CONSTRUCTION: 717 DUVAL St Rear
3. BUILDER: OTIS MAY INC. ADDRESS: 208-B DUVAL
4. ZONE CLASSIFICATION: HP-2 RESIDENCE: NA COMMERCIAL: NA
5. OFF-STREET PARKING REQUIRED? YES: NA NO: NA
6. LOT SIZE: NA LOT COVERAGE: NA DIMENSIONS OF EXISTING BUILDINGS:
DIMENSIONS OF PROPOSED NEW BUILDINGS OR ADDITIONS:

7. SETBACK: FRONT NA REAR NA SIDE NA CORNER LOT SIDE NA
8. REAR LOT ABUTS ALLEY: NA TYPE OF CONSTRUCTION: (Frame, CBS, Metal) NA
9. ARCHITECT: ADDRESS:

10. NATURE OF WORK: New Renovation - Construct loft, stairs, sheetrock - whole rear area, install ceiling in renovated area & paint (ALL INTERIOR WORK) TILE
INSTALL ADDITIONAL GLASS DOORS AS APPROVED BY HARC
(For New Construction Only) (Nos. 11 & 12) & WINDOWS

11. FIRST FLOOR LEVEL 8' ABOVE M.S.L.: NA HEIGHT: NA FT.
12. LOT: NA BLOCK: NA SUBDIVISION: NA
13. ESTIMATED COST OF COMPLETED WORK: \$ 24625.00 PERMIT FEE: \$ 600.00

All work will be performed in accordance with the above statements and City of Key West Fl. Codes and Zoning Regulations. Permit Void if Zoning Classification is Violated.

NOTE: If cost is over \$5,000.00, completed plans and specifications bearing the seal of an architect or engineer registered in the State of Florida, must be submitted in duplicate, otherwise, a sketch is required. (See Building Dept. for Exceptions)

old 9,200
Not included

**"FAILURE TO COMPLY WITH THE
MECHANICS' LIEN LAW CAN RE-
SULT IN THE PROPERTY OWNER
PAYING TWICE FOR BUILDING
IMPROVEMENTS."**

Owner or Contractor

State Registration No.

Zoning Director- Date

Building Official- Date

Dis May Dis May
6-22-90

045678

6/21/90

APPLICATION FOR BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
CITY OF KEY WEST, FLORIDA

HARE
5-8906

Exhibit L

DATE June 7

\$ _____

1. OWNER: Wolkowsky TELEPHONE NO.: 296 86 27
2. LOCATION OF CONSTRUCTION: 71 Doral Road
3. BUILDER/CONTRACTOR: _____ ADDRESS: _____
4. ZONE CLASSIFICATION: AP2 RESIDENCE: _____ COMMERCIAL: ☒
5. OFF-STREET PARKING REQUIRED? YES: _____ NO: _____
6. LOT SIZE: _____ LOT COVERAGE: _____ DIMENSIONS OF EXISTING BUILDINGS: _____
_____ DIMENSIONS OF PROPOSED NEW BUILDINGS OR ADDITIONS: _____

7. SETBACK: FRONT _____ REAR _____ SIDE _____ CORNER LOT SIDE _____
8. REAR LOT ABUTS ALLEY: _____ TYPE OF CONSTRUCTION: (Frame, CBS, Metal) _____
9. ARCHITECT: _____ ADDRESS: _____
10. NATURE OF WORK: 6 double glass doors on S wall
+ 4 windows + 1 circle of glass on E. wall

(For New Construction Only) (Nos. 11 & 12)

11. FIRST FLOOR LEVEL: 8" ABOVE M.S.L. HEIGHT: _____ FT.
12. LOT: _____ BLOCK: THE CITY OF KEY WEST SUBDIVISION: _____
13. ESTIMATED COST OF COMPLETED WORK: \$ _____ PERMIT FEE: \$ _____
14. DEED TO HOUSE: _____

All work will be performed in accordance with the above statements and City of Key West
Fl. Codes and Zoning Regulations. Permit Void if Zoning Classification is Violated.

6-11-90
date
authorized signature
authorized signature

"FAILURE TO COMPLY WITH THE
MECHANICS' LIEN LAW CAN RE-
SULT IN THE PROPERTY OWNER
PAYING TWICE FOR BUILDING
IMPROVEMENTS."

Det. W. Wolkowsky
Owner, or Contractor

State Registration No. _____
Zoning Director- Date _____
Building Official- Date _____

Exhibit L

* Bathroom ~~Fixtures~~ Plumbin, 5300

DRYWALL

CONCRETE

Sheetrock

Interior work = 3456 New
16,700 - 9200 = 7500 completion

12,225
9200

16,700
3,456
20,156

7,325
10
732.50

12,225
9200
21,425

24,625

12,225
4200 —
5000 —
3200 —
24,625

24.6 x 24

730

Exhibit L

7,325⁰⁰ Penalty -

732.50

24,625⁰⁰

$$25 \times 24 = 600$$

$$\begin{array}{r} 600^{00} \\ \hline 1332.50 \end{array}$$

7,325⁰⁰

12,225 + Plumbing
+ Elect.
+ Mech.

24,625⁰⁰

~~24,625~~

$$25 \times 24 = 600$$

~~24,625~~

732.50

$$\$600^{00} + 732.50 = \$1332.50$$



Exhibit M

STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

July 13, 1990

David Wolkowsky
717 Rear Duval Street
Key West, Florida 33040

Dear Mr. Wolkowsky:

By Rule of the Administration Commission, which established the City of Key West Area of Critical State Concern (ACSC), the Department of Community Affairs is required to review all development activities within the City of Key West for consistency with the City's comprehensive plan and all applicable land development regulations (City Code). The department has reviewed building permit number 17033 for the renovation of a part of an existing building into a residential apartment. The building permit was issued July 12, 1990 and staff has determined that the development activity, as proposed, is consistent with these requirements.

Please consider this letter as an indication that the department does not intend to file a recommended action for appealing the development, as issued, provided that you comply with all conditions prescribed by the City of Key West in its approval.

Sincerely,

James L. Quinn
James L. Quinn,
ACSC Administrator

cc. File

CITY OF KEY WEST
OFFICE OF THE BUILDING DEPARTMENT
CERTIFICATE OF OCCUPANCY

OWNER: DAVID WOLKOWSKYPERMIT # B-017033

THIS IS TO CERTIFY that the building located at 717 DUVAL ST. REAR
for which permit has heretofore been issued, has been completed according to
plans and specifications filed in the office of the CITY OF KEY WEST
BUILDING DEPARTMENT, and that the proposed use of the building, to wit, as a
RESIDENCE RENOVATIONS, complies with all the building and health laws and
ordinances of the CITY OF KEY WEST, and is approved for this use.

ALLOWABLE FLOOR LOAD PER SQUARE FOOT	MAXIMUM NUMBER OF PERSONS FOR EACH FLOOR
1ST FLOOR	
2ND FLOOR	
3RD FLOOR	

DATED THIS 29th DAY OF APRIL, 1991CERTIFICATE NUMBER C-427

James C. Elwood
BUILDING INSPECTOR

Charles Wallan
MECHANICAL INSPECTOR

N/A
FIRE MARSHALL

T. Geagan
PLUMBING INSPECTOR

Charles Wallan
ELECTRICAL INSPECTOR

James C. Elwood for
HARC INSPECTOR

PARCEL/NAME: 00015910-000000 WOLKOWSKY DAVID W **G 10**

O A S I S - MONROE COUNTY

PROPERTY RECORD CARD 10/22/92

WOLKOWSKY DAVID W
PO BOX 1429

PARCEL 00015910-000000 01 01 01
ALTERNATE KEY 1016292 MILL GROUP 10KW
0048

KEY WEST FL 33041

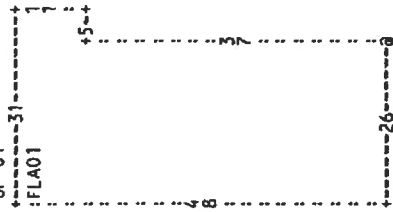
LAND DATA 01*****
LINE USE FRONT DEPTH ZONE NOTES NBR UNITS TYP RATE DEPTH% LOC% SHP% PHZ% JUS VAL
01 0100 0 0 2926.00 SF 32.25 100 100 100 100 94364

NEIGHBORHOOD 6065 DUVAL ST FROM ANGELA TO JULIA TOTAL LAND CLASSIFIED 0
1.100 TOTAL LAND JUST VALUE 94.364

LEGAL DESCRIPTION *****

KW PT LOT 4 SOR 2 TR 4
08593-176 OR611-54 OR611-55 OR822-571/5740/C

BUILDING SKETCH *****



BUILDING 01 OF 01

FLA01=L26048R31D11L5D37.R40FHS02=L26U16R
17D8R9D8.

BUILDING CHARACTERISTICS

BUILDING 01 OF 01 APPRAISED BY 014 ERVIN A. HIGGS ON
EFF. AGE GROUP 2 TWO NEXT REVIEW 00/00
CONDITION A GAP YEAR BUILT 1948 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 450 GRADE 9 SPEC.ARC.CODE LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 158.0

SECTION	EXTERIOR WALL TYPE	NBR STORIES	ROLL FINISH	FINISHED BASEMENT%	FLOOR AREA
FLA 01	06 WD WITH CONC BL	1.0	92 N	0	1,303.0 SF
FHS 02	06 WD WITH CONC BL	1.0	92 N	0	344.0 SF

BUILDING REFINEMENTS

PARCEL/NAME: 00015910-000000 WOLKOWSKY DAVID W **H 10**

BUILDING 01 OF 01

H 10

PARCEL/NAME: 00015910-000000 WOLKOWSKY DAVID W

BUILDING 01 OF 01
 ROOF TYPE 02 GABLE/HIP
 ROOF COVER 02 METAL
 FOUNDATION 05 CONC FTR
 INT.FINISH 03 CONC S/B
 SRC. HEAT 04 NONE
 TYPE HEAT 01 NONE

MISCELLANEOUS IMPROVEMENTS *****
 TYPE NUMBER UNITS UNIT TYPE LIFE YEAR IN GRADE LENGTH WIDTH DEP. VALUE
 PT2 BRIC 490.00 SF 50 1984 2 0.0 0.0 1.042
 TOTAL 1.042

APPRaiser NOTES *****
 717 DUVAL ST *****

COST/MARKET METHOD *****
 BLDG REPLACEMENT ADJUSTED BLDG. VALUES 58,744 03/23/92
 COST REPLACEMENT COST 58,744 03/23/92
 01 60,004 58,744 03/23/92
 LAND VALUES 94,364 09/26/92
 PROP VALUES 154,150

VALUE SELECTED *****
 SPECIFIED BY ERVIN A. HIGGS ON 01/01/92 VALUE METHOD 1 COST/MARKET METHOD
 VALUE 154,150

HISTORY OF TAXABLE VALUES *****
 TAX LAND BUILDING MISC. IMPR/ ASSESSED EXEMPTION TAXABLE
 YEAR VALUE VALUE EQUIPVALUE VALUE VALUE VALUE
 1982 22,046 17,613 0 39,659 0 39,659
 1983 25,700 23,769 0 49,469 0 49,469
 1984 39,350 39,350 0 63,119 0 63,119
 1985 39,350 24,206 0 63,556 0 63,556
 1986 49,225 25,155 0 74,380 0 74,380
 1987 50,690 24,918 0 75,608 0 75,608
 1988 110,646 25,735 0 136,381 0 136,381
 1989 131,156 31,026 818 133,010 0 133,010
 1990 75,143 67,047 992 143,182 0 143,182
 1991 94,364 54,468 1,066 149,828 0 149,828
 1992 94,364 58,744 1,042 154,150 0 154,150

SALES HISTORY *****
 O.R. SALE INSTRUMENT TRANSFER QUALIFIED VACANT SALE
 BOOK PAGE DATE CODE UNQUALIFIED IMPROVED PRICE
 611 55 02/74 00 CONVERSIO 0 Q QUALIFIED I 20,200

EQUIPMENT LINES *****
 TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL VALUES *****
 TOTAL -I-VAL TOT-EXPT-VAL I-VALUE PREV-TX-VAL PREV-JUST NEW-CON-VAL
 154,150 154,150 154,150 154,150 154,150 0

I 10

PARCEL/NAME: 00015910-000100 KULA LEON D & NORMA A

OASIS - MONROE COUNTY
 PROPERTY RECORD CARD 10/22/92

CITY OF KEY WEST, FLORIDA**OFFICE MEMORANDUM****DATE** September 1, 1992**TO:** Building Department Files**Exhibit P****FROM:** Technical Services, Diane Nicklaus**SUBJECT:** 717 Duval Street

With respect to the above captioned address, the property was originally commercial use (entire building) back in and prior to 1984-85. Therefore, at this time his request to return to commercial use at this location will require the payment of NO sewer connection fees.

Should you have any questions concerning this matter, please do not hesitate to contact the office.

Thank-you.

dwn

CITY OF KEY WEST
OFFICE OF THE BUILDING DEPARTMENT
CERTIFICATE OF OCCUPANCY

OWNER: DAVID WOLKOWSKYPERMIT # N/A

THIS IS TO CERTIFY that the building located at 717 DUVAL ST. REAR
for which permit has heretofore been issued, has been completed according to
plans and specifications filed in the office of the CITY OF KEY WEST
BUILDING DEPARTMENT, and that the proposed use of the building, to wit, as a
COMMERCIAL, complies with all the building and health laws and
(CHANGE THE USE FROM RESIDENTIAL TO COMMERCIAL)
ordinances of the CITY OF KEY WEST, and is approved for this use.

ALLOWABLE FLOOR LOAD
PER SQUARE FOOTMAXIMUM NUMBER OF PERSONS
FOR EACH FLOOR1ST FLOOR2ND FLOOR3RD FLOORDATED THIS 14th DAY OF AUGUST, 19 92CERTIFICATE NUMBER C- 722

Mice Mancini
BUILDING INSPECTOR

N/A
MECHANICAL INSPECTOR

Jim Foley
FIRE MARSHALL

T. Geagan
PLUMBING INSPECTOR

Charles Waller
ELECTRICAL INSPECTOR

Mice Mancini
HARC INSPECTOR

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

Exhibit R

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 SOKOLOFF, MCCLAIN
Location Addr 717 DUVAL ST
Lic NBR/Class 1206 PROPERTY RENTAL
Issued Date 3/3/1996 Expiration Date: September 30, 1996

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions:

SOKOLOFF, MCCLAIN
C/O RENT KEY WEST
1107 TRUMAN AVENUE
KEY WEST, FL 33040

This document must be prominently displayed.

SOKOLOFF, MCCLAIN



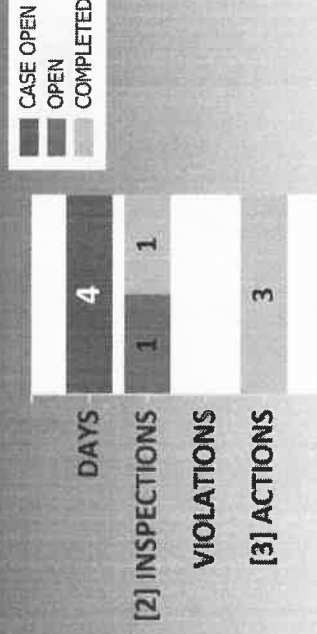
Case Details - No Attachments

City of Key West

Case Number
07-02369

Description:		Status: CASE CLOSED	
Type: CONVERTED	Subtype: PROHIBITED ACTIVITY		
Opened: 8/9/2007	Closed: 8/13/2007	Last Action:	Flw Up:
Site Address: 717 DUVAL ST KEY WEST, FL 33040			
Site APN: 00015910-000000		Officer: Z -Jeff Stotts	
Details: 08/09/2007 09:53 AM KEYWDLM ----- Received a complaint that there are living quarters behind Key West Hammock. There isn't a license to rent.			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PERSONAL CONTACT	JAS	8/13/2007	8/13/2007	
SPECIAL MASTER COMP HEARING	JAS	8/13/2007	8/13/2007	
SPECIAL MASTER HEARING	JAS	8/13/2007	8/13/2007	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ANONYMOUS COMPLAINT	,			
OWNER	WOLKOWSKY DAVID W	P O BOX 660 SUMMERFIELD, FL 33492			

FINANCIAL INFORMATION

INSPECTIONS



Case Details - No Attachments

City of Key West

Case Number
07-02369

EXHIBIT

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
Follow up Inspection	JAS					
Initial Inspection	JAS	8/13/2007	8/13/2007			08/13/2007 04:12 PM KEYWDLM ----- Met with Mgr/Owner. Howed me that the space in the rear is a storage space. Did not see any signs of living.

VIOLATIONS

Exhibit T

AFFIDAVIT

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

1. I purchased the building at 717 Duval Street in January of 1975 and remain the owner today.
2. When I purchased the building, there was a small apartment in the rear of the building.
3. The apartment remained in the building until it was destroyed by fire in January of 2018.
4. The apartment was used transiently.

David Wolkowsky

Signature

May 24, 2018

Date

Subscribed and sworn to (or affirmed) before me on May 24, 2018 (date) by DAVID WOLKOWSKY (name of affiant), he/she is personally known to me or has presented _____ as identification.

Sarah S. Benson

Notary's Signature and Seal

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

FF 159949

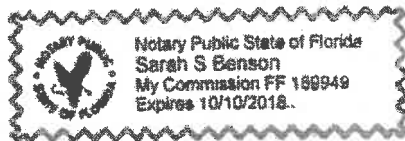


Exhibit U

AFFIDAVIT

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

1. I leased and operated my business at 717 Duval Street from 2004 to 2017.
2. The property had small bedroom, without cooking facilities, during the time I leased the building.
3. The bedroom was used transiently (never leased for more than 28 days).

Paul Ashwell 5/29/18
Signature Date

Subscribed and sworn to (or affirmed) before me on 25th May 2018 (date) by Paul Ashwell (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
COMMISSION #FF613801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

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



(<https://keysnews.com>)

Duval Street tattoo shop heavily damaged in fire

By Adam Linhardt Key West Citizen

September 23, 2017



Timothy O'Hara/The Citizen Key West fire fighters battle a blaze that broke out Friday at a Duval Street tattoo shop.

A Friday afternoon fire tore through parts of the north end of the 700 block of Duval Street leaving the Southernmost Tattoo business heavily damaged.

Key West firefighters responded to 717 Duval St. at 2:06 p.m. at which the time the building was fully engulfed, said city of Key West spokeswoman Alyson Crean.

One firefighter was taken to Lower Keys Medical Center on Stock Island for smoke inhalation, but his injuries were not believed to be life-threatening.

Exhibit V

There were no other reported injuries. Fire crews had the fire contained by 3:15 p.m., but were still dousing hot spots with water at that time.

Key West Fire Chief Mike Davila was still on the scene late afternoon and could not be reached for comment as of press time.

The blaze also appeared to have damaged the two buildings neighboring the tattoo shop. The extent of the damage and an estimate of that damage was not immediately available Friday night.

The state Fire Marshal's Office will be further investigating the cause of the blaze, Crean said.

Key West resident Brent White was riding his bicycle on Duval when he said he saw the building go up in flames.

"I think it was electrical," White said. "The fire was around a bunch of wires and was sparking, but it started to explode and the police ran me off."

White reported hearing multiple loud explosions while he was on scene and seeing "a lot of sparks," before he left.

"I didn't see any transformers, but there were (several) explosions," White said.

White said he saw several people run out of the tattoo shop, but he wasn't sure if the business had re-opened yet given the hurricane. Attempts to reach employees or business owners were not successful.

Key West Police Chief Donie Lee was among the many officers on scene who cordoned off Duval Street in both directions as well as at Petronia and Whitehead streets where fire trucks were positioned.

The fire drew some curious onlookers, but not large numbers given much of the Duval Street businesses are still in the process of re-opening after the storm.

Exhibit W

Feb. 15 1988 63-701820
2660

PAY TO THE ORDER OF David Wakowsky \$ 600.00 1/100

Six Hundred 00/100 DOLLARS

AMERIFIRST
FEDERAL
Alton Road Office
900 Alton Road, Miami Beach, Florida 33139

MEMO great terrace Clayce Schneider

⑆ 266070188⑆ 001 0 020 016242⑆

Fri 12 Feb

Sat 13 Feb

Sun 14 Feb

rented apt

717-719 Doral

Information in case

Made a long distance

call