IN THE CITY OF KEY WEST, BEFORE THE CITY COMMISSION SITTING AS THE BOARD OF ADJUSTMENT FOR THE CITY OF KEY WEST, FLORIDA

JAN JULIA RYLANDER, AS BENFICIARY OF THE ESTATE OF STELLA STAMATIA RYLANDER,

,

Appellant,

v. CITY OF KEY WEST

Appellee,

_____/

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KEY WEST, FLORIDA

NOTICE OF APPEAL OF DENIAL OF LAWFUL UNIT DETERMINATION

NOTICE IS HEREBY GIVEN, that JAN JULIA RYLANDER, AS BENFICIARY OF THE ESTATE OF STELLA STAMATIA RYLANDER, ("Appellant"), hereby appeals to the Board of Adjustment of the City of Key West, Florida, the administrative decision of the Planning Director Roy Bishop ("Planning Director") of the City of Key West, Florida, denying the lawful unit determination application with respect to the property commonly known as 419-425 Southard St and 532-534 Duval St, Key West, Florida1 , (the "Subject Property") which was executed on November 25, 2019, a copy of which is attached hereto and made a part of this Appeal a copy of the City's determination is attached hereto, made a part hereof and marked as Exhibit "A". Appellant has standing to bring this Appeal pursuant to Section 90-430, Key West, Florida, Municipal Code (2016), because Appellant is affected by the decision rendered by a City of Key West, Chief Official.

BACKGROUND

1. Appellant Jan Julia Rylander is the Beneficiary of the Estate of Stella Stamatia Rylander, the deceased owner of the subject property. The subject property is now within the

jurisdiction of the Monroe County Circuit Court Probate Division in Case No. 2017-CP-157-K. The decedent acquired ownership by virtue of a Warranty Deed executed the 5th day of April, 1968 and recorded on April 8, 1968 in Book 408 at Page 110-111, of the Official Records Book of the Monroe County, Florida. A copy of this Warranty Deed is attached hereto made a part hereof and marked as a part of composite Exhibit "A"

2. The subject property consists of almost ½ of a city block including a two-story structure at 532-534 Duval consisting of a mixed use retail space downstairs and four bedroom and bath units on the 2nd floor and a stand-alone building which houses a restaurant at 425 Southard and 419 Southard which is a stand-alone 3 bedroom house and an open courtyard which runs between the above structures. Photographs and copies of floor plans and sketches of the Subject Property along with affidavits and other supporting documents are attached hereto, made a part hereof and marked as a part of composite Exhibit "B".

3. The Decedent/Appellant's mother had been renting the subject property as a transient unit since prior to and on or about April 1, 2010.

4. On or about August 13, 2019, The Applicant Estate of Stella Rylander filed with the City a Corrective Lawful Unit Determination Application with the City of Key West seeking a determination that their existing transient unit was exempt for the City's Building Permit Allocation System (BPAS) pursuant to section 108-991, Key West, Fla. Municipal Code (2016).

5. On or about November 25, 2019, the Planning Director reviewed the Applicant Estate's application in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specially, 108-991(3) finding that the Applicant Estate had failed to establish the existence of transient units on the property and that four non transient units were found. It should be noted that when Estate summitted its application, Sec. 108- 991 provided that

"Transient Units which meet the criteria in this subsection will be licensed by the City". Despite ample evidence submitted with the application, the Planning Director made a determination that the Applicant was not entitled to the requested LUD recognition and determined that the Applicant Estate only established the existence of non-transient unit.

6. Following the Planning Director's denial this appeal ensued.

ARGUMENT

THE CITY PASSED THE LUD ORDIANCE TO ADDRESS THE CURRENT ISSUES AT HAND. THE CITY IS REQUIRED TO FOLLOW ITS OWN RULES AND REGULATIONS.

Section 108-991, Key West, Fla., Municipal Code (2016), states: Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations: (3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records: 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. 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. Section 108-991(3) states that if at least two of the nine criteria listed in subsection (3) are met and a site visit is performed that it will be determined that the unit was existence on or about April 1, 2010 and is, therefore not affected by the City of Key West's Building Permit Allocation System, ("BPAS"). There is no question that the Subject Property existed on the subject land prior to April 1, 2010, thereby meeting one of the required elements. To meet the requirements of Section 108-991(3), the Applicant Estate submitted multiple documents demonstrating the existence of the transient use on or before April 1, 2010. The Applicant Estate submitted the following records which substantiated the record under section 108-991(3)(e): a. Affidavits of Joey Schroeder, Jan Rylander, Greg Falbo and Mike Skoglund, all stating that the subject property's units were used for transient purposes by various individuals. Additionally, the Applicant Estate's application demonstrated prior to 1986, the zoning for the subject property was HP-2 (Ord. 86-15) and later, HRCC-1 (Ord. 97-10) neither of which prohibited transient tenancy. This qualification stood until 1997 and the passage of Section 97-20, of the Code of Ordinances. Copies of the above stated evidence are attached hereto, made a part hereof and marked as composite. A plain reading of Section 108-991(3) requires the City to make a determination of a lawful unit if two of the criteria have been met. However, the Planning Director has determined that the Applicant Estate only established four non-transient unit exists on the property. Presumably, as it has been argued in the past, the Planning Director is taking the position that the applicant is applying for a "transient use" and

not a transient unit and or "development" as contemplated by the Code and or the subject ordinance. Development is defined in Section 86-8 – Definitions of Terms, the Code of Ordinances of the City of Key West as: "Development means the carrying out of any building activity or excavation, including the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels." Sec. 86-8, Code of Ordinances. Under Section 108-991(3), Appellant is entitled to a determination that the Subject Property has (4) lawfully established transient units. It should be noted that all exhibits, except for the Denial of the Lawful Use Determination were made a part of the Lawful Use Determination Application.

This appeal also presents issues of unequal and arbitrary, unreasonable and discriminatory treatment under law as well given the City's 100% denial rate of LUD applications following the ordinance eliminating transient use effective date of 9/1/19 as opposed to an almost 100% approval rate prior and issues of procedural due process including the Personal Representative's position as a Key West City Commissioner in light of the Fourteenth Amendment of the United States Constitution and article I, section 9 of the Florida Constitution which protect individuals from being deprived of life, liberty and property without due process of law. See, e.g., *Izaak Walton League v. Monroe County*, 488 So. 2d 1170 (3rd DCA 1984). All of these issues will be addressed by supplemental pleading given the wording of **Sec. 90-431(1)c.** …"The original and one copy of the notice of appeal, together with all the documents, plans, papers or other materials constituting the record upon which the action appealed from was taken, shall be filed with the city clerk who shall provide copies thereof to the presiding officer of the city commission, the board of adjustment or the special magistrate, as appropriate, and to the city manager and city attorney. Appeals not so filed shall be deemed waived."

Upon plain reading thereof, the aforementioned section 90.431(1) (c) does not require that all arguments in favor of an appeal be stated in this Notice of Appeal and the Appellant reserves the right to supplement this Notice of Appeal with additional argument.

CONCLUSION

The record reflects that the Appellant has met the threshold burden of proving the existence that four transient units existed on or before April 1, 2010. Additionally, the Applicant Estate provided the City of Key West, ample evidence to establish that it met the criteria in Section 108-991(3) proving that the unit not only existed but was used as a transient unit prior to 2010. As such, Appellant respectfully request the Board of Adjustment to enter a decision:

1. Granting this Appeal by Jan Julia Rylander.

2. Denying or Striking the decision of the Planning Director of the City of Key West, Florida denying the lawful unit determination filed by the Applicant Estate; and

3. For any further relief this Board of Adjustment deems just and proper.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on December 5th, 2019, a true and correct copy of the foregoing appeal was personally served on Cheri Smith, Clerk of the City of Key West, 1300 White Street, Key West, Florida 33040.

Respectfully Submitted,

Chris Mancini, Esq.
Fla. No 539351
115 S. 21st Ave.
Hollywood, FL 33020
Tel. No, (305) 219-6919
chrisjmancini@aol.com

Exhibit A

160.129 408 110

This Instrument Was Prepared By: ARONOVITZ AND LAW, Attorneys 607 Ainley Bldg., Miami, Fla.

WARRANTY DEED

Doc. Stamps $137.50

THIS INDENTURE, Made this 5th day of April, 1968, Between CHARLES ARONOVITZ, joined by his wife, ETHEL H. ARONOVITZ, of the County of Monroe, State of Florida, grantor,* and STELLA A. RYLANDER, a married woman, whose post office address is 534 Duval Street, of the County of Monroe, State of Florida, grantee,* (a/k/a STANITIA RYLANDER),

WITNESSETH, That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Known as part of Lot 1 in Square 51 of the City of Key West, according to the Map of William A. Whitehead delineated in February, A.D., 1829, commencing at the corner of Southard and Duval Streets running thence in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning, together with all improvements thereon.

AND

On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a Northeast direction 50 feet; thence at right angles in a Southeast direction 50 feet to place of beginning, being a portion of the same land described in a deed recorded in Deed Book OO, Page 402 of Monroe County Records, together with all improvements thereon.

Subject to conditions, limitations restrictions and easements of record, if any, and taxes for the year 1968 and subsequent years.

Subject to a Purchase Money Mortgage of even date herewith given by the grantee herein to the grantor.

Subject to all existing tenancies, including but not limited to, that certain lease commencing June 1, 1966 between the grantor as lessor and Esquire Naval Tailors, Inc. as lessee covering the premises known as 534 Duval Street for a term of five (5) years, and containing a five (5) year option for renewal.

FILED FOR RECORD 1968 APR 8 AM 11 17

STATE OF FLORIDA DOC. STAMPS $.55 | $1.10 | $1.10 | $11.00 | $11.00 | $11.00 | $11.00 | $11.00

And said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Charles Aronovitz (SEAL)
Charles Aronovitz

Ethel H. Aronovitz (SEAL)
Ethel H. Aronovitz

Signed, sealed and delivered in our presence:

Edward D. Knight

Edward Norton

168129

Recorded in Official Record Book
Monroe County, Florida
EARL B. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

STATE OF FLORIDA)
: ss.
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES ARONOVITZ and ETHEL H. ARONOVITZ, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they exec uted the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of April, 1968.

Edward Norton
Notary Public,
State of Florida at Large

(SEAL)

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 22, 1968
BONDED THROUGH FIELD INS. UNDERWRITERS

Exhibit B

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

November 20, 2019

Trepanier & Associates, Inc.
Owen Trepanier
1421 First Street
Key West FL 33040

RE: LUD Application – 419-425 Southard Street & 532-534 Duval Street, Key West, FL 33040

Dear Mr. Trepanier,

We have reviewed your application for two transient units and two non-transient market-rate units for the real property located at 419-425 Southard Street & 532-534 Duval Street, Key West, FL 33040, where the City recognizes four non-transient market-rate units. Your application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specifically, 108-991 (3) provides in part that:

> Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:
>
> a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
>
> b. Building permits issued prior to April 1, 2010;
>
> 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.

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.

After review of your application considering these criteria, coupled with a site visit on August 28, 2019, it is my determination that you have not established the existence of any transient units and that four non-transient units exist on the property.

Sincerely,

Roy Bishop
Planning Director

Dated: 11/25/19 FB

TREPANIER & ASSOCIATES INC

August 13, 2019

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

RE: 419 & 425 Southard, 532 & 534 Duval Street
(RE No. 00009760-000000)

Dear Mr. Wright:

Above property is currently in probate (case No. 44-2017-CP-157-K) in which the determination of transient use has been ordered by Judge Sharon I. Hamilton. This application is being submitted in accordance with the Judge's order.

Existing Conditions:

The property is comprised of two independent structures and two connected structures, each with a separate address[1]. The property has the following characteristics:

Existing Residential Conditions - Site Visit 08/07/2019		
Address	Residential Units	Description
419 Southard	1	Two-story, 1,600 sq. ft. single-family residential
425 Southard	0	One-story, commercial
532 Duval	2	Two-story, mixed use structure, first floor commercial, 2,901 sq. ft. second floor residential (two lock-out units)
534 Duval	1	Two-story, mixed use structure, first floor commercial, 5,056 sq. ft. second floor residential (one residential apartment)
Total Res. Units	4	

[1] Attachment A, 2019 Property Record Card

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

Existing Residential Conditions - By Government Entity				
	Government Entity			
Address	City of Key West[2]	Monroe County Property Appraiser[3]	Monroe County Tax Collector[4]	Florida Dept of Business & Professional Regulation[5]
419 Southard	1 non-trans residential	3 residential	1 non-trans residential	No Records
425 Southard	No Records	No Records	No Records	No Records
532 Duval	3 residential	1 residential	3 non-trans residential	No Records
534 Duval				No Records
Total	4 residential	4 non-trans	4 non-trans	No Records

Residential Units in Existence on or about April 1, 2010:

Address	Residential Units
419 Southard	1
425 Southard	0
532 Duval	2
534 Duval	1
TOTAL	4

Evidence (Exhibits):

Attachment D, is supplemental application material provided by Chris Mancini, Esq. The documents provided are the required evidence as outlined in the City of Key West, Lawful Unit Determination application[6]. In addition to that documentation, the following analysis provides a breakdown, per address, of applicable evidence as outlined in Sec. 108-991(3), Development not affected by article. Some exhibits have been extracted from Attachment D as they also fall under the required documentation under Sec. 108-991(3).

It merits to note that 532 and 534 Duval Street are connected structures and considered one building per the Monroe County Property Appraiser[7].

[2] Attachment B, City of Key West Utility records and Business Tax Receipt
[3] Attachment A, 2019 Property Record Card
[4] Attachment C, 2019 Monroe County Tax Collector's Records
[5] Florida Department of Business Regulation, verbal confirmation by phone
[6] Page 2, Lawful Unit Determination Application
[7] Attachment A, 2019 Property Record Card

Evidence of Transient Use by building:

Address	Document Date	Effective Date	No. of Units	Evidence	Residential Structure Type	Compliance	Exhibit
419 Southard	2019	Mid 80's – mid 90's	NA	Affidavit by Greg Falbo	Transient Residential	108-991(3)i	A
	2019	NA	NA	Affidavit of Jan Rylander	Transient Residential	108-991(3)i	A
	2019	1990-2010	NA	Affidavit by Joe Schroeder	Transient Residential	108-991(3)i	B
	2017	05/03/17	NA	Key West Municipal Code	Transient Residential	108-991(3)d	C
532 Duval*	2017	05/03/17	NA	Key West Municipal Code	Transient Residential	108-991(3)d	C
	2014-2017	2014, 2015, 2017	NA	Code records	Transient Residential	108-991(3)i	D
534 Duval*	2019	1990-2013	NA	Affidavit of Mike Skoglund	Transient Residential	108-991(3)i	A
	2019	NA	NA	Affidavit of Jan Rylander	Transient Residential	108-991(3)i	A
	2019	1990-2010	NA	Affidavit by Joe Shroeder	Transient Residential	108-991(3)i	B
	2017	05/03/17	NA	Key West Municipal Code	Transient Residential	108-991(3)d	C

*532-534 are considered combined units

Legal Permissibility[8] (under current or any former zoning requirements)**:**

Structure type and use: The property's current zoning is HRCC-1 where transient use is permitted by right. As stated above the property consists of four dwelling units.

Density (dwelling units per acre): The current density for the HRCC-1 zoning district is 22 units/acre which allows for 3.78 units with a site size of 7,500 sq. ft. (0.17 acre). Density limitation for the HRCC-1 zoning district was established under Ord. No. 97-10, however, under former zoning, HP-2, density limitations for transient use were adopted with the passing of Ord. No. 86-15, limiting the number of transient units to no more than 30 units per acre. Under HP-2 zoning, that limitation for this property would have allowed 5.16 units.

Therefore, both the current density and transient use were/ are legally permissible.

[8] Code Sec. 108-991(3)d. – Legal permissibility is listed as one of two requirements for granting approval.

Conclusion:

This application meets the requirements for a Lawful Unit Determination as a transiently used property on, or about April 1, 2010 based code section 108-991(3). As required in this section, the application contains at least two records as outlined. The first record being 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."

As the second required record, this application meets 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; and, pursuant to code, transient units which meet the criteria in this subsection will be licensed by the city.

Thank you and best regards,

Owen Trepanier

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

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: 532-534 Duval Street; 419 & 425 Southard Street
Real Estate (RE) #: 00009760-000000 Alternate Key: 1010022
Zoning District: HRCC-1 Total Land Area (sq ft): 7,500.0
Property located within the Historic District? ☒ Yes ☐ No

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: Owen@owentrepanier.com

PROPERTY OWNER: (if different than above)
Name: Rylander Stella A Estate c/o Samuel J Kaufman P/R
Mailing Address: 3130 Northside Dr.
City: Key West State: FL Zip: 33040
Home/Mobile Phone: NA Office: 305-292-3926 Fax:
Email: c/o sam@samkaufmanlaw.com

Is this request based on a code case? ☐ Yes x No **Case Number:**

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED[1] / RECOGNIZED
Market-Rate Residential Dwelling Units	2	4
Affordable Residential Dwelling Units[2]	0	0
Transient Units	2	0
Commercial Units	NA	NA

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:

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

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

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

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; 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 <u>may</u> be considered as evidence to prove existence of a unit(s) includes but is not limited to the following:

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

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;
2. Staff will schedule a site visit to include the Building Official when the application is under review;
3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed; 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

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

532 & 534 Duval Street
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8-14-2019 by
date
owen Trepanier
Name of Authorized Representative

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

Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

GG328928
Commission Number, if any

ALVINA COVINGTON
Commission # GG 328928
Expires August 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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, Samuel J Kaufman as
Please Print Name of person with authority to execute documents on behalf of entity

Personal Rep of Rylander Stella A Estate
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates,Inc
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Samuel Kaufman PR
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this August 13, 2019
Date

by Samuel J Kaufman
Name of person with authority to execute documents on behalf on entity owner

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

MARIA ZULEMA FERNANDEZ-GONZALEZ
Notary Public - State of Florida
Commission # GG 326455
My Comm. Expires Apr 22, 2023
Bonded through National Notary Assn.

Notary's Signature and Seal

Maria Fernandez-Gonzalez
Name of Acknowledger typed, printed or stamped

GG 326455
Commission Number, if any

160-129 408 PAGE 110

This Instrument Was Prepared by: ARONOVITZ AND LEVIN, Attorneys 607 Ansley Bldg., Miami, Fla.

WARRANTY DEED

Fla. Doc. Stamps $ 19.50

THIS INDENTURE, Made this 5th day of April, 1968, Between CHARLES ARONOVITZ, joined by his wife, ETHEL H. ARONOVITZ, of the County of Monroe, State of Florida, grantor,* and STELLA A. RYLANDER, a married woman, whose post office address is 536 Duval Street, of the County of Monroe, State of Florida, grantee,* (a/k/a STANITIA RYLANDER),

WITNESSETH, That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Known as part of Lot 1 in Square 51 of the City of Key West, according to the Map of William A. Whitehead delineated in February, A.D., 1829, commencing at the corner of Southard and Duval Streets running thence in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning, together with all improvements thereon.

AND

On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a Northeast direction 50 feet; thence at right angles in a Southeast direction 50 feet to place of beginning, being a portion of the same land described in a deed recorded in Deed Book OO, Page 402 of Monroe County Records, together with all improvements thereon.

Subject to conditions, limitations restrictions and easements of record, if any, and taxes for the year 1968 and subsequent years.

Subject to a Purchase Money Mortgage of even date herewith given by the grantee herein to the grantor.

Subject to all existing tenancies, including but not limited to, that certain lease commencing June 1, 1966 between the grantor as lessor and Esquire Naval Tailors, Inc. as lessee covering the premises known as 534 Duval Street for a term of five (5) years, and containing a five (5) year option for renewal.

FILED FOR RECORD APR 8 1968 2:17 P.M.

STATE OF FLORIDA DOCUMENTARY SUR TAX $.55 | $1.10 | $1.10 | $11.00 | $11.00 | $11.00 | $11.00 | $11.00

And said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Charles Aronovitz (SEAL)
Charles Aronovitz

Ethel H. Aronovitz (SEAL)
Ethel H. Aronovitz

Signed, sealed and
delivered in our presence:

Edward B. Knight

Edward Worton

16[illegible]

Recorded in Official Record Book
Monroe County, Florida
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

STATE OF FLORIDA)
: ss.
COUNTY OF MONROE)

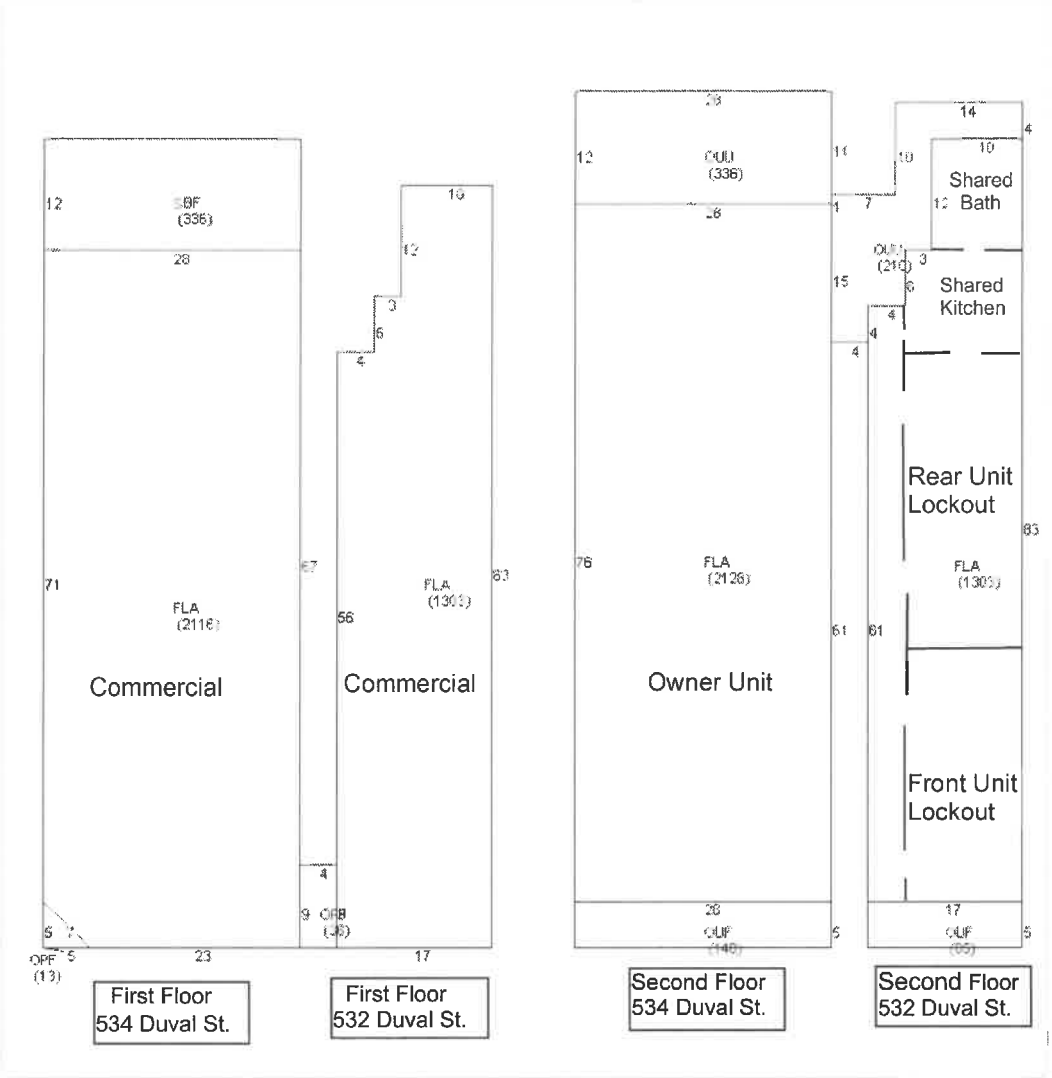
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES ARONOVITZ and ETHEL H. ARONOVITZ, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they exec uted the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 1968.

Edward Worton
Notary Public,
State of Florida at Large

(SEAL)

My Commission expires:
NOTARY PUBLIC STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES APR. 21, 1968
BONDED THROUGH FRED W. DIETERLEN AGENCY



Floor Plan
532-534 Duval Street

532 - 534 Duval Street

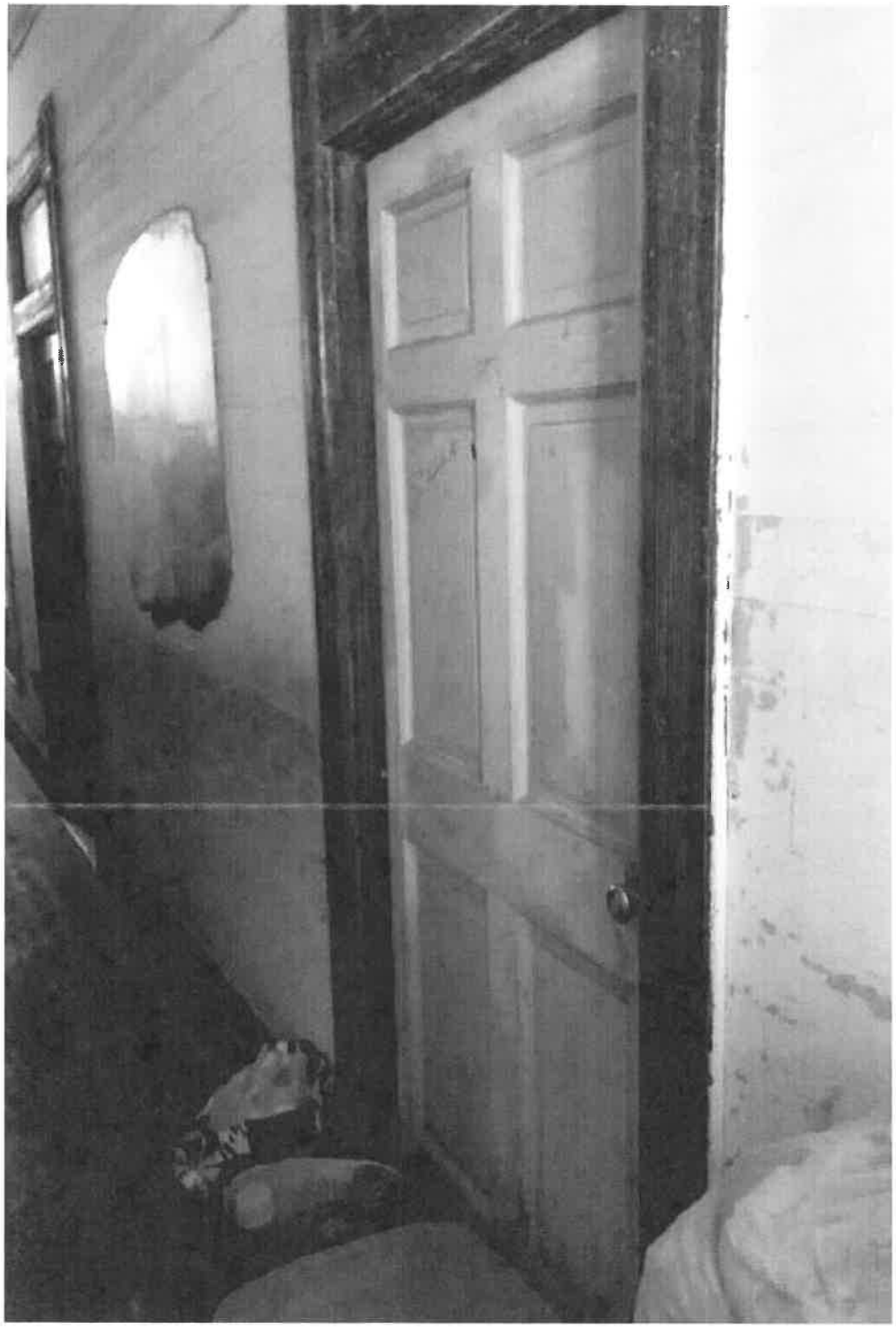
532-534 Duval Street
Front entry to upstairs

532 Duval Street
Hallway: Doors to Lockouts Front & Rear

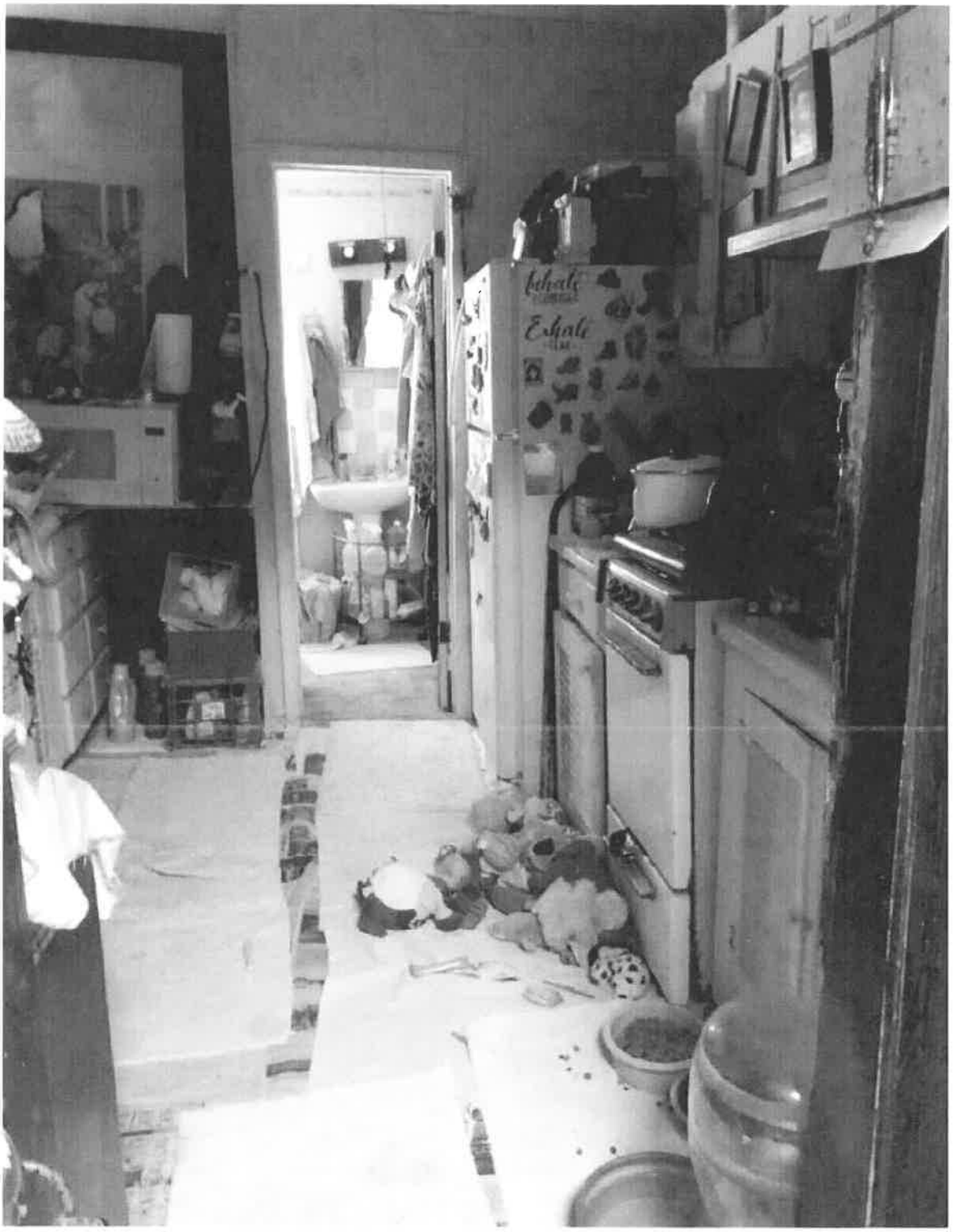
532 Duval
Front Lockout - Door 1

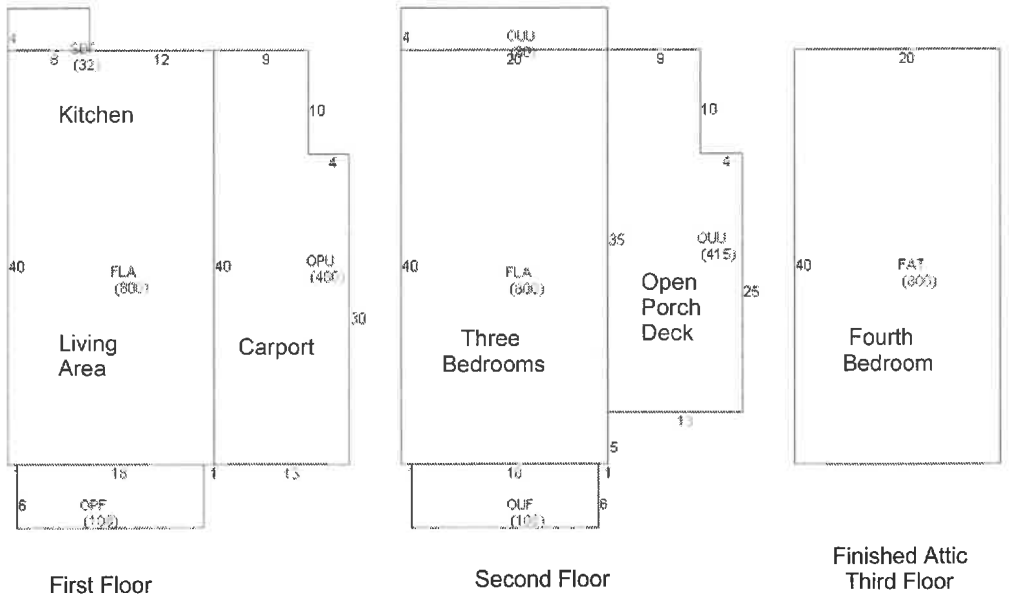
532 Duval
Front Lockout - Door 2

532 Duval Street
Rear Lockout - Doors 1 & 2



532 Duval Street
Shared Kitchen and Bath





Floor Plan
419 Southard Street

419 Southard Street

419 Southard Street
Kitchen

419 Southard Street
Bathroom

419 Southard Street
Bathroom

ATTACHMENTS

LUD Application

532-534 Duval St.

419 & 425 Southard Street

Attachment A

Owen Trepanier

From: Scott Youschak <syouschak@mcpafl.org>
Sent: Friday, July 19, 2019 11:52 AM
To: Owen Trepanier
Subject: 534 Duval residential

Mr. Trepanier,

The property appraiser recognizes 3 residential units within Building #1 of AK 1010022.

Scott R. Youschak, CFE
State-Certified General Real Estate Appraiser 3233
Monroe County Property Appraiser's Office
500 Whitehead Street
Key West, FL 33040
Phone 305-292-3494
Fax 305-292-3501

MONROE COUNTY

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

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

qPublic.net Monroe County, FL

Attachment A

Summary

Parcel ID	00009760-000000
Account#	1010022
Property ID	1010022
Millage Group	10KW
Location Address	534 DUVAL St, KEY WEST
Legal Description	KW PT LOT 1 SQR 51 OR408-110/11 OR2864-896D/C OR2882-2079LET/ADM (Note: Not to be used on legal documents.)
Neighborhood	32030
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

RYLANDER STELLA A ESTATE
C/O SAMUEL J KAUFMAN P/R
3130 Northside Dr
Key West FL 33040

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$893,463	$896,487	$872,499	$910,724
+	Market Misc Value	$1,600	$1,600	$1,601	$1,392
+	Market Land Value	$1,668,750	$1,401,750	$1,399,073	$1,399,073
=	**Just Market Value**	**$2,563,813**	**$2,299,837**	**$2,273,173**	**$2,311,189**
=	**Total Assessed Value**	**$2,529,820**	**$2,299,837**	**$1,919,739**	**$1,946,218**
-	School Exempt Value	$0	$0	($25,000)	($25,000)
=	**School Taxable Value**	**$2,563,813**	**$2,299,837**	**$1,894,739**	**$1,921,219**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	7,500.00	Square Foot	50	150

Commercial Buildings

Building 1
532-534 Duval Street

Style	APARTMENTS / 03C
Gross Sq Ft	8,006
Finished Sq Ft	6,850
Perimiter	0
Stories	4
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1913
Year Remodeled	
Effective Year Built	1992
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,850	6,850	0
OUU	OP PR UNFIN UL	546	0	0
OPF	OP PRCH FIN LL	49	0	0
OUF	OP PRCH FIN UL	225	0	0
SBF	UTIL FIN BLK	336	0	0
TOTAL		8,006	6,850	0

Attachment A

Building 2
419 Southard Street

Style	M.F - R3 / R3
Gross Sq Ft	3,623
Finished Sq Ft	1,600
Perimiter	0
Stories	2
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	ABOVE AVERAGE WOOD
Exterior Wall2	
Foundation	WD CONC PADS
Interior Finish	WALL BD/WD WAL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	3
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1913
Year Remodeled	
Effective Year Built	1980
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	800	0	0
FLA	FLOOR LIV AREA	1,600	1,600	0
OPU	OP PR UNFIN LL	480	0	0
OUU	OP PR UNFIN UL	495	0	0
OPF	OP PRCH FIN LL	108	0	0
OUF	OP PRCH FIN UL	108	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		3,623	1,600	0

Building 3
425 Southard Street

Style	1 STY STORE-D / 11D
Gross Sq Ft	600
Finished Sq Ft	600
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1941
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
TOTAL		600	600	0

Yard Items

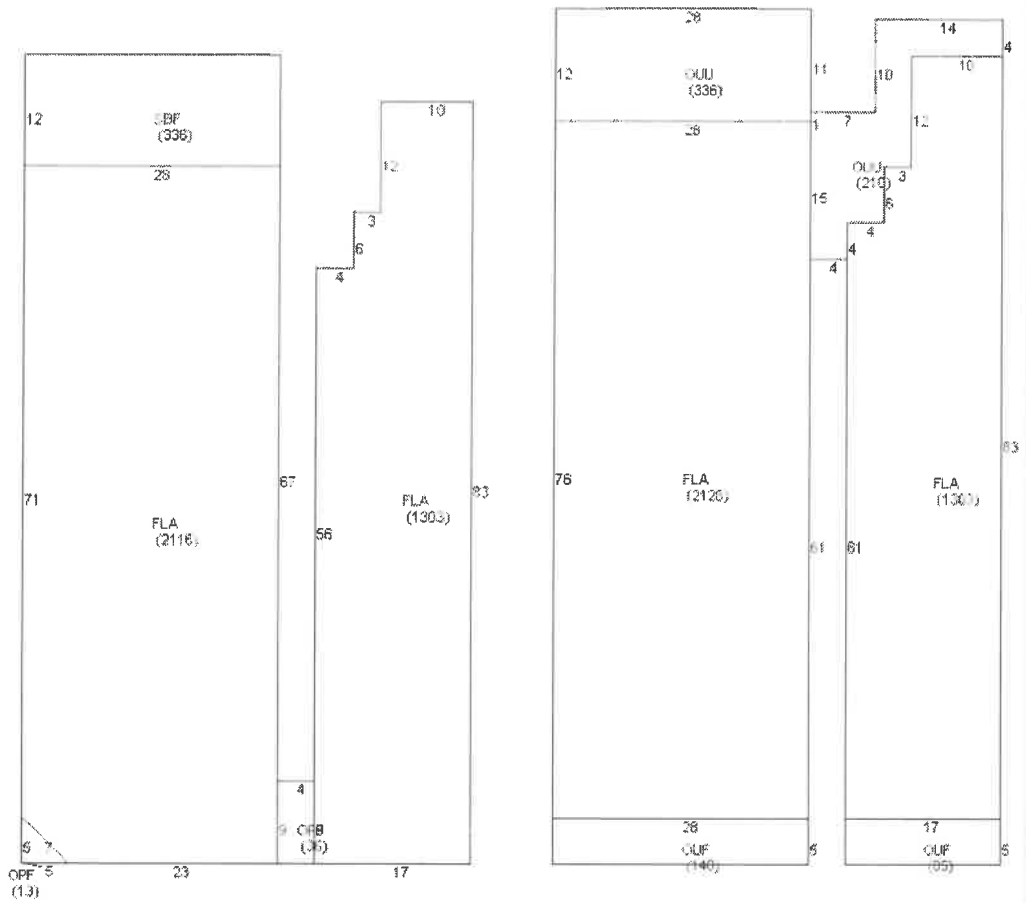
Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	174 SF	1
FENCES	1993	1994	1	414 SF	2
BRICK PATIO	1980	2007	1	168 SF	2
BRICK PATIO	1980	2007	1	20 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1969	$53,100	Conversion Code		408	110	Q - Qualified	Improved

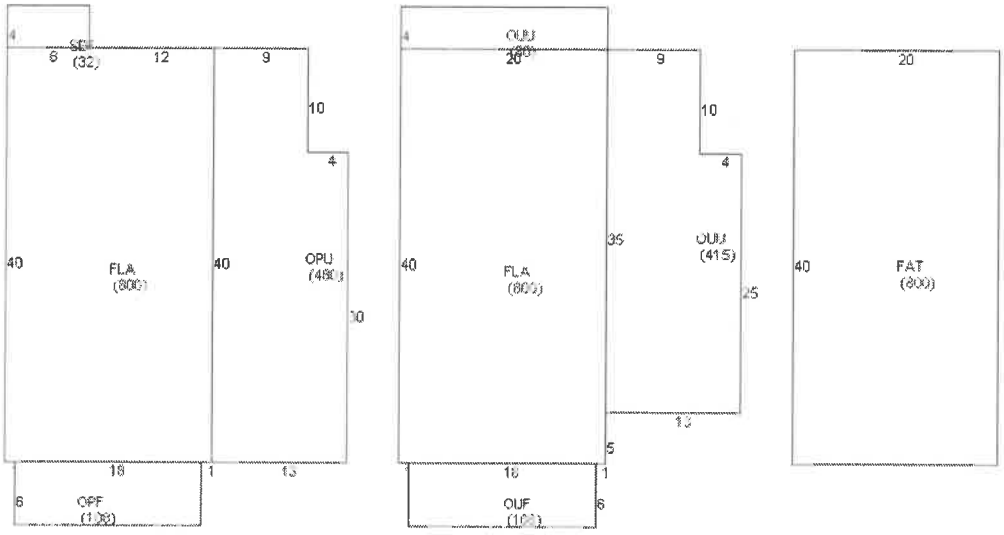
Permits

Attachment A



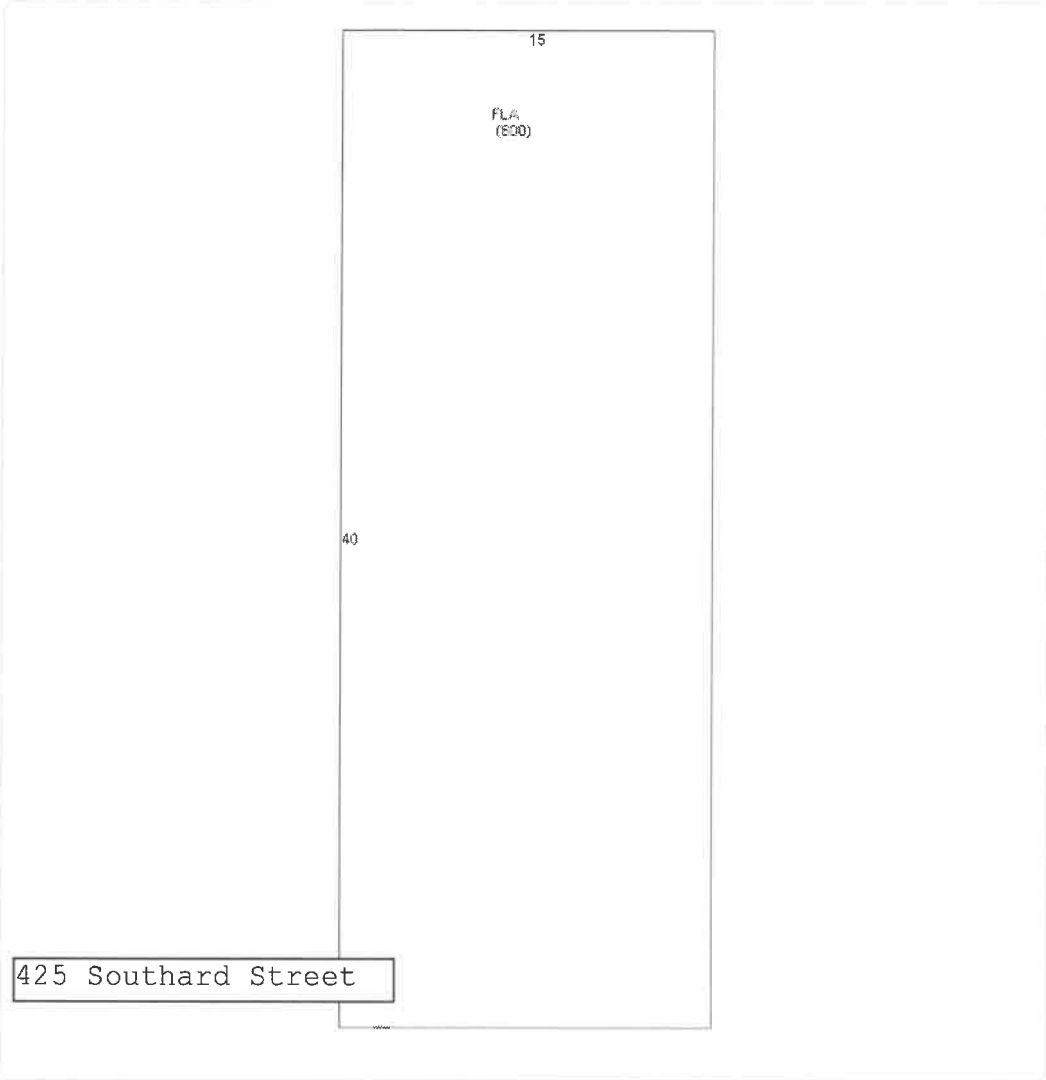
532-534 Duval Street

Attachment A



419 Southard Street

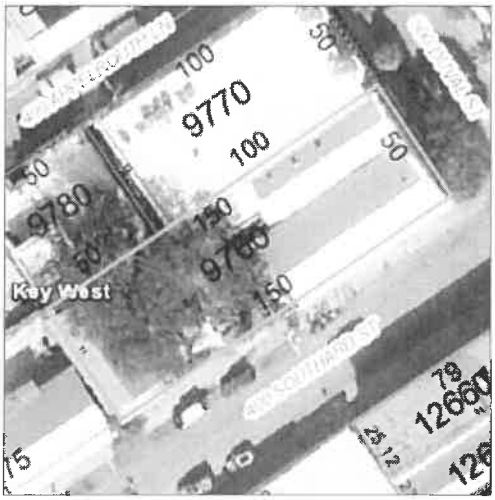
Attachment A



Photos

Attachment A

Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: 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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/17/2019, 5:35:04 AM

Version 2.2.32

CITY OF KEY WEST, FLORIDA Attachment B

Business Tax Receipt

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

Business Name	RYLANDER, STELLA		
Location Addr	419 SOUTHARD ST		
Lic NBR/Class	11238	PROPERTY RENTAL	
Issued Date	9/4/2009	**Expiration Date:**	**September 30, 2010**

NON TRANSIENT RESIDENTIAL

Comments: ONE NONTRANSIENT RENTAL UNIT

Restrictions:

RYLANDER, STELLA
534 DUVAL ST

KEY WEST, FL 33040

This document must be prominently displayed.

RYLANDER, STELLA

Attachment B

Aug 6, 2019 11:40:07 AM EDT

File Edit Commands Help

SUNGARD PUBLIC SECTOR NaviGine

Address Miscellaneous Information Inquiry

Location ID/subdivision: 20717 "ERROR"

RE #/PARCEL #/TAX ID etc: 0000-9760-000000- -

Previous utility acct #:

Location address: 425 SOUTHARD ST

Primary related party: RYLANDER STELLA A

Date	Age	Date	Date	Text
[illegible]	[illegible]	[illegible]	[illegible]	#19 Southard is one residential unit and #25 Southard is a commercail unit only. Site inspection was done and utilities corrected for the address

OK

Exit

Cancel

Address

All notes

Parcel notes

Display descrip...

Related party d...

Subset

Special notes

Aug 6, 2019 11:41:19 AM EDT

File Edit List Commands Help

SUNGARD PUBLIC SECTOR NaviGine

Account History - Combined Inquiry

Customer ID: 4284 RYLANDER STELLA A

Location ID: 31009 419 SOUTHARD ST

Cycle/route:	02 02	**Amount due:**	00	**Actual amount due:**	00
Initiation date:	4/24/17	**Pending:**	00	**Budget deferred:**	00
Termination date:		**Customer/location status:**	A		

Combined Inquiry | Charges | Payments | Adjustments | Pending | Calculated Charges | 3-Month History

Transaction Type	Date	Transaction Amount	Reference Date	Running Balance

OK

Exit

Cancel

Print history

Payment plans

Customer ser...

Customer loc...

Budget history

No account history was found for this customer/location.

From: Shirley Sealey <ssealey@cityofkeywest-fl.gov>
Sent: Monday, July 22, 2019 3:35 PM
To: Alvina Covington
Subject: RE: 425 Southard St

519 Southard Street is 1 Residential Unit and 532/534 Duval Street is billing for 3 Residential.
Let me know if you need anything else.

Shirley

From: Alvina Covington <alvina@owentrepanier.com>
Sent: Monday, July 22, 2019 1:59 PM
To: Shirley Sealey <ssealey@cityofkeywest-fl.gov>
Subject: RE: 425 Southard St

Shirley can you look into these addresses just as well, 419 Southard Street & 532, 534 Duval Street

Alvina Covington

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

From: Shirley Sealey <ssealey@cityofkeywest-fl.gov>
Sent: Monday, July 22, 2019 12:35 PM
To: Alvina Covington <alvina@owentrepanier.com>
Subject: RE: 425 Southard St

Hi Alvina,

The Property at 425 Southard Street is a Commercial Unit Only, it's a small Cuban Shop.
I don't see any Residential Units attached to it.

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

Attachment C

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

RECEIPT# 25230-103818

Business Name: RYLANDER STELLA

Owner Name: STELLA RYLANDER
Mailing Address:
7 PALMETTO DR
KEY WEST, FL 33040

Business Location: 532 & 534 DUVAL ST
KEY WEST, FL 33040

Business Phone: 305-296-8889
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS (COMMERCIAL UNITS (425 SOUTHARD ST)

Rooms 3

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

Paid 102-17-00007451 07/23/2018 60.00

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

RECEIPT# 25230-103818

Business Name: RYLANDER STELLA

Owner Name: STELLA RYLANDER
Mailing Address:
7 PALMETTO DR
KEY WEST, FL 33040

Business Location: 532 & 534 DUVAL ST
KEY WEST, FL 33040

Business Phone: 305-296-8889
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS (COMMERCIAL UNITS (425 SOUTHARD ST)

Rooms 3

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

Paid 102-17-00007451 07/23/2018 60.00

Attachment C

MONROE COUNTY
HONORABLE DANISE D. HENRIQUEZ, TAX COLLECTOR

2020 Details — Business Tax Account RYLANDER STELLA

Print this page

Business Tax Account #103818 | Account details | **Account history**

2020	2019	2018	2017	...	2010
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Account number: 103818

Business start date: 05/19/2010

Physical business location: CITY OF KEY WEST

Business address: RYLANDER STELLA
532 & 534 DUVAL ST
KEY WEST, FL 33040

Mailing address: STELLA RYLANDER
C/O SAM KAUFMAN
3130 NORTHSIDE DR
KEY WEST, FL 33040

Owner(s) STELLA RYLANDER
7 PALMETTO DR
KEY WEST, FL 33040

Flags
- NON-TRANSIENT
- BTR RENEWAL RETURNED

Receipts And Occupations

Receipt 25230-103818 **Print Business Tax Receipt**

APART & CONDO 10/01/2019–09/30/2020 Units: 3
APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS

Get Bills by Email

Return to Search

VISA MasterCard American Express Cards DISCOVER e-check

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Attachment C

MONROE COUNTY
HONORABLE DANISE D. HENRIQUEZ, TAX COLLECTOR

2008 Details — Business Tax Account RYLANDER STELLA

Print this page

Business Tax Account #85775 | Account details | **Account history**

2008	2007	2006	2005
$0.00 due	$0.00 due	$0.00 due	Paid

Get Bills by Email

Account number:	85775
Account status:	**CLOSED**
Business start date:	03/30/2003
Business close date:	09/17/2007
Physical business location:	CITY OF KEY WEST
Business address:	RYLANDER STELLA 419 SOUTHARD ST KEY WEST, FL 33040

Mailing address: STELLA RYLANDER
PO BOX 126
SUMMERLAND KEY, FL 33042

Owner(s) STELLA RYLANDER
PO BOX 126
SUMMERLAND KEY, FL 33042

Flags OUT-OF-BUSINESS

Receipts And Occupations

Receipt 25230-85775

APART & CONDO 10/01/2007–09/30/2008 Units: 1
APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS

Return to Search

Get Bills by Email

VISA MasterCard Cards DISCOVER e-check

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Attachment D

Memo

TO: Chris J. Mancini, Esq.

FROM: Yetcel Jimenez

DATE: July 11, 2019

RE: 534 Duval Street - Application for Lawful Unit Determination

---

The Application for Lawful Unit Determination (LUD) requires that at least two of the listed records on the application be submitted. We have been able to locate and record a majority of the listed records. The following is a description of the attached located records. The application for LUD is also attached.

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

Attached are historical photographs of the property ranging from the 1940s to 1975. One of the copies is a color postcard of Duval Street at the corner of Southard Street in the 1940s. These photographs are from the Monroe County Library Collection on Flicker.

2. **Building permits issued prior to April 1, 2010;"**

Records of building permits issued prior to April 1, 2010 can be found within the Monroe County Property Record Card, Monroe County Property Appraiser's Office Property Search, and the Key West City Clerk's Office response to Certificate of Occupancy Request. All of these documents are attached.

3. **"Copies of city directory entries on or about April 1, 2010;"**

Attached are the Key West Florida Polk City Directory records located in the Monroe County Public Library. The photographed records include a copy of the front and back cover of the 2010 city directory, legend, Duval St. directory, Southard St. directory. 419 Southard St. was listed as "No Current Listing", 425 Southard St. was not found in the 2010 city directory, 532 Duval St. had Jake Key Department Stores listed, 532 ½ Duval St. had Anita McGee listed, and 534 Duval St. had the Key West Gallery listed. The 2009 Key West Florida Polk City Directory had 425 Southard St. listed to Island Joes Gourmet Coffee.

4. **"Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;"**

Records of site visits are located within the Monroe County Property Record Card.

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

Attachment D

According to Amanda Brady from the Key West Licensing Department, there is no record of rental licenses for 425 Southard St., 532 Duval St., or 534 Duval St. A rental license for 419 Southard St. for a non-transient rental unit was issued on 9/4/2009 and expired on 9/30/2010. Amanda Brady stated that "419 Southard and 532 Duval are the same parcel so our system recognizes 532 as 419 Southard St." Attached is the 2009 Business Tax receipt for 419 Southard St. as well as the 2018 Business Tax receipt for 419 Southard St.

6. **"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;"**

Attached are records from Keys Energy Services and Florida Keys Aqueduct Authority, which provide the number of meters and the property address they were assigned to. According to the Keys Energy Services records, 534 Duval St. was registered to the Crooked Palm Gallery LLC as a SMALL COML on 8/16/2010. 534 ½ Duval St. was registered to Stamitia Rylander as a residential account from 12/26/1979 until 3/26/2018. 532 Duval St. was registered to Costello LLC as a SMALL COML from 11/30/2005 until 3/16/2015. 532 ½ Duval St. was registered to Jay Rylander as a residential account from 2/14/1985 until 3/26/2018. 419 Southard St. was registered to Stamitia Rylander as a residential account from 7/5/2005 until 6/27/2014.

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

Attached is the Property Appraiser's Office Green Card.

8. **"Similar documentation as listed above."**

Attached is the Key West City Clerk's Office response to a Public Records Request for Certificate of Occupancy. This document Includes permits from 1996 till 2018, GEO inspections report, and other work related to the property. Attached is also the Monroe County Property Record Card which list information regarding the property along with sketches of the property. Attached is also the Monroe County Property Appraiser's Office property search, which includes property parcel information, building permits issued prior to April 1, 2010, and sketches of the site.

9. **"Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based."**

Affidavits from Greg Falbo, Mike Skoglund, and Jan Rylander are attached. Greg Falbo and Mike Skoglund each worked with Stella Stamatia Rylander for many years before she died and assisted her with rehabilitation and repair of her properties located at 534 Duval St. and 425 Southard St. Jan Rylander is the daughter of Stella Stamatia Rylander.

10. **"Application checklist: Survey"**

According to the City of Key West Planning Department, there is no need to provide a survey of the property if there is not one on hand.

Attachment D

11. "Application checklist: Sketch of Site and Floor plan"

Sketches of the property are found on the Monroe County Property Record Card and the Monroe County Property Appraiser's Office Property Search.

Attachment D

ATTACHMENTS

Application for Lawful Unit Determination.pdf

Historical Photographs of the Property.pdf **(Included in Attachment D)**

Key West Florida Polk City Directory Records from 2010.pdf **(Included in Attachment D)**

2009 and 2019 Business Tax Receipt for 419 Southard St.pdf **(See attached LUD application)**

Keys Energy Service Accounts on Property.pdf **(Included in Attachment D)**

Florida Keys Aqueduct Authority Accounts on Property.pdf **(Included in Attachment D)**

Green Card from the Monroe County Property Appraiser's Office.pdf **(Included in Attachment D)**

Monroe County Property Appraiser's Office Property Search.pdf **(See attached LUD application)**

Monroe County Property Record Card.pdf **(See attached LUD application)**

Key West Clerks Office's Response to Requests for Certificates of Occupancy **(Included in Attachment D)**

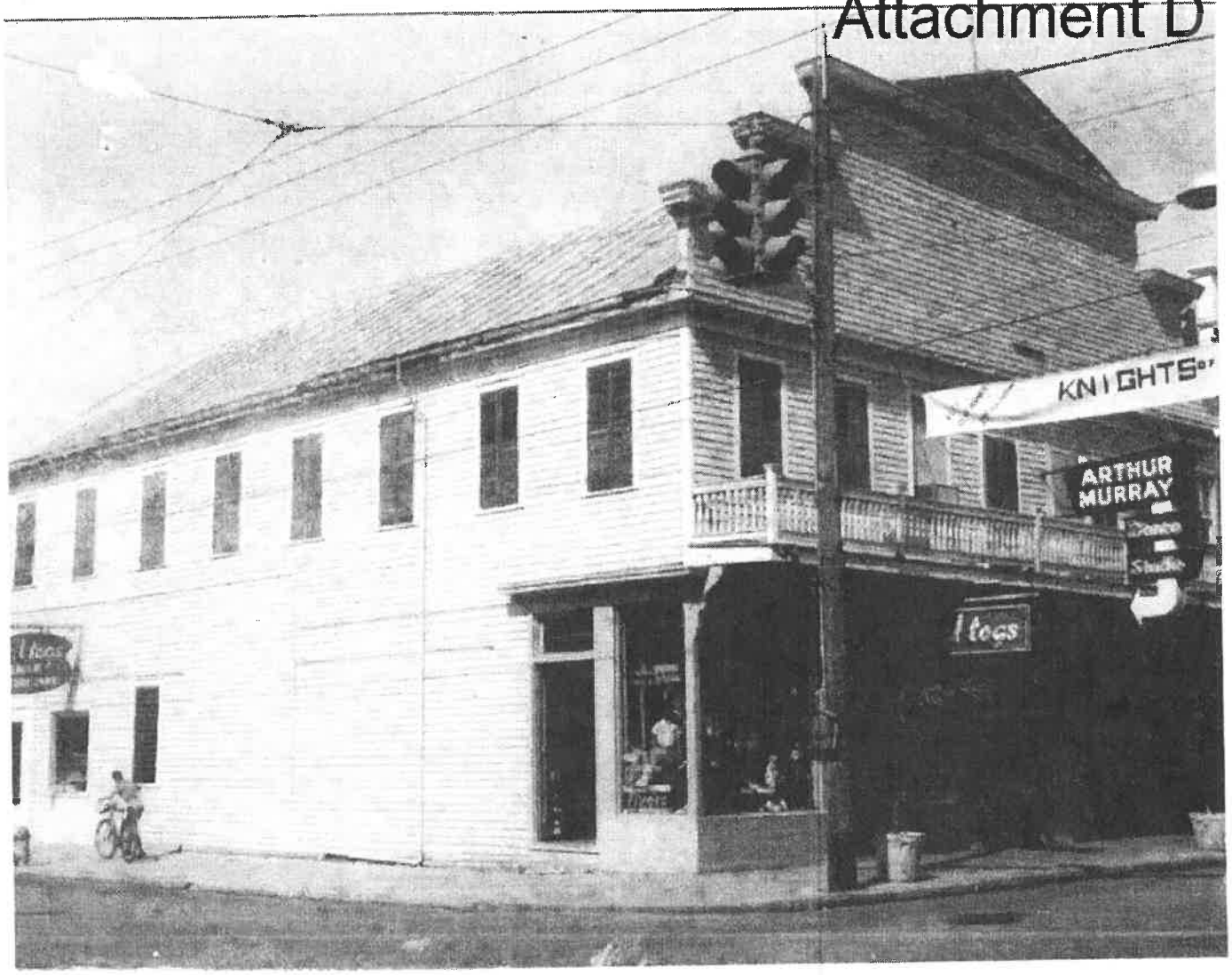
Affidavits Signed by Greg Falbo Mike Skoglund and Jan Rylander.pdf **(Included in Attachment D)**

Attachment D

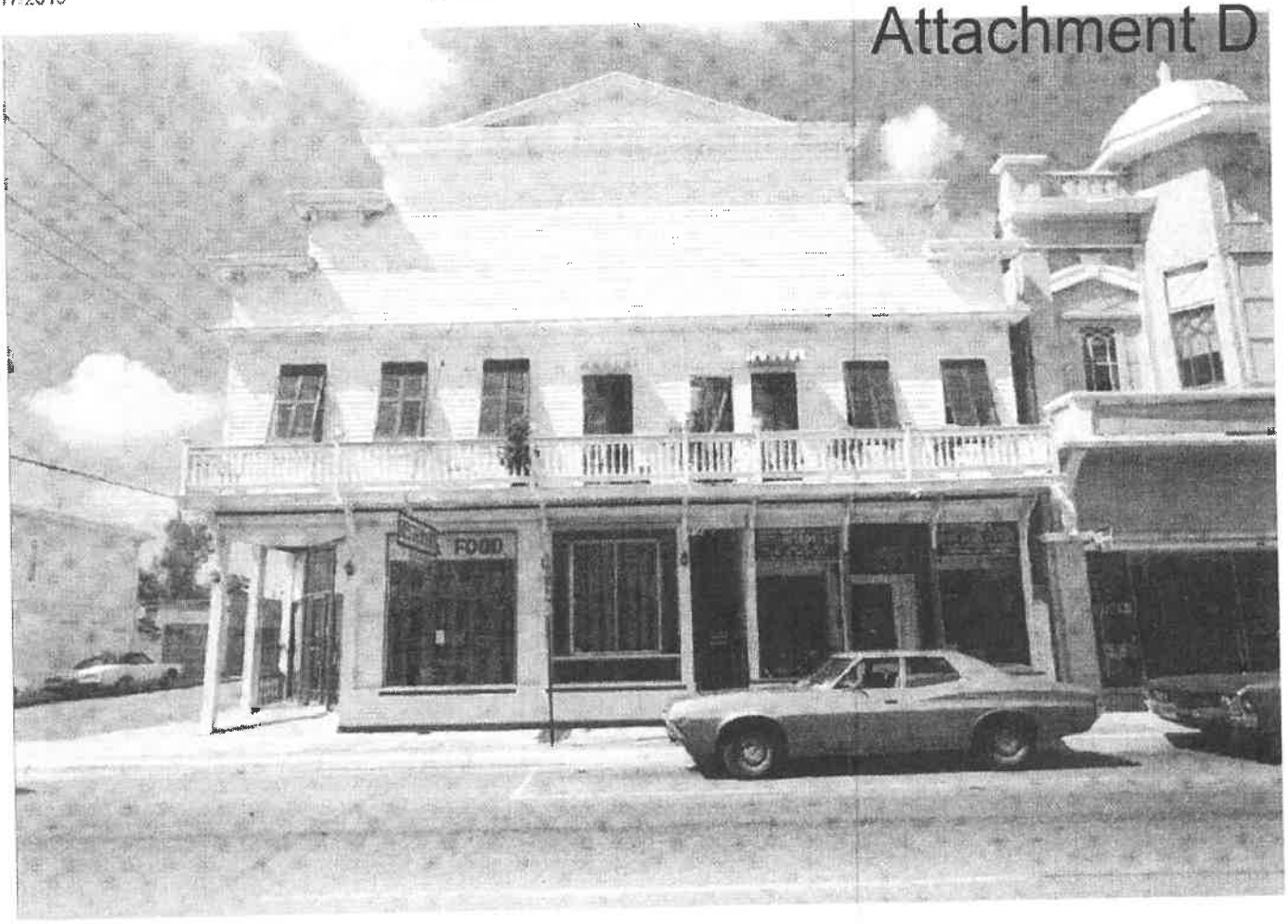
Historical Photographs
Of the Property.

Attachment D

Attachment D



Attachment D



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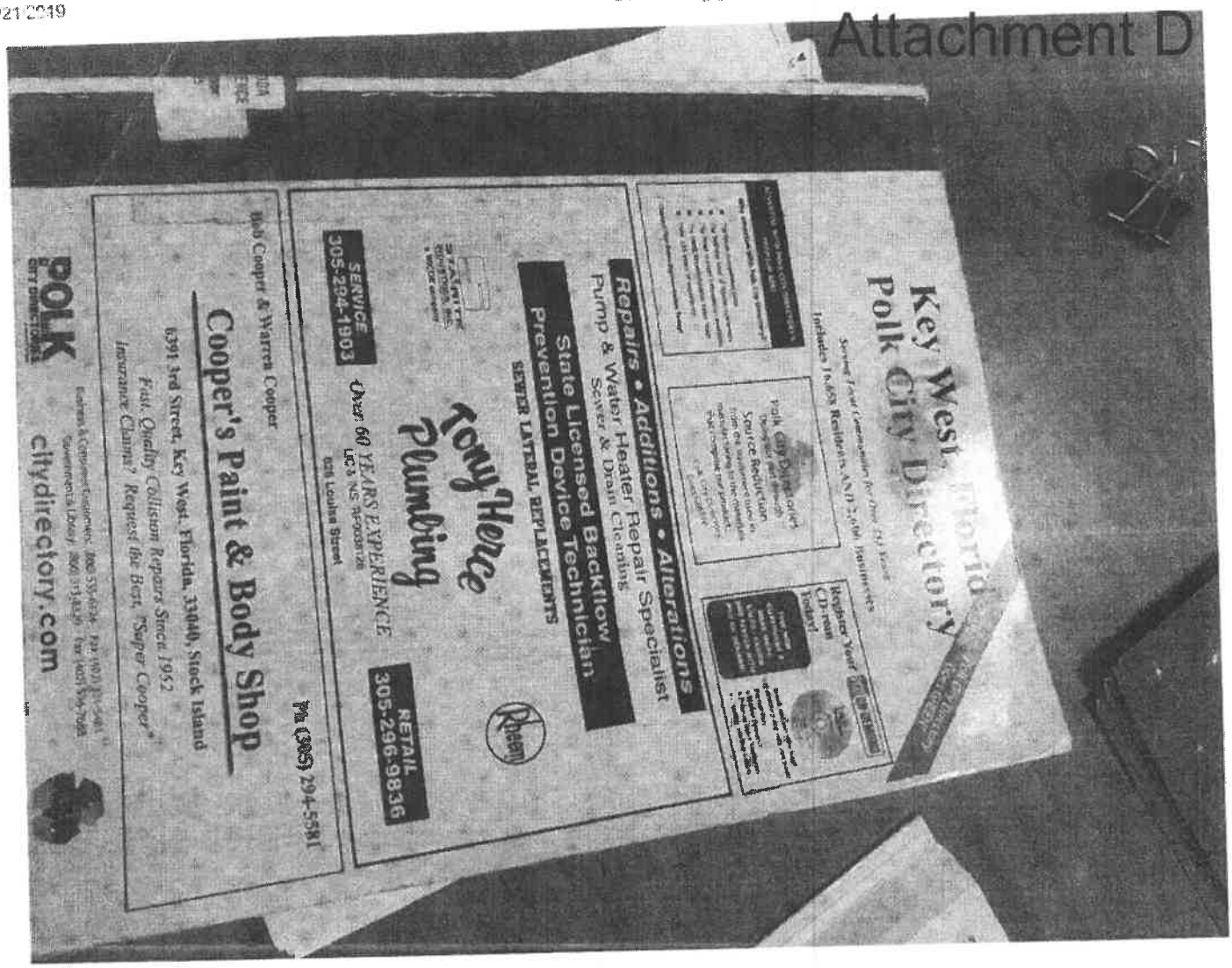


Key West Florida
Polk City Directory
Records From
2010

Attachment D

Coml	Commission	Jan	Janitor	Real Est	Real Estate	Tri	Treasurer
Comms	Computer	La	Lane	Recpt	Receptionist	Typ	Trail
Comp	Construction	Lab	Laborer	Reg	Regional	Undwrtr	Typist
Constn	Contractor	Laby	Laboratory	Rep	Representative	US	Underwriter
Contr	Corporation	Libr	Librarian	Res	Resource	V P	United States
Corp	Craftsman	Linemn	Lineman	Retd	Retired	Vet	Vice President
Craftsmn	Crew Leader	Lks	Lakes	RN	Registered Nurse	W or w	Veterinary
Crewldr	Court	Lwyr	Lawyer	Rpr	Repair	Whse	West
Crt	Customer	Mech	Mechanic or Mechanical	Rtl	Retail	Wkr	Warehouse
Cust	Custodian			S or s	South	Wldr	Worker
Custdn	Dietitian						Welder
Dietn							

Community abbreviations and symbols used in this publication

(A) Community abbreviations appear in parentheses in the Alphabetical Section, Business Directory, and Telephone Key. Specific abbreviations used in this publication are defined on the title page near the beginning of the directory.

♠ Symbol appears in the Alphabetical Section and Street Guide and indicates home ownership.

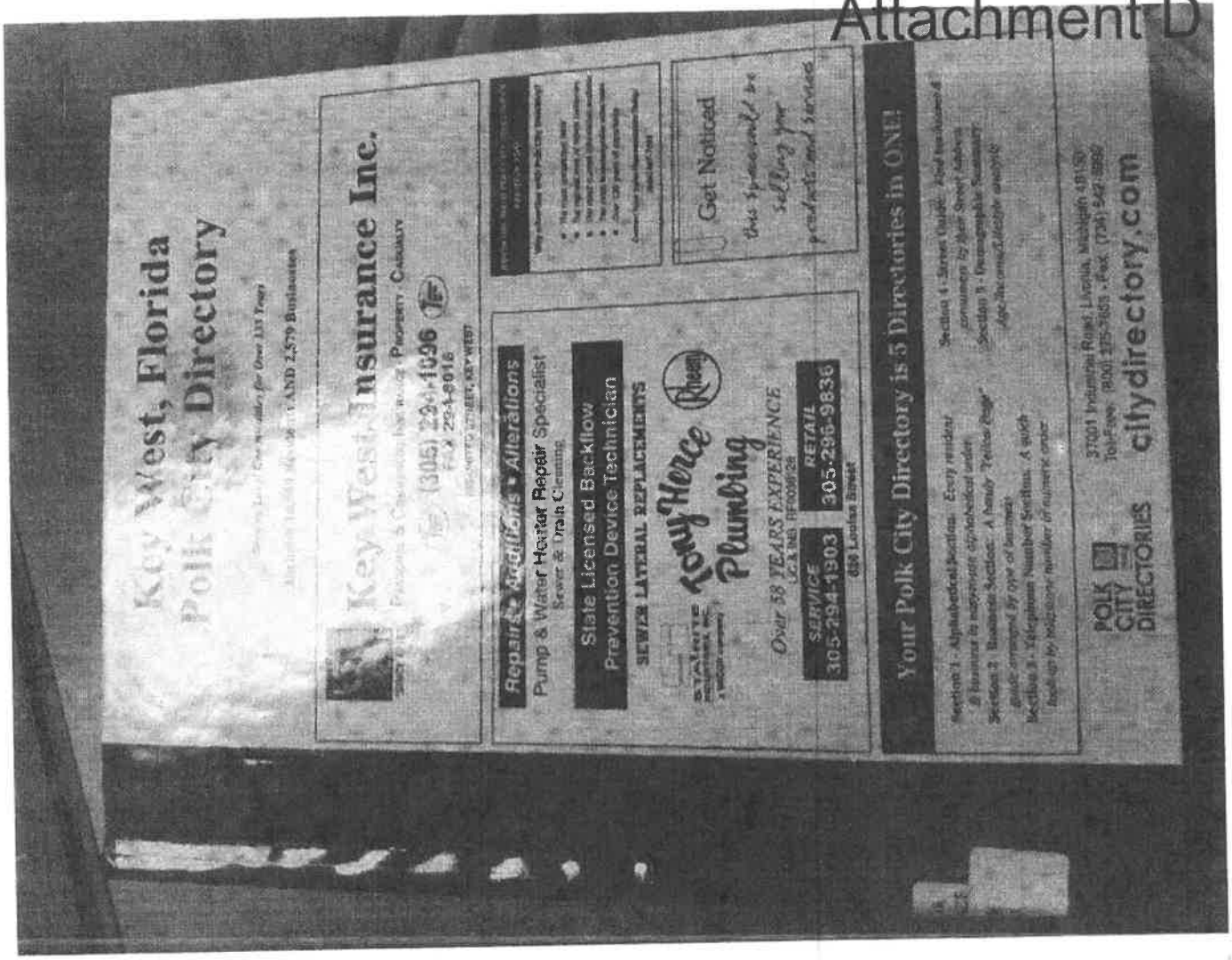
1 thru 5 Symbol appears in the Alphabetical Section and indicates home value.

Y M O Symbol appears in the Alphabetical Section and indicates head of household age.

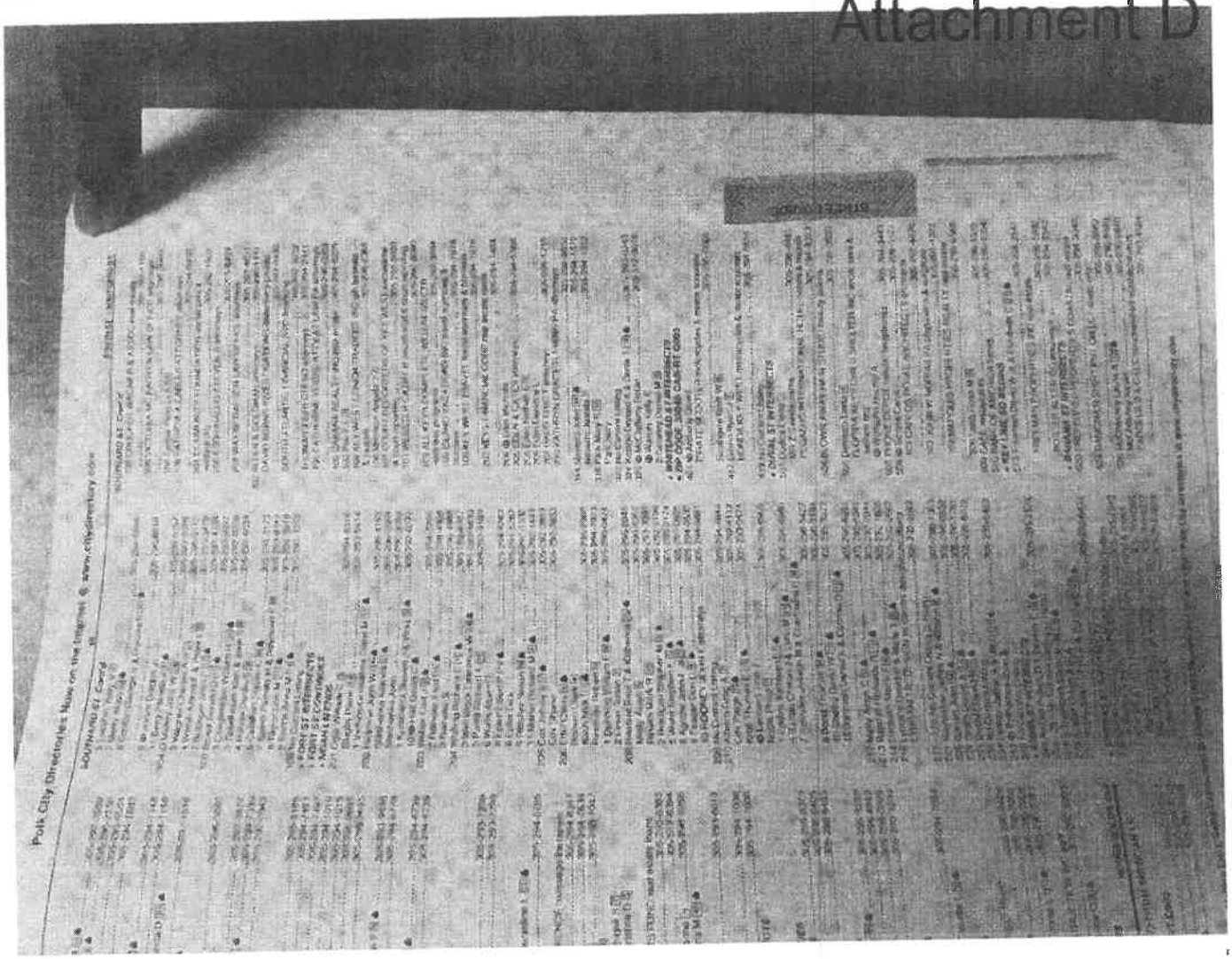
[5] Symbol appears in the Street Guide directory and indicates the number of years listed at this address.

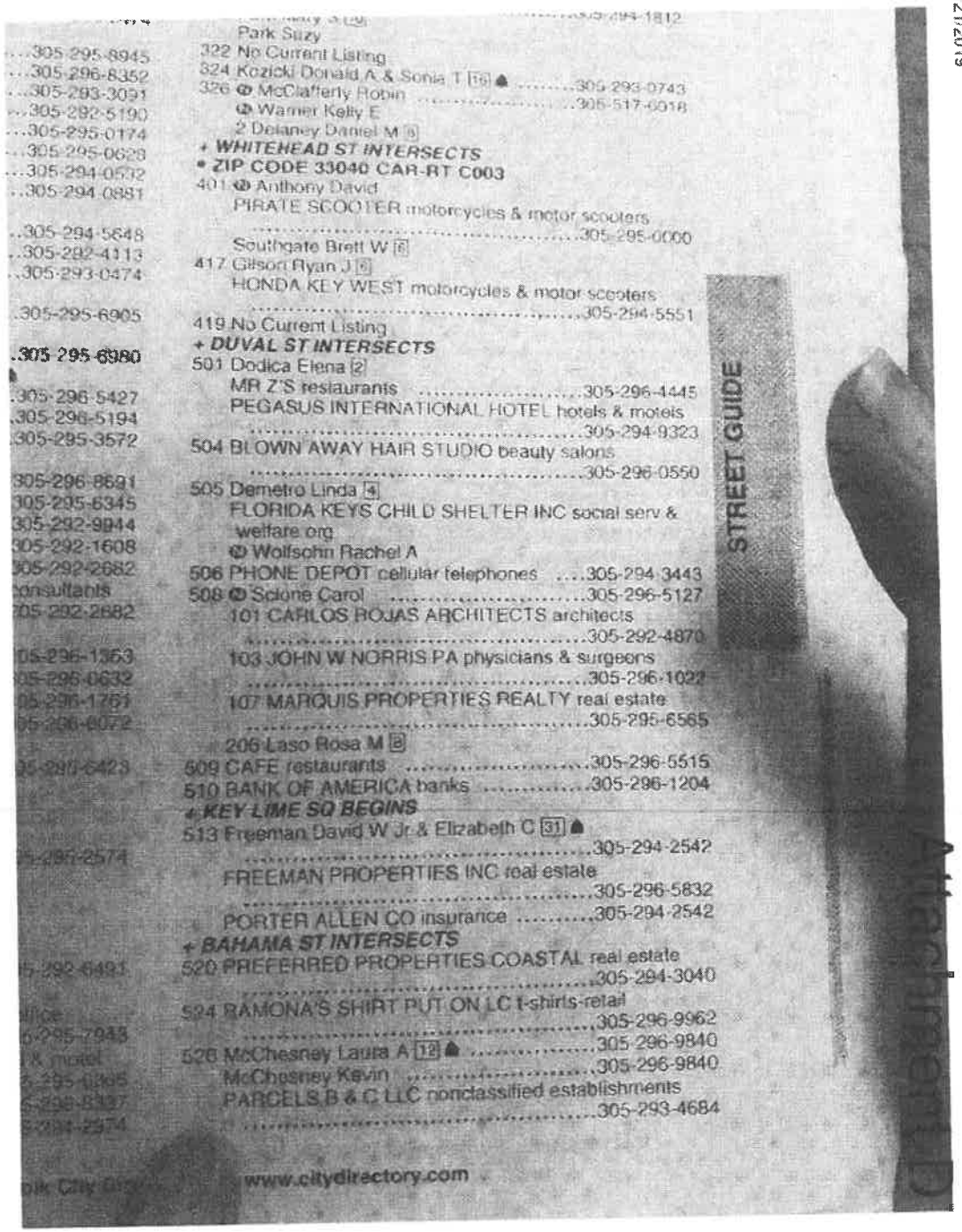
Ⓝ Symbol appears in the Street Guide directory and indicates a new listing at this address.

Attachment D



Attachment D



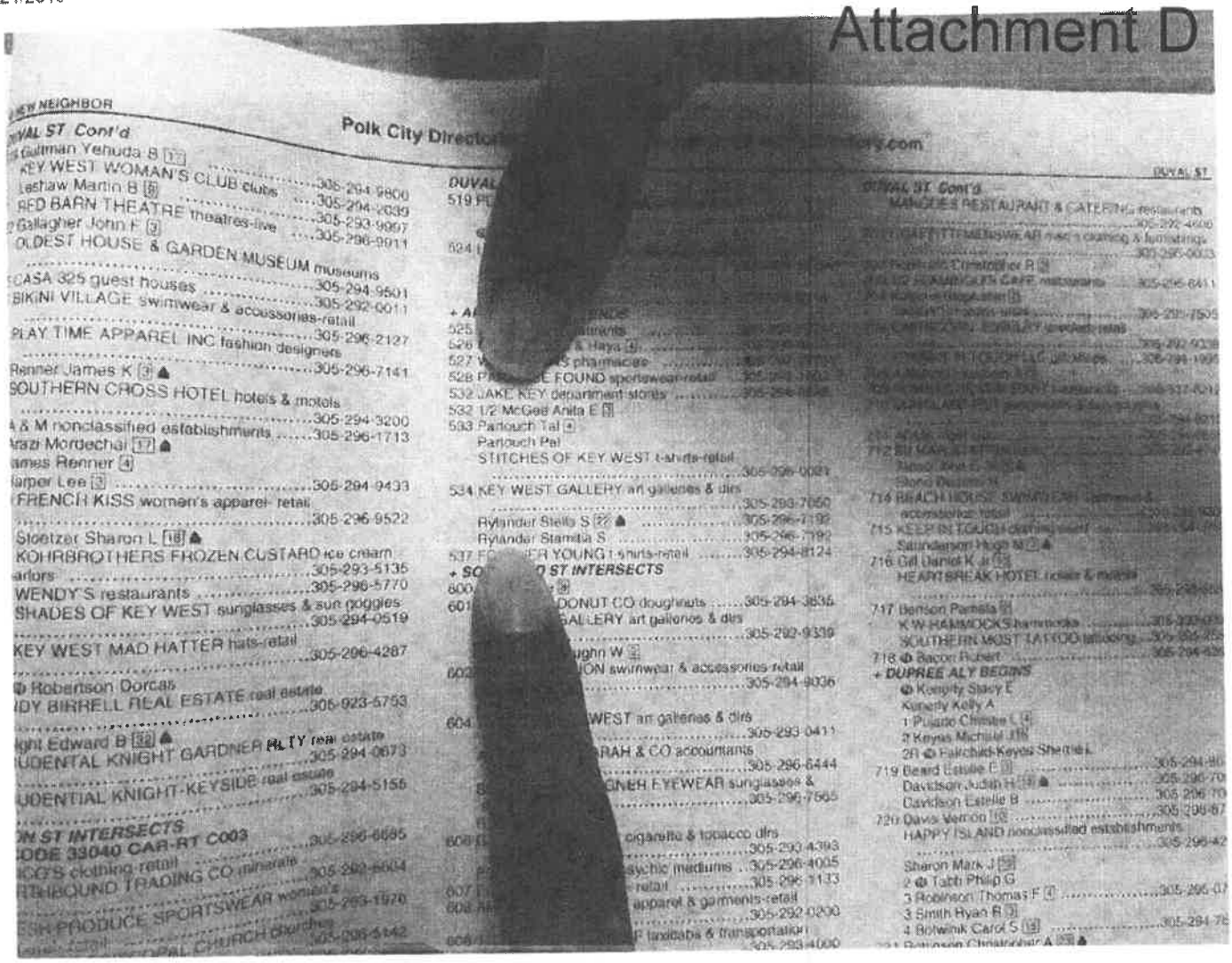


STREET GUIDE

Park Suzy
322 No Current Listing
324 Kozicki Donald A & Sonia T [6] ♠ 305-293-0743
326 ⓟ McClafferty Robin 305-517-6018
ⓟ Warner Kelly E
2 Delaney Daniel M [6]
+ WHITEHEAD ST INTERSECTS
• ZIP CODE 33040 CAR-RT C003
401 ⓟ Anthony David
PIRATE SCOOTER motorcycles & motor scooters
.....305-295-0000
Southgate Brett W [6]
417 Gilson Ryan J [6]
HONDA KEY WEST motorcycles & motor scooters
.....305-294-5551
419 No Current Listing
+ DUVAL ST INTERSECTS
501 Dodica Elena [2]
MR Z'S restaurants 305-296-4445
PEGASUS INTERNATIONAL HOTEL hotels & motels
.....305-294-9323
504 BLOWN AWAY HAIR STUDIO beauty salons
.....305-296-0550
505 Demetro Linda [4]
FLORIDA KEYS CHILD SHELTER INC social serv & welfare org
ⓟ Wolfsohn Rachel A
506 PHONE DEPOT cellular telephones 305-294-3443
508 ⓟ Sclone Carol 305-296-5127
101 CARLOS ROJAS ARCHITECTS architects
.....305-292-4870
103 JOHN W NORRIS PA physicians & surgeons
.....305-296-1022
107 MARQUIS PROPERTIES REALTY real estate
.....305-295-6565
206 Laso Rosa M [8]
509 CAFE restaurants 305-296-5515
510 BANK OF AMERICA banks 305-296-1204
+ KEY LIME SQ BEGINS
513 Freeman David W Jr & Elizabeth C [31] ♠
.....305-294-2542
FREEMAN PROPERTIES INC real estate
.....305-296-5832
PORTER ALLEN CO insurance 305-294-2542
+ BAHAMA ST INTERSECTS
520 PREFERRED PROPERTIES COASTAL real estate
.....305-294-3040
524 RAMONA'S SHIRT PUT ON LC t-shirts-retail
.....305-296-9962
526 McChesney Laura A [12] ♠ 305-296-9840
McChesney Kevin 305-296-9840
PARCELS B & C LLC nonclassified establishments
.....305-293-4684

www.citydirectory.com

Attachment D



NEW NEIGHBOR

Polk City Directory.com

DUVAL ST Cont'd

Gallman Yehuda B [17]
KEY WEST WOMAN'S CLUB clubs 305-294-9800
Lashaw Martin B [5] 305-294-2039
RED BARN THEATRE theatres-live 305-293-9997
Gallagher John F [3] 305-296-0911
OLDEST HOUSE & GARDEN MUSEUM museums
CASA 325 guest houses 305-294-9501
BIKINI VILLAGE swimwear & accessories-retail 305-292-0011
PLAY TIME APPAREL INC fashion designers 305-296-2127
Renner James K [3] ▲ 305-296-7141
SOUTHERN CROSS HOTEL hotels & motels
& M nonclassified establishments 305-294-3200
razi Mordechai [17] ▲ 305-296-1713
ames Renner [4]
arper Lee [3] 305-294-9433
FRENCH KISS women's apparel-retail 305-296-9522
Stoetzer Sharon L [18] ▲
KOHRBROTHERS FROZEN CUSTARD ice cream
arlors 305-293-5135
WENDY'S restaurants 305-296-5770
SHADES OF KEY WEST sunglasses & sun goggles 305-294-0519
KEY WEST MAD HATTER hats-retail 305-296-4287
Robertson Dorcas
DY BIRRELL REAL ESTATE real estate 305-923-5753
ight Edward B [32] ▲
UDENTAL KNIGHT GARDNER REALTY real estate 305-294-0673
UDENTIAL KNIGHT-KEYSIDE real estate 305-294-5156
ON ST INTERSECTS
CODE 33040 CAR-RT C003 305-296-6685
ICO'S clothing-retail 305-292-6604
RTHBOUND TRADING CO minerals
ESH PRODUCE SPORTSWEAR women's 305-293-1976
PAL CHURCH churches 305-296-5442

DUVAL
519 PU
524 L
+ A
525 ... restaurants
526 ... & Haya [3]
527 W ... S pharmacies
528 PA ... E FOUND sportswear-retail 305-294-3700
532 LAKE KEY department stores 305-296-6546
532 1/2 McGee Anita E [3]
533 Partouch Tal [4]
Partouch Pal
STITCHES OF KEY WEST t-shirts-retail 305-296-0021
534 KEY WEST GALLERY art galleries & dlrs 305-293-7050
Rylander Stella S [22] ▲ 305-296-7192
Rylander Stamata S 305-296-7192
537 F ... ER YOUNG t-shirts-retail 305-294-8124
+ SO ... O ST INTERSECTS
600 ... [3]
601 ... DONUT CO doughnuts 305-294-3835
... GALLERY art galleries & dlrs 305-292-9339
... ughn W [2]
602 ... ION swimwear & accessories-retail 305-294-9036
604 ... WEST art galleries & dlrs 305-293-0411
... RAH & CO accountants 305-296-6444
... GNER EYEWEAR sunglasses & 305-296-7565
608 ... cigarette & tobacco dlrs 305-293-4393
... sychic mediums 305-296-4005
607 ... retail 305-296-3133
608 ... apparel & garments-retail 305-292-0200
606 ... F landaba & transportation 305-293-4000

DUVAL ST Cont'd
MANOLO'S RESTAURANT & CATERING restaurants 305-292-4600
... CAFE TTT Melissa AR men's clothing & furnishings 305-296-0003
... Christopher R [3]
... KAMMOON'S CAFE restaurants 305-296-6411
... [3]
... .305-292-7505
... .305-292-9038
... .305-294-1995
... .305-317-4012
714 BEACH HOUSE SWIMWEAR swimwear & accessories-retail 305-296-9302
715 KEEP IN TOUCH clothing-retail ....305-294-7[illegible]
Sandanson Hugo M [2] ▲
716 Gill Daniel K Jr [3]
HEARTBREAK HOTEL hotels & motels ....305-296-[illegible]
717 Benson Pamela [3]
K W HAMMOCKS hammocks ....305-293-[illegible]
SOUTHERN MOST TATTOO tattooing ....305-295-[illegible]
718 Bacon Robert ....305-294-[illegible]
+ DUPREE ALY BEGINS
Kenerly Stacy E
Kenerly Kelly A
1 Pulido Christie L [4]
2 Keyes Michael J [8]
2R Fairchild-Keyes Sherrie L
719 Beard Estelle E [3] ....305-294-80[illegible]
Davidson Judith H [3] ▲ ....305-296-70[illegible]
Davidson Estelle B ....305-296-70[illegible]
720 Davis Vernon [18] ....305-296-87[illegible]
HAPPY ISLAND nonclassified establishments ....305-296-42[illegible]
Sharon Mark J [3]
2 Tabti Philip G
3 Robinson Thomas F [4] ....305-296-07[illegible]
3 Smith Ryan R [3]
4 Botwink Carol S [18] ....305-294-75[illegible]
Robinson Christopher A [23] ▲

Attachment D

SOUTHARD ST - SPOONBILL WAY

SOUTHARD ST Cont'd

324 Kozicki Donald A & Sonia T [16] ▲ 305-293-0743

326 GALERIE DUVAL FRAMING & SHIPPING gen contractors 305-295-0022

Strosnider Daniel R

+ WHITEHEAD ST INTERSECTS

401 PIRATE SCOOTER motorcycles & motor scooters 305-2

Southgate Brett W [5]

404 METEOR SMOKEHOUSE restaurants ...3

417 Gilson Ryan J [5]

HONDA KEY WEST motorcycles & moto .....

Mills Victor [2]

419 No Current Listing

425 ISLAND JOES GOURMET COFFEE coffee roasting & handling 305-294-1190

+ DUVAL ST INTERSECTS

• ZIP CODE 33040 CAR-RT C003

501 Dodica Elena

MR Z'S restaurants 305-296-4445

PEGASUS INTERNATIONAL HOTEL hotels & motels 305-294-9323

505 Demetro Linda [3] 305-295-0463

PROJECT LIGHTHOUSE FKCS social serv & welfare org

506 PHONE DEPOT cellular telephones 305-294-3443

508 John W N III [3]

ROJAS JR CARLOS O architects 305-292-4870

103 NORRIS III JOHN W MD physicians & surgeons 305-296-1022

103 Norris John W III [2] 305-296-1022

107 MARQUIS PROPERTIES REALTY real estate 305-295-6565

201 McCaffery Meriel P

509 CAFE restaurants 305-296-5515

510 BANK OF AMERICA banks 305-296-1204

+ KEY LIME SQ BEGINS

513 Freeman David W Jr & Elizabeth C [39] ▲ 305-296-5832

PORTER ALLEN CO insurance 305-294-2542

514 Clark Jack [19]

+ BAHAMA ST INTERSECTS

520 DEL FRIARED PROPERTIES COASTAL real estate 305-294-3040

721
723
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+ W
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+ M
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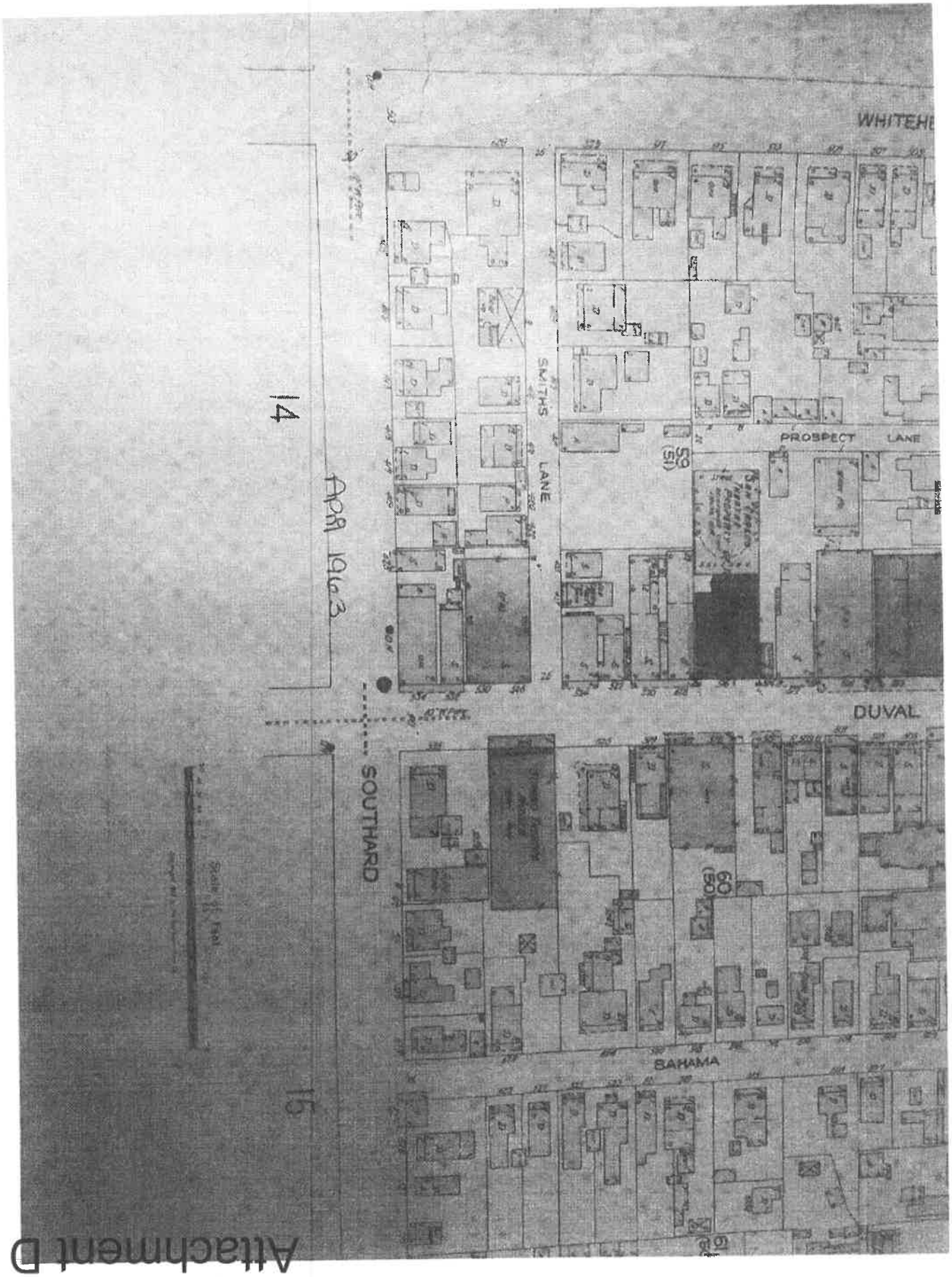
908
909



Attachment D

Attachment D

Keys Energy Service Accounts on Property

Account Management View (BROWSE) ACTIVE/ACC

Account Detail

Account Info

Service Address

Billing Information

ELECTRIC	701.31	701.31	0.00	0.00	0.00
	701.31	701.31	0.00	0.00	0.00

Service Information

Start

Disconnect

Exemptions

Notices

Deposits

Readings

Amount: 701.31

Due date

Attachment D

Account Management View (BROWSE) FINAL/PAP

Account Info

Service Address

Billing Information

Service Information

Exemptions

Notices

Deposits

Readings

Disconnect

Attachment D

Account Management View (BROWSE) FINAL/PAP

Account Info

Service Address

Billing Information

Service Information

Disconnect

Exemptions

Notices:

Deposits:

Readings

Attachment D

Account Management View (BROWSE) FINAL/PAP

Account Info

Service Address

House# 592 Mod

Sheet

Apt

City KEY WEST

State FL

Zip 33040

Name

Billing Information

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

Service Information

Electric

Location

Residential

Start

Final

Finalpend

Reactivate

Inactive

Disconnect

Date

Reason NL

Date

Reconnect

Exemptions

Late pay

Interest

Tolerance

Reason

Reason

Notices:

Current

Prior

Deposits:

To file:

Required:

To client:

Readings

Last read

Last billed

Amount

Last payment

Amount

Due date

Attachment D

Account Management View (BROWSE) FINAL

Account Details

Account Info

Name: STANTIA A RYLANDER

Service Address

Street: SOUTHARD ST

City: WEST

State: FL

Phone: 305-296-7190

Billing Information

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

Service Information

Service: ELECTRIC

Location: BLDG

Category: RESIDENTIAL

Rate code: RESIDENTIAL

Billing cycle: MONTHLY BILLING

Meter code: RESIDENTIAL

Start: 2013-07-03

End: 2014-06-27

First bill: 2014-06-27

Mailing from:

Mailing to:

Disconnect

Code:

Reason: No

Date:

Reconnect:

Exemptions

Late pay:

Interest:

Estimate:

Disconnect:

Reason:

Reason:

Notices:

	1	2	3
Current	N	N	N
Prior	S	S	S

Deposits

On file: 0.00

Required: 0.00

To refund: 0.00

Readings

Last read: 2014-06-27

Last bill:

Amount: 78.26

Last payment:

Amount: 78.26

Disc date: 2014-07-17

Attachment D

System Date: 6/12/2010 10:26:22 AM
User date: 6/12/2010 Bill Detail Report

Page
Name

Number BILL0001653403 Billing Date 4/6/2010 Status Posted
Budget Due Date 4/26/2010 To 21ST
Batch WW100116R Outstanding Amt 0.00000

Fixed 1.00000 From 3/3/2010 To 4/2/2010 Penalty 0.00000
Consumption 12.86000 From 3/2/2010 To 4/1/2010 Statement 1508571
Taxes 0.00000 Location 10 001126
Bill Total 12.86000

Date	Detail	Amount
4/1/2010	Reading for meter 0701610	$0.00
	W RES 5/8 Water base fee1,SF-4/1/2010, 12.86	$12.86
	Total current charges	$12.86

Florida Keys
Aqueduct Authority
Accounts on
Property

System Date: 6/12/2019 10:27:19 AM
User Date: 6/12/2019

Florida Keys Aqueduct Authorit
Document History by Location

Page: 1
Report: Terminal

Attachment D

Location: 002716 Address: 420 SOUTHARD ST KEY WEST FL 33040
Customer: VACANT VACANT
Including: Work, Open, History, Voided

Last Statement Date 0/0/0000 Last Statement Balance $0.00 Collection Agency Balance $0.00
Last Payment Date 0/0/0000 Current Balance $0.00

Date	Document	Type		Connection	Consumption	Amount	Running Balance
1/9/2012	READ0003790263	History	METER	1 W RES			
1/3/2012	READ0003778761	History	METER	1 W RES			
12/2/2011	READ0003730707	History	METER	1 W RES			
11/3/2011	READ0003671739	History	METER	1 W RES			
10/3/2011	READ0003615674	History	METER	1 W RES			
9/1/2011	READ0003564045	History	METER	1 W RES			
8/3/2011	READ0003516962	History	METER	1 W RES			
7/1/2011	READ0003457610	History	METER	1 W RES			
4/8/2011	READ0003317303	History	METER	1 W RES			
4/7/2011	READ0003303114	History	METER	1 W RES			
3/3/2011	READ0003252662	History	METER	1 W RES			
2/3/2011	READ0003201717	History	METER	1 W RES			
1/3/2011	READ0003141111	History	METER	1 W RES			
12/1/2010	READ0003068479	History	METER	1 W RES			
11/1/2010	READ0003035502	History	METER	1 W RES			
10/1/2010	READ0002992106	History	METER	1 W RES			
9/1/2010	READ0002930420	History	METER	1 W RES			
8/2/2010	READ0002874579	History	METER	1 W RES			
7/1/2010	READ0002825422	History	METER	1 W RES			
6/1/2010	READ0002769611	History	METER	1 W RES			
5/3/2010	READ0002716656	History	METER	1 W RES			
4/1/2010	READ0002661137	History	METER	1 W RES			
3/1/2010	READ0002610187	History	METER	1 W RES			
2/1/2010	READ0002562231	History	METER	1 W RES			
1/4/2010	READ0002507258	History	METER	1 W RES			
12/1/2009	READ0002454170	History	METER	1 W RES			
11/2/2009	READ0002399696	History	METER	1 W RES			
10/1/2009	READ0002347374	History	METER	1 W RES			
9/2/2009	READ0002295542	History	METER	1 W RES			
8/4/2009	READ0002232226	History	METER	1 W RES			
7/1/2009	READ0002178425	History	METER	1 W RES			
6/2/2009	READ0002124363	History	METER	1 W RES			
5/4/2009	READ0002073187	History	METER	1 W RES			
4/2/2009	READ0002022131	History	METER	1 W RES			
3/3/2009	READ0001968102	History	METER	1 W RES			
2/3/2009	READ0001911865	History	METER	1 W RES			
1/5/2009	READ0001858681	History	METER	1 W RES			

37 Documents

System Date: 6/12/2019 10:27:52 AM
User Date 6/12/2019

Florida Keys Aqueduct Authority
Document History by Location

Attachment D

Location: 002716 Address: 421 SOUTHARD ST KEY WEST FL 33040
Customer: 575930 ORIGINAL COFFEE & TEA LLC
Including: Work, Open, History, Voided

Last Statement Date 1/4/2013 Last Statement Balance $124.19 Collection Agency Balance $0.00
Last Payment Date 1/18/2013 Current Balance $0.00

Date	Document	Type	Connection	Consumption	Amount	Running Balance
1/18/2013	PYMT0003036698	History	PAYMEN		$124.19	$0.00
1/4/2013	PYMT0003077303	History	PAYMEN		$90.00	Credit Note
1/7/2013	READ0001440628	History	METER 1 W RES	400		
1/7/2013	PNAL0000156633	History	PENAL		$214.19	$214.19
1/3/2013	READ0001431947	History	METER 1 W RES	15,700		
12/26/2012	PYMT0003033646	History	PAYMEN		$212.19	$0.00
12/7/2012	BILL0003444940	History	REGULA		$221.84	$212.19
12/4/2012	PYMT0003024348	History	PAYMEN		$203.84	$10.34
12/1/2012	READ0001389690	History	METER 1 W RES	16,800		
11/30/2012	PNAL0000034943	History	PENALT		$10.34	$224.27
11/7/2012	BILL0003392925	History	REGULA		$203.88	$203.88
11/2/2012	READ0001335461	History	METER 1 W RES	15,200		
10/29/2012	PYMT0002966968	History	PAYMEN		$144.01	$0.00
10/5/2012	BILL0003345139	History	REGULA		$144.01	$144.01
10/2/2012	READ0001282988	History	METER 1 W RES	19,400		
9/24/2012	PYMT0002877299	History	PAYMEN		$101.01	$0.00
9/7/2012	BILL0003241473	History	REGULA		$101.01	$101.01
9/4/2012	READ0001227019	History	METER 1 W RES	12,800		
8/23/2012	PYMT0002830477	History	PAYMEN		$42.23	$0.00
8/8/2012	BILL0003247182	History	REGULA		$42.23	$42.23
8/3/2012	READ0001179703	History	METER 1 W RES	5,200		
7/23/2012	PYMT0002780534	History	PAYMEN		$43.35	$0.00
7/6/2012	BILL0003194191	History	REGULA		$43.35	$43.35
7/3/2012	READ0001122646	History	METER 1 W RES	5,400		
6/27/2012	PYMT0002740577	History	PAYMEN		$68.73	$0.00
6/8/2012	BILL0003148338	History	REGULA		$61.34	$68.73
6/5/2012	READ0001066761	History	METER 1 W RES	7,800		
6/4/2012	PYMT0002707207	History	PAYMEN		$13.39	$7.34
6/1/2012	PNLT0000314534	History	PENALT		$7.34	$60.81
5/8/2012	BILL0003050124	History	REGULA		$53.55	$53.55
5/3/2012	READ0001002511	History	METER 1 W RES	9,300		
4/27/2012	PYMT0002644815	History	PAYMEN		$155.51	$0.00
4/9/2012	BILL0003046751	History	REGULA		$178.96	$155.51
4/4/2012	PYMT0002614547	History	PAYMEN		$15.36	$6.59
4/3/2012	READ0001048493	History	METER 1 W RES	21,300		
3/30/2012	PNLT0000303209	History	PENALT		$6.59	$72.15
3/7/2012	BILL0003299831	History	REGULA		$65.56	$65.56
3/2/2012	READ0001093131	History	METER 1 W RES	6,500		
2/27/2012	PYMT0002537905	History	PAYMEN		$27.49	$0.00
2/8/2012	BILL0003255001	History	REGULA		$27.49	$27.49
2/2/2012	READ0001038597	History	METER 1 W RES	2,900		
1/5/2012	PYMT0002473083	History	PAYMEN		$20.00	$0.00
1/5/2012	PYMT0002473085	History	PAYMEN		$90.00	Deposit Amount
1/5/2012	MTST0001153076	History	MISC C 1 W RES		$20.00	$20.00

44 Documents

System Date:6/12/2013 1:09:47 AM
User Date: 6/12/2013 Bill Detail Report

Attachment D

Number BIL1000193461 Billing Date:4/6/2013 Status Posted
Budget Due Date: 4/26/2013 In EIST
Batch 3W04011038 Outstanding Amt 0.0000

Fixed 0.00000 From 4/1/2000 To 4/1/2000 Penalty 0.00000
Consumption 12.86000 From 3/2/2013 To 4/1/2013 Interest 1.08808
Taxes 0.00000 Location ID 002731
Bill Total 12.86000

Date	Detail	Amount
4/1/2013	Reading for meter 65017.40	$0.00
	W MFS 5/8 Water base fee1,EF-3/1/2013, 12.86	$12.86
	Total current charges	$12.86

Gmail

Yetcel Jimenez <yetcel26@gmail.com>

Attachment D

GREEN CARD 1010022

2 messages

Sherry Wilson <SWilson@mcpafl.org>
To: "YETCEL26@GMAIL.COM" <YETCEL26@gmail.com>

Mon, Jun 17, 2019 at 12:40 PM

Good Afternoon Yetcel

Here is the document that you requested.

Have a great day !!

Green Card From the Monroe County Property Appraisers Office

SHERRY WILSON

CUSTOMER SERVICE SPECIALIST

MONROE COUNTY PROPERTY APPRAISER

500 WHITEHEAD STREET

KEY WEST, FLORIDA 33040

OFC: (305) 292-3420

FAX: (305) 292-3431

SWILSON@MCPAFL.ORG

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

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

1010022.pdf
614K

Yetcel Jimenez <yetcel26@gmail.com>
To: Sherry Wilson <SWilson@mcpafl.org>

Mon, Jun 17, 2019 at 1:06 PM

Sherry,

Thank you so much!

Sincerely,

Yetcel Jimenez
Yetcel26@gmail.com
(954)802-4966

[Quoted text hidden]

Attachment D

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

RYLANDER STELLA A.
524 DUVAL ST P.O. BOX 1451
City 5000

KY
PT LOT 1 SQR 51
OR155-435-440
OR155-451/458 OR170-103-104

OR408-110-111

LAND COMPUTATIONS

QUAN	TYPE DESC	SIZE / AREA	UNIT PRICE	DF	CF	PRICE PER FRONT FOOT	VALUE
	Cal						
		50 x 150					
						TOTAL	

2/20/70

PHOTO
IMP 8-3

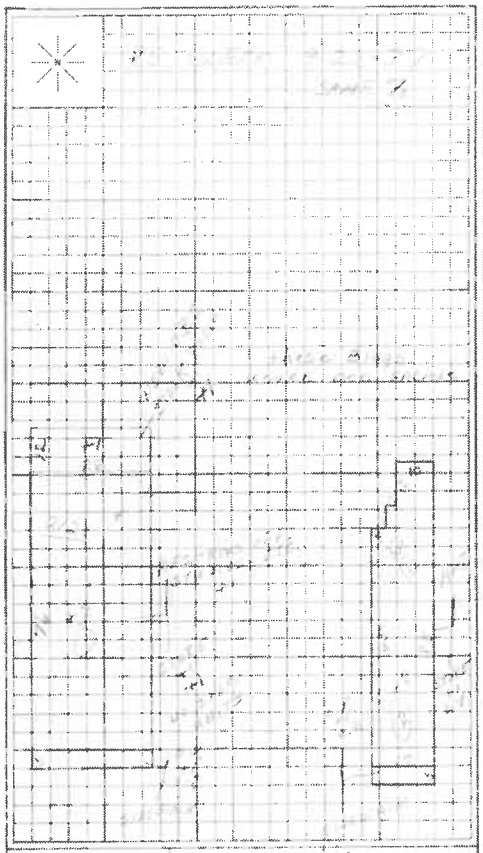
PHOTO
IMP 8-3

VALUATION TOTALS

1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19..	LAND	
	IMPROVEMENTS	
	TOTAL	
19..	LAND	
	IMPROVEMENTS	
	TOTAL	
1974	LAND	
	IMPROVEMENTS	
	TOTAL	
19..	LAND	
	IMPROVEMENTS	
	TOTAL	
19..	LAND	
	IMPROVEMENTS	
	TOTAL	
19..	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES

Attachment D



CARD	SCALE	
PLOTTED	PLOTTED BY	DATE
RANDCAR	CLASSED BY	DATE

CONTRACTOR DATE

IMPROVEMENT 2 3 4

ROOF

FOUNDATION

ADJUSTMENTS

Frame
Height
Front & Interior
Apt Edge
Heating
Special Use

EXTERIOR WALLS

Weatherboard
Corr Metal
Corr Asbestos
Wd Fr Stucco
Wd Fr Asbestos
C.B. Plain
C.B. Stucco
Wd Fr Siding
Tile Stucco
Brick
Frame Comm
Porc. Glass, Stn

ROOF TYPE

Flat Shed
Gable Hipped
Bellcast
Mansard
Gambrel
Flat Monitor

ROOF MATERIAL

Tar Gravel
B.U.R.
Shingle, Wd Cl
Shingle, Asbestos
Tile, Ceramic
Tile, Cl
Asphalt
Slate
Copper

IMPROVEMENT 2 3 4

STEAM HEAT

FLOOR

None
Single Pine
Concrete
Wood Asph Tile
Cork Terrazzo
Ceramic Tile
Double Hardwood
Parquet Tile
Carpet
Cork Carpet Tile
Marble

PLUMBING

None
Poor
Average
Good

HEATING

None
Gas Heat
Oil Heating
Oil Cooling
Oil Cool & Heat

ELECTRICITY

None
Poor
Average
Good

CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
R.F.				
E.F.				
REP. COST NEW				
CONDITION				
DEP. REP. VAL.				

DEPRECIATION ADJUSTMENT

NO	PHY	ADJUSTMENT		
1				
2				
3				
4				

Attachment D

RYLANDER STELLA A.
534 Duval St.
City

PT LOT I

OR408-110-111

LAND COMPUTATIONS

NUM-TYPE-ZONE	SIZE-AREA	UNIT PRICE	DF	DF	PRICE PER FRONT FOOT	VALUE
						TOTAL

REAL PROPERTY RECORD CARD

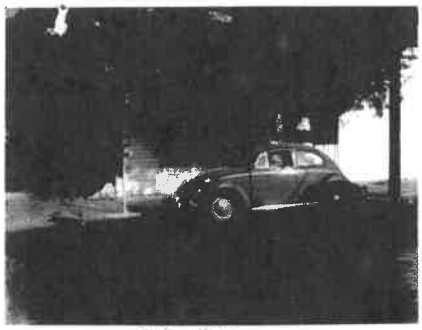
MONROE COUNTY, FLORIDA

VALUATION TOTALS

1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

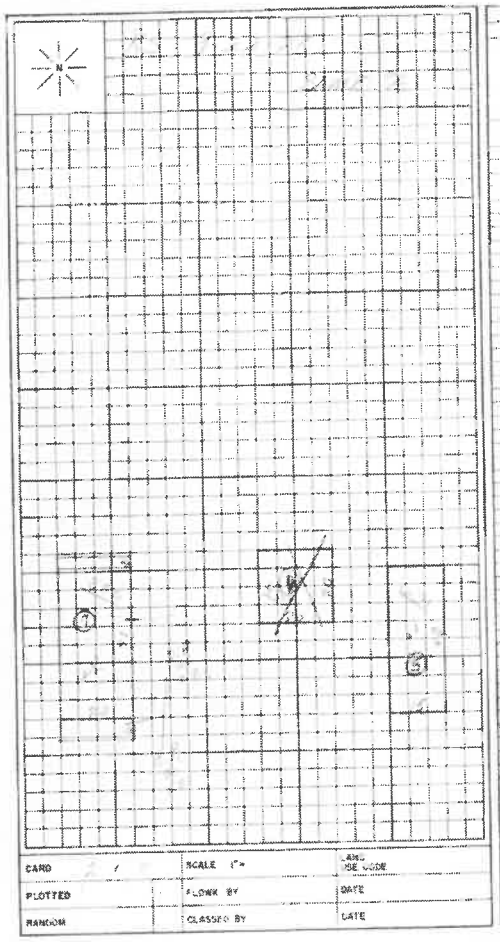
— NOTES —

125 SHEPARD ST



2/20/90

Attachment D



CARD	SCALE 1" =	AREA USE CODE
PLOTTED	FLOWN BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT				
TYPE OF STRUCTURE				
YEAR BUILT				
ROOMS				
Sum Rooms				
1/2 Rms				
Bed Rms				
Bath Rms				
No of Baths				
No of Fact Rms				
Fact R Rms				
Fact R Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Add Equip				
Partitions				
Special Fea				
EXTERIOR WALLS				
Weatboard				
Corr Metal				
Corr Asbestos				
Wd Fr Stucco				
Wd Fr Asbestos				
C.B Plain				
C.B Stucco				
Wd Fr Siding				
Tile Stucco				
Brick				
Reinf Conc				
Panel Cast Mt				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Tar Mt Rol				
T & G B.U.				
Shing Wd. Etc				
Shing. Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT				
INTERIOR FINISH				
Unfinished				
Wd. or Ceil Bds				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc. Asph. Tile				
Conc. Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc				
Parquet				
Conc. Q Tile				
Conc Car Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntr Heating				
Cntr Cooling				
Cntr Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.P.				
REP. COST NEW				
CONDITION				
DEP REP. VALUE				

DEPRECIATION ADJUSTMENT

NO	PHY	ADJUSTMENT	%	CODE
1				
2				
3				
4				

Monroe County Property Record Card (021)

Alternate Key: 1010022
Effective Date: 7/23/2010 1:51:35 PM **Run:** 07/23/2019 01:52 PM

Attachment D

RYLANDER,STELLA A

PO BOX 126
SUMMERLAND KEY FL 33042

Parcel 00009760-000000-06-68-25 **Nbhd** 32030
Alt Key 1010022 **Mill Group** 10KW
Affordable Housing No **PC** 1200
FEMA Injunction
Inspect Date Aug 15, 2006 **Next Review**
Business Name
Physical Addr 532 DUVAL ST, KEY WEST
425 SOUTHARD ST, KEY WEST
419 SOUTHARD ST, KEY WEST
534 DUVAL ST, KEY WEST

Associated Names

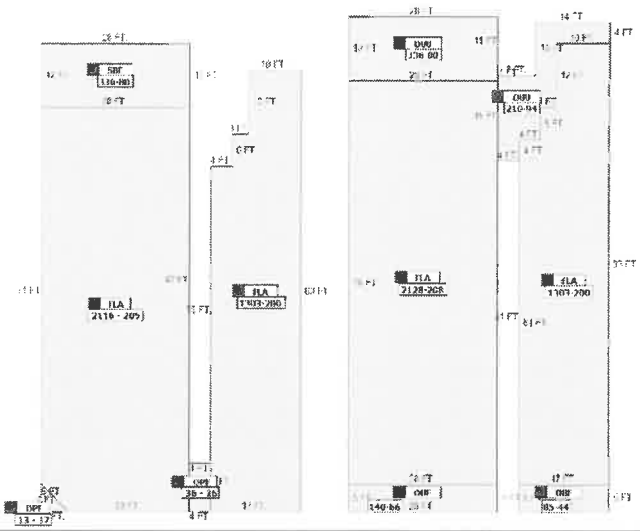
Name	DBA	Role
RYLANDER, STELLA A		Owner

Legal Description
KW PT LOT 1 SQR 51 OR408-110-111

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1089	100D	50	150	No	7,500.00	SF	24.00		1.00	1.00	1.00	0.91		N		
														Total Just Value		

Building Sketch 39470



532-534 Duval St.

Building Characteristics

Building Nbr	1	**Building Type**	0	**Perimeter**	813	**Functional Obs**	0.00
Effective Age	24	**Condition**	A	**Depreciation %**	0.30	**Economic Obs**	0.00
Grnd Floor Area	6850	**Quality Grade**	500	**Year Built**	1913		

Fireplaces	0	**3 Fix Bath**	1	**5 Fix Bath**	0	**7 Fix Bath**	0
2 Fix Bath	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	21

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	10	1	1912		2,116	020	0.00
OPF	10		1	1912		36	018	50.00
OPF	11		1	1912		13	019	0.00
SBF	2	0	1	1912		336	001	100.00
FLA	3	10	1	1912		2,128	002	100.00
OUF	4	0	1	1912		140	003	100.00

Attachment D

FLA	5	10	1	1912	1,303	004	0.00
FLA	6	10	1	1912	1,303	005	0.00
OUF	7	0	1	1912	85	006	0.00
OUU	8	0	1	1912	336	007	100.00
OUU	9	0	1	1912	210	008	50.00

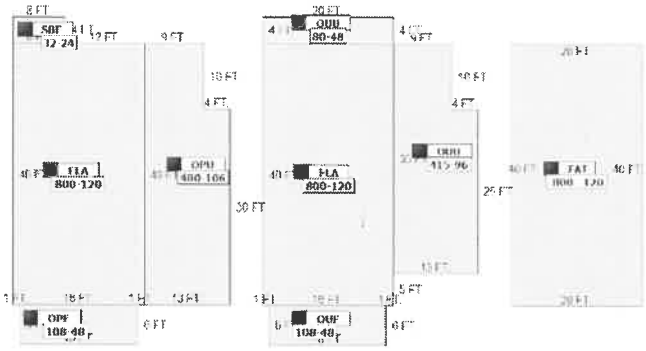
Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\C	Total RCN
3	2070	APARTMENTS	100.00	N	Y	
5	2072	1 STORY STORES	80.00	N	Y	
5	2073	WAREHOUSE/MARINA C	20.00	N	N	
6	2074	APARTMENTS	100.00	N	Y	
1		1 STORY STORES	100.00	N	Y	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
533	AB AVE WOOD SIDING	100.00		

Building Sketch 669



419 Southard St.

Monroe County Property Record Card (021)

Alternate Key: 1010022
Effective Date: 7/23/2010 1:51:35 PM **Run:** 07/23/2019 01:52 PM

Building Characteristics

Building Nbr	2	**Building Type**	R3	**Perimeter**	240	**Functional Obs**	0.00
Effective Age	29	**Condition**	P	**Depreciation %**	0.35	**Economic Obs**	0.00
Grnd Floor Area	1,600	**Quality Grade**	500	**Year Built**	1913	**Special Arch**	0

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

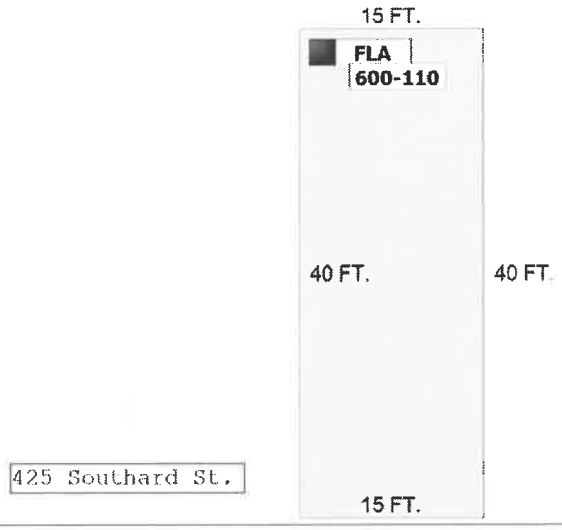
Roof Type	2	**Roof Cover**	2	**Heat 1**	1	**Heat 2**	0	**Heat Src 1**	4	**Heat Src 2**	0	**Foundation**	2	**Bedrooms**	3
Extra Features:		**2 Fix Bath**	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0	**Vacuum**	0	**Security**	0	**Garbage Disposal**	0
		3 Fix Bath	0	**5 Fix Bath**	0	**7 Fix Bath**	0	**Dishwasher**	0	**Intercom**	0	**Fireplaces**	0	**Compactor**	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1913	N	N	0.00	0.00	800	009	0.00
OPF	2	:	1	1913			0.00	0.00	108	010	0.00
SBF	3	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	32	011	0.00
OPU	4	:	1	1991			0.00	0.00	480	012	0.00
OUU	5	:	1	1991			0.00	0.00	80	013	0.00
FLA	6	12:ABOVE AVERAGE WOOD	1	1913	N	N	0.00	0.00	800	014	0.00
OUF	7	:	1	1913			0.00	0.00	108	015	0.00
OUU	8	:	1	1991			0.00	0.00	415	016	0.00
FAT	9	12:ABOVE AVERAGE WOOD	1	1913	N	N			800	021	0.00

Attachment D

Building Sketch 39471



Building Characteristics

Building Nbr	3	Building Type	0	Perimeter	110	Functional Obs	0.00
Effective Age	27	Condition	A	Depreciation %	0.36	Economic Obs	0.00
Grnd Floor Area	600	Quality Grade	350	Year Built	1941		

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

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	8	1	1940		600	017	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\ C	Total RCN
1	2076	1 STY STORE-D	70.00	N	N	
1	2077	WAREHOUSE/MARINA D	30.00	N	N	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
534	AB AVE WOOD SIDING	100.00		

Attachment D

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
4	PT2:BRICK PATIO	20	SF	0.00	5	4	1980	2007	2	50		
3	PT2:BRICK PATIO	168	SF	100.00	14	12	1980	2007	2	50		
2	FN2:FENCES	414	SF	24.00	0	0	1993	1994	2	30		
1	CL2:CH LINK FENCE	174	SF	24.00	29	6	1979	1980	1	30		
										Total Depreciated Value		

Appraiser Notes

BLDG 1- 532 & 534 DUVAL, BLDG 2 - 419 SOUTHARD STREET, BLDG 3 - 425 SOUTHARD STREET

PETITION KW 123-1997

5/30/02 - OWNER LIVES IN THE UPSTAIRS OF BLDG 1 AND THE 23% IS CORRECT. UPSTAIRS IS FLA 3.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-0012	Jan 23 2008 12:00AM	Feb 1 2008 12:00AM	900	Commercial	CROW MOLDING, TWO OFFICES
	08-0157	Jan 24 2008 12:00AM		4,400	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
	A95-0623	Feb 1 1995 12:00AM	Aug 1 1995 12:00AM	500	Commercial	ATTACHING WOOD SIGN
	99-2404	Jul 9 1999 12:00AM	Nov 3 1999 12:00AM	5,000	Commercial	REPLACE 10 TON AIR HANDLE
	01-1995	May 21 2001 12:00AM	Nov 16 2001 12:00AM	3,359	Commercial	7 SQS V-CRIMP
	02/2958	Oct 31 2002 12:00AM	Oct 3 2003 12:00AM	975	Commercial	DEMO PERMIT FIRE
	02/2961	Nov 5 2002 12:00AM	Oct 3 2003 12:00AM	1,000	Commercial	REPAIR ELECTRICAL
	02-3265	Dec 3 2002 12:00AM	Oct 3 2003 12:00AM	5,000	Commercial	DEMO DUE TO FIRE
	02-3341	Dec 12 2002 12:00AM	Oct 3 2003 12:00AM	35,000	Commercial	ELECTRIC
	03-0281	Jan 28 2003 12:00AM	Mar 29 2003 12:00AM	1,500	Commercial	PLUMBING
	03-0283	Feb 3 2003 12:00AM	Sep 29 2003 12:00AM	275	Commercial	BUILD INSIDE WALL
	03-0338	Feb 7 2003 12:00AM	Sep 1 2004 12:00AM	150	Commercial	WALL SIGN
	06-2258	Apr 11 2006 12:00AM	Jul 26 2006 12:00AM	700	Commercial	INSTALL 3 COMPARTMENT SING & GREASE TRAP
	06-2792	May 8 2006 12:00AM	Aug 15 2006 12:00AM	1,600	Commercial	INSTALL OUTLETS, WIRE.
	06-0025	Jan 12 2006 12:00AM	Jul 26 2006 12:00AM	6,500	Commercial	REPLACE 10 TON WITH 25 TON

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	1,409,471	0	876,200	1,467	2,287,138	1,903,675	25,000	N	1,878,675
2008F	C	1,950,000	0	907,613	1,539	2,859,152	2,326,754	25,000	N	2,301,754
2007F	O	1,950,000	0	668,935	1,612	2,620,547	2,142,488	25,000	N	2,117,488
2006F	O	675,000	0	714,005	978	1,718,108	1,533,033	25,000	N	1,508,033
2005F	O	562,500	0	732,633	1,022	1,565,605	1,409,487	25,000	N	1,384,487
2004F	O	472,500		726,066	1,079	1,565,605	1,389,210	25,000	N	1,364,210
2003F	O	465,000		733,142	1,122	1,565,605	1,385,784	25,000		1,360,784
2002F	O	465,000		606,835	1,166	1,565,605	1,381,559	25,000		1,356,559
2001F	O	465,000		568,308	1,224	1,300,698	1,174,808	25,000		1,149,808
2000F	O	390,000		548,613	496	1,237,113	1,120,801	25,000		1,095,801
1999F	O	390,000		502,875	513	1,237,113	1,116,378	25,000		1,091,378
1998F	O	390,000		353,057	534	759,112	745,737	25,000		720,737
1997F	O	375,000		353,057	555	759,112	743,043	25,000		718,043
1996F	O	375,000		323,196	578	670,474	670,175	25,000		645,175
1995F	O	375,000		323,196	605	670,474	666,422	25,000		641,422
1994F	O	375,000		301,050	0	635,186	635,186	25,000		610,186
1993F	I	375,000		301,050	0	633,412	633,412	25,000		608,412
1992F	I	375,000		302,819	0	633,412	633,412	25,000		608,412
1991F	I	375,000		289,929	0	633,412	633,412	25,000		608,412
1990F	I	301,875		289,929	0	633,412	633,412	25,000		608,412
1989F	I	300,000		237,647	0	633,412	633,412	25,000		608,412
1988F	I	240,000		207,129	0	463,457	463,457	25,000		438,457
1987F	I	114,844		203,426	0	356,330	356,330	25,000		331,330
1986F	I	112,500		204,299	0	326,879	326,879	25,000		301,879
1985F	I	81,000		192,929	0	317,951	317,951	25,000		292,951
1984F	C	81,000		189,193	0	270,193	270,193	25,000		245,193
1983F	C	52,800		189,348	0	242,148	242,148	25,000		217,148
1982F	C	52,800		155,733	0	208,533	208,533	25,000		183,533

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
408	110	2/1/1969	Conversion Code	0	Q	I	53,100

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
44	ADDL HOMESTEAD	25,000	2008	1	100.00	
39	25000 HOMESTEAD	25,000	1994	1	100.00	

Gmail

Yetcel Jimenez <yetcel26@gmail.com>

Attachment D

Public Records Request :: W008774-070919

1 message

Public Records Center <keywestfl@mycusthelp.com>
To: "yetcel26@gmail.com" <yetcel26@gmail.com>

Wed, Jul 10, 2019 at 2:32 PM

Key West Clerks office's response to Requests for certificate of occupancy

Email correspondence

Attachments:
rylanderproperty.pdf

07/10/2019
RE: PUBLIC RECORDS REQUEST of July 09, 2019, Reference # W008774-070919

Dear Yetcel,

The City of Key West received a public information request from you on July 09, 2019. Your request mentioned:

"Certificate of Occupancy for the following addresses:
419 Southard St.,
425 Southard St.,
532 Duval St.,
533 Duval St.,
534 Duval St.

I am searching for C.O from 2000-2012 pertaining to any of these addresses."

The City has reviewed its files and has located responsive records to your request.

These records have been included in this correspondence.

Sincerely,

Melinda Stewart, Deputy City Clerk
City Clerk's Office

To monitor the progress or update this request please log into the .

Code Records

Attachment D

PARCEL TREE		
MODULE		
DESCRIPTION		
STATUS		
00009760-000000 (CONV:1808241516050002091)		
532 DUVAL ST		
active		
CASE	00-00354	CONVERTED
CASE CLOSED	2/29/2000	4/27/2001
CASE	00-01129	GENERAL COMPLAINT
CASE CLOSED	6/26/2000	4/18/2001
CASE	00-01691	CONVERTED
CASE CLOSED	8/16/2000	5/14/2001
CASE	00-03505	CONVERTED
CASE CLOSED	11/29/2000	10/13/2004
CASE	01-00105	CUSTOM WEARING APPAREL
SIVAN OF KEY WEST INC		
CASE CLOSED	1/9/2001	1/10/2001
CASE	01-00148	GENERAL COMPLAINT
CASE CLOSED	1/11/2001	5/26/2001
CASE	02-01242	GENERAL COMPLAINT
CASE CLOSED	10/31/2002	11/16/2002
CASE	02-01259	CONVERTED
CASE CLOSED	11/4/2002	7/13/2004
CASE	03-00056	CONVERTED

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LICENSE	13313	RETAIL WHOLESALE OR MAIL ORDER
FYRE, INC		
INACTIVE	10/15/2001	9/30/2002
CASE	14-01075	GENERAL COMPLAINT
CASE CLOSED	7/2/2014	7/9/2014
CASE	14-01076	BUILDING ORDINANCE
CASE CLOSED	7/2/2014	7/9/2014
CASE	14-01540	TRANSIENT RENTAL COMPLAINT
William		
DISMISSED	10/15/2014	1/29/2015
LICENSE	14023	RETAIL WHOLESALE OR MAIL ORDER
UNCLE BABO		
INACTIVE	1/9/2003	9/30/2003
LICENSE	1441	REGULATORY LICENSES AND PERMITS
SIVAN OF KEY WEST (CWA)		
INACTIVE	3/20/2007	9/30/2007
LICENSE	14776	RETAIL WHOLESALE OR MAIL ORDER
ENTRANCE SOUTH ART		
INACTIVE	9/30/2004	9/30/2005
CASE	15-00088	SIGN VIOLATION
COMP AFTER INVESTIGATION	1/16/2015	2/10/2015
CASE	15-00273	FALSE ALARM FIRE INSPECTION
James Coleman Gallery		
COMP AFTER NOTICE	2/23/2015	3/10/2015
CASE	15-01524	ILLEGAL DWELLING UNITS
NO VIOLATION	11/10/2015	11/14/2015
LICENSE	15413	STATE LICENSED PROFESSIONAL
URIS BEAUTY SALON / LAMADRID		
INACTIVE	1/23/2003	9/30/2003
LICENSE	15414	RETAIL WHOLESALE OR MAIL ORDER
URIS BEAUTY SALON		

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INACTIVE	1/23/2003	9/30/2003
LICENSE	1593	REGULATORY LICENSES AND PERMITS
UNCLE BABO (CWA)		
INACTIVE	6/12/2003	9/30/2003
CASE	16-00149	OBSTRUCTION OF STREETS
Life is good		
CASE CLOSED	2/10/2016	2/25/2016
CASE	16-00706	DELINQUENT BUSINESS TAX
LIG Key West LLC 15904		
DISMISSED	5/31/2016	7/28/2016
CASE	16-01632	OBSTRUCTION OF STREETS
COMP AFTER INVESTIGATION	12/8/2016	12/16/2016
LICENSE	16378	RETAIL WHOLESALE OR MAIL ORDER
PINK PALM COMPANY		
INACTIVE	9/29/2005	9/30/2006
CASE	17-00284	TRANSIENT RENTAL COMPLAINT
NO VIOLATION	2/22/2017	3/8/2017
CASE	17-00477	GENERAL COMPLAINT
COMP AFTER NOTICE	4/6/2017	4/11/2017
CASE	17-01207	BIN RECEPTACLES LEFT OUT
LIG Key West, LLC.		
COMP AFTER INVESTIGATION	8/16/2017	10/12/2017
CASE	18-00231	SIGN VIOLATION
COMP AFTER NOTICE	2/22/2018	3/5/2018
CASE	18-00925	TRANSIENT RENTAL COMPLAINT
IN COMPLIANCE	7/2/2018	2/5/2019
PERMIT	1996-00002752	SIGN APPLICATION
Administratively closed per CBO		
FINALED	7/1/1996	
PERMIT	1997-00003106	RENOVATION, CONVERSION: COMMERCIAL

Permits

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FINALED	9/13/1997	
PERMIT	1999-00002404	MECHANICAL ONLY
FINALED	7/9/1999	
PERMIT	2000-00000709	SIGN APPLICATION
ADM CLOSED NO FIN INSP	3/20/2000	3/28/2000
PERMIT	2001-00000387	PLUMBING ONLY
FINALED	1/23/2001	
PERMIT	2001-00001995	ROOFING
ADM CLOSED NO FIN INSP	5/18/2001	5/18/2001
PERMIT	2001-00003404	SIGN APPLICATION
FINALED	10/12/2001	
PERMIT	2002-00001822	SIGN APPLICATION
FINALED	7/2/2002	
PERMIT	2002-00002958	RENOVATION, CONVERSION: COMMERCIAL
FINALED	10/29/2002	
PERMIT	2002-00002961	ELECTRICAL
ADMCLOSE NO FIN INSP	10/29/2002	11/5/2002
PERMIT	2002-00003265	DEMOLITION - PARTIAL
see 02-3341 f 12-20-02		
FINALED	12/3/2002	
PERMIT	2002-00003341	RENOVATION, CONVERSION: COMMERCIAL
FINALED	12/9/2002	
PERMIT	2003-00000281	PLUMBING ONLY
PERMIT PRINTED	1/28/2003	1/28/2003

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PERMIT	2003-00000283	RENOVATION, CONVERSION: COMMERCIAL
PERMIT PRINTED	1/29/2003	2/3/2003
PERMIT	2003-00000338	SIGN APPLICATION
OB Uri's Salon 2005		
FINALED	2/3/2003	
PERMIT	2003-00003611	SIGN APPLICATION
OB Uri's Salon 2005		
FINALED	10/14/2003	
PERMIT	2003-00004117	SIGN APPLICATION
OB 1-28-08 Pink Palm		
FINALED	12/3/2003	
PERMIT	2005-00006004	SIGN NO ELECTRIC
COMPLETED	12/29/2005	12/30/2005
PERMIT	2006-00000025	MECHANICAL ONLY
PERMIT PRINTED	1/3/2006	1/12/2006
PERMIT	2006-00002257	RENOVATION, CONVERSION: RESIDENTIAL
Showed in Plan Check 4-9-18		
FINALED	4/7/2006	
PERMIT	2006-00002258	PLUMBING ONLY
PERMIT PRINTED	4/7/2006	4/11/2006
PERMIT	2006-00002792	ELECTRIC ONLY
FINALED	5/3/2006	
PERMIT	2006-00004306	SIGN APPLICATION
FINALED	7/14/2006	
PERMIT	2007-00004412	RENOVATION, CONVERSION: COMMERCIAL
Emergency Repair-Replace bearing wall,rotted sills		
PERMIT PRINTED	9/19/2007	9/19/2007
PERMIT	2007-00004571	RENOVATION, CONVERSION: COMMERCIAL

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PERMIT PRINTED	9/28/2007	10/19/2007
PERMIT	2007-00004703	ELECTRIC ONLY
FINALED	10/11/2007	
PERMIT	2007-00004714	RENOVATION, CONVERSION: COMMERCIAL
150 s.f. wood siding & casing, level 1st floor		
PERMIT PRINTED	10/12/2007	10/15/2007
PERMIT	2007-00004830	MECHANICAL ONLY
FINALED	10/24/2007	
PERMIT	2007-00004833	ELECTRIC ONLY
FINALED	10/24/2007	
PERMIT	2008-00000012	RENOVATION, CONVERSION: COMMERCIAL
FINALED	1/3/2008	
PERMIT	2008-00000062	SIGN NO ELECTRIC
Work was never done - Angela S'Most Signs		
CANCELLED	1/10/2008	1/11/2008
PERMIT	2008-00000157	SECURITY/FIRE ALARM
FINALED	1/22/2008	
PERMIT	2009-00000054	ELECTRIC ONLY
FINALED	1/9/2009	
PERMIT	2009-00000794	ELECTRIC ONLY
FINALED	3/18/2009	
PERMIT	2009-00004124	SIGN APPLICATION
FINALED	12/1/2009	
PERMIT	2010-00003000	SIGN NO ELECTRIC
COMPLETED	9/9/2010	9/22/2010
PERMIT	2010-01000375	HARC

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COMPLETED	9/9/2010	9/22/2010
PERMIT	2011-00001937	MECHANICAL ONLY
PERMIT PRINTED	6/7/2011	6/10/2011
PERMIT	2011-00003510	MECHANICAL HVAC
COMPLETED	9/20/2011	9/22/2011
PERMIT	2011-01000750	HARC APPLICATION
PERMIT PRINTED	6/7/2011	6/10/2011
PERMIT	2011-01000790	HARC
ADMCLOSE NO FIN INSP	6/15/2011	6/22/2011
PERMIT	2012-00000539	RENOVATION, CONVERSION: COMMERCIAL
PERMIT PRINTED	2/10/2012	2/16/2012
PERMIT	2012-00000828	ROOFING
PERMIT PRINTED	3/5/2012	3/7/2012
PERMIT	2012-01000247	HARC APPLICATION - FENCE
PERMIT PRINTED	2/10/2012	2/16/2012
PERMIT	2012-01000315	HARC
ADMCLOSE NO FIN INSP	2/17/2012	2/22/2012
PERMIT	2012-01000316	HARC
ADMCLOSE NO FIN INSP	2/17/2012	2/26/2012
PERMIT	2012-01000330	HARC
ADMCLOSE NO FIN INSP	2/24/2012	3/7/2012
PERMIT	2013-00001264	ROOFING
FINALED	4/2/2013	

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PERMIT	2013-00001300	RENOVATION, CONVERSION: COMMERCIAL
FINALED	4/4/2013	
PERMIT	2013-00004857	RENOVATION INTERIOR
ADMCLOSE NO FIN INSP	11/13/2013	11/18/2013
PERMIT	2013-01000467	HARC APPLICATION - ROOF
FINALED	4/2/2013	
PERMIT	2013-01000471	HARC APPLICATION - BUILDING
FINALED	4/3/2013	
PERMIT	2014-00001188	ELECTRIC ONLY
PERMIT PRINTED	3/21/2014	4/2/2014
PERMIT	2014-00001198	PLUMBING ONLY
FINALED	3/24/2014	
PERMIT	2014-00002598	MECHANICAL ONLY
FINALED	6/2/2014	
PERMIT	2014-00003169	SIGN APPLICATION
FINALED	6/27/2014	
PERMIT	2014-01000655	HARC APPLICATION - SIGN
FINALED	4/10/2014	
PERMIT	2014-01000945	HARC APPLICATION - MECHANICAL
FINALED	6/3/2014	
PERMIT	2014-01001336	HARC APPLICATION - SIGN
1/21/15		
FINALED	8/22/2014	
PERMIT	2014-01001844	HARC APPLICATION - ROOF
Duplicate, per Rick. See permit #14-01-1825.		

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FINALED	11/24/2014	
LICENSE	20143	FOOD SERVICE
ISLAND JOE'S GOURMET COFFEE IN		
INACTIVE	9/13/2007	9/30/2008
PERMIT	2015-00002844	RENOVATION, CONVERSION: COMMERCIAL
PUT IN SU ONCE HARC APPROVES		
FINALED	7/9/2015	
PERMIT	2015-00003496	RENOVATION, CONVERSION: COMMERCIAL
FINALED	8/19/2015	
PERMIT	2015-01001069	HARC APPLICATION - BUILDING
FINALED	7/9/2015	
PERMIT	2015-01001304	HARC APPLICATION - BUILDING
FINALED	8/19/2015	
PERMIT	2016-00000428	FENCE
FINALED	1/28/2016	
PERMIT	2016-00003233	SIGN APPLICATION
CALLBACK HARC HELD	8/15/2016	
PERMIT	2016-01000151	HARC APPLICATION - FENCE
FINALED	1/28/2016	
PERMIT	2017-00004640	HURRICANE REPAIR
PERMIT ISSUED	11/22/2017	11/27/2017
PERMIT	2018-00003415	ROOFING
COMPLETED	8/8/2018	9/14/2018
LICENSE	22197	RETAIL WHOLESALE OR MAIL ORDER
GALERIE DUVAL		
INACTIVE	5/22/2009	9/30/2009
LICENSE	24249	RETAIL WHOLESALE OR MAIL ORDER

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KEY WEST GALLERY INC II		
INACTIVE	11/23/2009	9/30/2010
LICENSE	24892	RETAIL WHOLESALE OR MAIL ORDER
JAMES COLEMAN GALLERY KEY WEST		
ACTIVE	1/16/2019	9/30/2019
LICENSE	25809	FOOD SERVICE
LICKITY SPLITZ OF KEY WEST		
INACTIVE	5/19/2011	9/30/2011
LICENSE	29251	FOOD SERVICE
FRITAS LLC		
ACTIVE	8/14/2018	9/30/2019
LICENSE	29483	REGULATORY LICENSES AND PERMITS
FRITAS LLC (DOG)		
ACTIVE	1/18/2019	9/30/2019
LICENSE	29583	REGULATORY LICENSES AND PERMITS
FRITAS LLC (REV)		
ACTIVE	1/18/2019	1/31/2020
LICENSE	30403	PROPERTY RENTAL
RYLANDER, STELLA		
ACTIVE	6/14/2018	9/30/2019
LICENSE	32170	RETAIL WHOLESALE OR MAIL ORDER
LIG KEY WEST, LLC		
INACTIVE	7/27/2016	9/30/2017
LICENSE	3725	RETAIL WHOLESALE OR MAIL ORDER
LIDO		
INACTIVE	10/12/2001	9/30/2002
LICENSE	4981	RETAIL WHOLESALE OR MAIL ORDER
KEY WEST COMIX		
INACTIVE	1/27/1999	9/30/1999
PERMIT	BLD2018-1285	ROOFING
COMPLETED	11/21/2018	1/3/2019
CASE	CC2018-01707	GRAFFITI
Graffiti on Building		
IN COMPLIANCE	9/19/2018	

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STATUS	SITE_ADDR	PERMIT_NO	PERMITTYPE	CONTRACTOR_NAME
FINALED	532 DUVAL ST 534	1996-00002752	SIGN APPLICATION	
FINALED	532 DUVAL ST 534	1997-00003106	RENOVATION, CONVERSION: COMMERCIAL	
FINALED	532 DUVAL ST 534	1999-00002404	MECHANICAL ONLY	MONROE'S SERVICE COMPANY
ADM CLOSED NO FIN INSP	532 DUVAL ST 534	2000-00000709	SIGN APPLICATION	GARY THE CARPENTER CONSTRUCTO
FINALED	532 DUVAL ST 534	2001-00000387	PLUMBING ONLY	FRANK'S PLUMBING, INC.
ADM CLOSED NO FIN INSP	532 DUVAL ST 534	2001-00001995	ROOF INC	CHODZIN, INC
FINALED	532 DUVAL ST 534	2001-00003404	SIGN APPLICATION	KINKY CONSTRUCTION
FINALED	532 DUVAL ST 534	2002-00001822	SIGN APPLICATION	KINKY CONSTRUCTION
FINALED	532 DUVAL ST 534	2002-00002958	RENOVATION, CONVERSION: COMMERCIAL	CORAL ISLAND CONSTRUCTION
ADMCLOSE NO FIN INSP	532 DUVAL ST 534	2002-00002961	ELECTRICAL	KENNEDY ELECTRIC COMPANY
FINALED	532 DUVAL ST 534	2002-00003265	DEMOLITION - PARTIAL	KEYSTAR, INC.
FINALED	532 DUVAL ST 534	2002-00003341	RENOVATION, CONVERSION: COMMERCIAL	KEYSTAR, INC.
PERMIT PRINTED	425 SOUTHARD ST	2003-00000281	PLUMBING ONLY	HASKINS PLUMBING
PERMIT PRINTED	425 SOUTHARD ST	2003-00000282	RENOVATION, CONVERSION: COMMERCIAL	
FINALED	425 SOUTHARD ST	2003-00000338	SIGN APPLICATION	
FINALED	425 SOUTHARD ST	2003-00003611	SIGN APPLICATION	LYTTON JAMES, BUILDING CONTRA
FINALED	532 DUVAL ST 534	2003-00004117	SIGN APPLICATION	CORAL ISLAND CONSTRUCTION
COMPLETED	532 DUVAL ST 534	2005-00006004	SIGN NO ELECTRIC	SOUTHERNMOST SIGN SERVICE INC.
PERMIT PRINTED	532 DUVAL ST 534	2006-00000025	MECHANICAL ONLY	SUB ZERO INC
FINALED	425 SOUTHARD ST	2006-00002257	RENOVATION, CONVERSION: RESIDENTIAL	FRANK'S PLUMBING, INC.
PERMIT PRINTED	425 SOUTHARD ST	2006-00002258	PLUMBING ONLY	FRANK'S PLUMBING, INC.
FINALED	425 SOUTHARD ST	2006-00002792	ELECTRIC ONLY	CARBONE ELECTRIC, INC.
FINALED	425 SOUTHARD ST	2006-00004306	SIGN APPLICATION	EYECATCHER DISPLAY & SIGNAGE,
PERMIT PRINTED	532 DUVAL ST 534	2007-00004412	RENOVATION, CONVERSION: COMMERCIAL	KINKY CONSTRUCTION ←
PERMIT PRINTED	532 DUVAL ST 534	2007-00004571	RENOVATION, CONVERSION: COMMERCIAL	KINKY CONSTRUCTION ←
FINALED	532 DUVAL ST 534	2007-00004703	ELECTRIC ONLY	KENNEDY ELECTRIC COMPANY
PERMIT PRINTED	532 DUVAL ST 534	2007-00004714	RENOVATION, CONVERSION: COMMERCIAL	KINKY CONSTRUCTION
FINALED	532 DUVAL ST 534	2007-00004830	MECHANICAL ONLY	CSB SERVICES INC
FINALED	532 DUVAL ST 534	2007-00004833	ELECTRIC ONLY	KENNEDY ELECTRIC COMPANY
FINALED	532 DUVAL ST 534	2008-00000012	RENOVATION, CONVERSION: COMMERCIAL	KINKY CONSTRUCTION
CANCELLED	532 DUVAL ST 534	2008-00000062	SIGN NO ELECTRIC	SOUTHERNMOST SIGN SERVICE INC.
FINALED	532 DUVAL ST 534	2008-00000157	SECURITY/FIRE ALARM	BARNES ALARM SYSTEMS INC
FINALED	425 SOUTHARD ST	2009-00000054	ELECTRIC ONLY	CAYO-TECH ELECTRICAL SERVICES
FINALED	419 SOUTHARD ST	2009-00000794	ELECTRIC ONLY	CAYO TECH ELECTRICAL SERVICES
FINALED	532 DUVAL ST 534	2009-00004124	SIGN APPLICATION	SOUTHERNMOST SIGN SERVICE INC.
COMPLETED	532 DUVAL ST 534	2010-00000000	SIGN NO ELECTRIC	SOUTHERNMOST SIGN SERVICE INC.
COMPLETED	532 DUVAL ST 534	2010-01000375	HARC	SOUTHERNMOST SIGN SERVICE INC
PERMIT PRINTED	532 DUVAL ST 534	2011-00001937	MECHANICAL ONLY	DERONAIR MECHANICAL INC.

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STATUS	SITE_ADDR	PERMIT_NO	PERMITTYPE	CONTRACTOR_NAME
COMPLETED	532 DUVAL ST 534	2011-00003510	MECHANICAL HVAC	SUB ZERO INC
PERMIT PRINTED	532 DUVAL ST 534	2011-01000750	HARC APPLICATION	DEBONAIR MECHANICAL INC.
ADMCLOSE NO FIN INSP	532 DUVAL ST 534	2011-01000790	HARC	OWNER
PERMIT PRINTED	425 SOUTHARD ST	2012-00000539	RENOVATION, CONVERSION: COMMERCIAL	ARTISAN BUILDERS INC
PERMIT PRINTED	532 DUVAL ST 534	2012-00000828	ROOFING	LINDHOLM CONSTRUCTION INC.
PERMIT PRINTED	425 SOUTHARD ST	2012-01000247	HARC APPLICATION - FENCE	ARTISAN BUILDERS INC
ADMCLOSE NO FIN INSP	532 DUVAL ST 534	2012-01000315	HARC	CLASSICAL KEYS PAINTING
ADMCLOSE NO FIN INSP	419 SOUTHARD ST	2012-01000316	HARC	CLASSICAL KEYS PAINTING
ADMCLOSE NO FIN INSP	532 DUVAL ST 534	2012-01000330	HARC	LINDHOLM CONSTRUCTION INC.
FINALED	532 DUVAL ST 534	2013-00001264	ROOFING	A-PLUS ROOFING OF KEY WEST INC
FINALED	532 DUVAL ST 534	2013-00001300	RENOVATION, CONVERSION: COMMERCIAL	MONROE COUNTY GLASS & MIRROR
ADMCLOSE NO FIN INSP	419 SOUTHARD ST	2013-00004857	RENOVATION INTERIOR	KINKY CONSTRUCTION
FINALED	532 DUVAL ST 534	2013-01000467	HARC APPLICATION - ROOF	A-PLUS ROOFING OF KEY WEST INC
FINALED	532 DUVAL ST 534	2013-01000471	HARC APPLICATION - BUILDING	MONROE COUNTY GLASS & MIRROR
PERMIT PRINTED	425 SOUTHARD ST	2014-00001188	ELECTRIC ONLY	CHECK ELECTRIC LLC
FINALED	425 SOUTHARD ST	2014-00001198	PLUMBING ONLY	PIPES PLUMBING INC.
FINALED	532 DUVAL ST 534	2014-00002598	MECHANICAL ONLY	SUB ZERO INC
FINALED	425 SOUTHARD ST	2014-00003169	SIGN APPLICATION	SOUTHERNMOST SIGN SERVICE INC.
FINALED	425 SOUTHARD ST	2014-01000655	HARC APPLICATION - SIGN	
FINALED	532 DUVAL ST 534	2014-01000945	HARC APPLICATION - MECHANICAL	SUB ZERO INC
FINALED	425 SOUTHARD ST	2014-01001336	HARC APPLICATION - SIGN	
FINALED	425 SOUTHARD ST	2014-01001844	HARC APPLICATION - ROOF	A-PLUS ROOFING OF KEY WEST INC
FINALED	419 SOUTHARD ST	2015-00002844	RENOVATION, CONVERSION: COMMERCIAL	LEPINE BUILDERS
FINALED	532 DUVAL ST 534	2015-00003495	RENOVATION, CONVERSION: COMMERCIAL	LEPINE BUILDERS
FINALED	419 SOUTHARD ST	2015-01001069	HARC APPLICATION - BUILDING	LEPINE BUILDERS
FINALED	532 DUVAL ST 534	2015-01001204	HARC APPLICATION - BUILDING	LEPINE BUILDERS
FINALED	425 SOUTHARD ST	2016-00000428	FENCE	LEPINE BUILDERS
CALLBACK HARC - HELD	532 DUVAL ST 534	2016-00003233	SIGN APPLICATION	
FINALED	425 SOUTHARD ST	2016-01000151	HARC APPLICATION - FENCE	LEPINE BUILDERS
PERMIT ISSUED	425 SOUTHARD ST	2017-00004640	HURRICANE REPAIR	SOUTHERNMOST ELECTRIC LLC
COMPLETED	532 DUVAL ST	2018-00003415	ROOFING	KEYS ALL AREA ROOFING INC
COMPLETED	532 DUVAL ST	BLD2018-1285	ROOFING	KEYS ALL AREA ROOFING INC

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CodeTRAK

APN: 00009760-000000 **ADDRESS: 532 DUVAL ST**

RECORD NUMBER	COMPLETED DATE	SCHEDULED DATE	INSPECTION TYPE	RESULT	INSPECTOR
00-00354	3/10/2000	2/29/2000	Initial Inspection		GARY ADDLE
00-01129	6/27/2000	6/27/2000	Initial Inspection		GARY ADDLE
00-01129			Follow up Inspection		GARY ADDLE
00-01691	9/16/2000	9/16/2000	Initial Inspection		ERIC OCONN
00-03505			Initial Inspection		RANDY PEKA
00-03505			Follow up Inspection		RANDY PEKA
01-00105	1/9/2001	1/10/2001	Initial Inspection		JEFF BERMA
01-00148	1/9/2001	1/9/2001	Initial Inspection		JEFF BERMA
01-00148	4/21/2001	1/9/2001	Follow up Inspection		JEFF BERMA
02-01242	11/4/2002	11/4/2002	Initial Inspection		JEFF BERMA
02-01259			Initial Inspection		GARY ADDLE
03-00056	1/14/2003	1/14/2003	Initial Inspection		CASSIE BUT
03-01469			Initial Inspection		JA
03-01527			Follow up Inspection		ERIC OCONN
03-01527	9/22/2003	9/22/2003	Initial Inspection		ERIC OCONN
03-01532			Initial Inspection		JA
05-00340	2/11/2005	2/11/2005	Initial Inspection		ERIC OCONN
05-00631			Follow up Inspection		GARY ADDLE
05-00631	5/11/2005	5/11/2005	Initial Inspection		GARY ADDLE
05-01160	10/5/2005	10/3/2005	Initial Inspection		JC
05-01160			Follow up Inspection		JC
05-01164	12/5/2005	12/2/2005	Initial Inspection		JEFF BERMA
05-01364			Follow up Inspection		MICHAEL HA
05-01364	1/26/2006	1/26/2006	Initial Inspection		MICHAEL HA
06-00217	3/6/2006	3/6/2006	Initial Inspection		CASSIE BUT
07-00947			Follow up Inspection		JEFF BERMA
07-00947	10/19/2007	4/19/2007	Initial Inspection		JEFF BERMA
07-01285			Follow up Inspection		JP
07-01285	7/11/2007	5/14/2007	Initial Inspection		JP
08-03262			Initial Inspection		Bonnita Badgett
09-01914			Follow up Inspection		DA
09-01914	11/25/2009	11/25/2009	Initial Inspection		DA

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10-00820			Follow up Inspection	SAA
10-00820	6/9/2010	6/8/2010	Initial Inspection	SAA
12-00085			Follow up Inspection	Bonnita Badgett
12-00085	1/26/2012	1/17/2012	Initial Inspection	Bonnita Badgett
12-00153	3/13/2012	2/8/2012	Follow up Inspection	Bonnita Badgett
12-00153	4/2/2012	3/15/2012	Follow up Inspection	Bonnita Badgett
12-00153	1/30/2012	1/26/2012	Initial Inspection	Bonnita Badgett
12-00234	2/8/2012	2/8/2012	Initial Inspection	Bonnita Badgett
12-00234	2/8/2012	2/8/2012	Follow up Inspection	Bonnita Badgett
12-00478			Follow up Inspection	LXH
12-00478	3/15/2012	3/15/2012	Initial Inspection	LXH
12-00715			Follow up Inspection	DA
12-00715	5/9/2012	5/9/2012	Initial Inspection	DA
12-00900	6/17/2012	6/21/2012	Initial Inspection	LXH
12-00900	6/22/2012	6/21/2012	Follow up Inspection	LXH
13-00166			Follow up Inspection	KRC
13-00166	1/29/2013	2/11/2013	Initial Inspection	KRC
14-01075	7/3/2014	7/3/2014	Initial Inspection	BDM
14-01075	7/9/2014	7/9/2014	Follow up Inspection	BDM
14-01076	7/3/2014	7/3/2014	Initial Inspection	BDM
14-01076	7/9/2014	7/9/2014	Follow up Inspection	BDM
14-01540	1/9/2015	10/15/2014	Initial Inspection	MDW
15-00088	1/19/2015	1/16/2015	Initial Inspection	Jim J Young
15-00088	2/10/2015	1/20/2015	Follow up Inspection	Jim J Young
15-00273	3/10/2015	3/10/2015	Follow up Inspection	MEL
15-00273	2/23/2015	2/24/2015	Initial Inspection	MEL
15-01524	11/14/2015	11/12/2015	Initial Inspection	PSC
15-01524			Follow up Inspection	PSC
16-00149	2/25/2016	2/11/2016	Follow up Inspection	Bonnita Badgett
16-00149	2/10/2016	2/10/2016	Initial Inspection	Bonnita Badgett
16-00706	5/31/2016	5/31/2016	Initial Inspection	BL
16-01632	12/8/2016	12/8/2016	Initial Inspection	JL
16-01632	12/8/2016	12/9/2016	Follow up Inspection	JL
17-00284	3/8/2017	3/22/2017	Initial Inspection	JW
17-00284			Follow up Inspection	JW
17-00477	4/11/2017	4/10/2017	Follow up Inspection	Bonnita Badgett

Attachment D

17-00477	4/6/2017	4/6/2017	Initial Inspection		Bonnita Badgett
17-01207	8/16/2017	8/16/2017	Initial Inspection		Bonnita Badgett
17-01207	10/12/2017	10/12/2017	Follow up Inspection		Bonnita Badgett
18-00231	2/24/2018	2/24/2018	Initial Inspection		GLL
18-00231	3/5/2018	3/6/2018	Follow up Inspection		GLL
18-00925	7/5/2018	7/2/2018	Initial Inspection		BL
18-00925	2/5/2019	2/5/2019	Follow up Inspection		Beau Langford
CC2018-01707	9/19/2018	9/19/2018	INITIAL INSPECTION	VIOLATION FOUND	Sophia Doctoche
CC2018-01707		9/28/2018	1ST FOLLOW UP		Sophia Doctoche
CC2018-01707	10/3/2018	10/3/2018	2ND FOLLOW UP	IN COMPLIANCE	Sophia Doctoche

PermitTRAK

APN: 00009760-000000 **ADDRESS: 532 DUVAL ST**

RECORD NUMBER	COMPLETED DATE	SCHEDULED DATE	INSPECTION TYPE	RESULT	INSPECTOR
1999-00002404	7/15/1999	7/15/1999	MECHANICAL FINAL 1	APPROVED	
2001-00000387	3/2/2001	3/1/2001	SEWER LINE INSPECTION 1	APPROVED	
2002-00003341	12/19/2002	12/13/2002	ELECTRICAL ROUGH 1	APPROVED	
2002-00003341	12/20/2002	12/20/2002	BUILDING FINAL 1	APPROVED	
2002-00003341	12/20/2002	12/20/2002	MECHANICAL FINAL 1	APPROVED	
2002-00003341	12/19/2002	12/13/2002	FRAMING 1	APPROVED	
2002-00003341	12/16/2002	12/13/2002	PLUMBING ROUGH 1	APPROVED	
2002-00003341	12/20/2002	12/20/2002	PLUMBING FINAL 1	APPROVED	
2002-00003341	12/19/2002	12/19/2002	ELECTRICAL FINAL 1	APPROVED	SVEN CHRIS
2003-00000283	2/13/2003	2/12/2003	FRAMING 1	DISAPPROVED	
2005-00006004	6/13/2019	6/13/2019	SIGN FINAL**	APPROVED	David Ray
2005-00006004	6/13/2019	6/13/2019	HARC INSPECTION	APPROVED	David Ray
2006-00000025	2/9/2006	2/9/2006	MECHANICAL FINAL 1	DISAPPROVED	TERRY RICH
2006-00002258	5/2/2006	5/2/2006	PLUMBING ROUGH 1	APPROVED	
2006-00002792	5/15/2006	5/15/2006	ELECTRICAL FINAL 1	DISAPPROVED	TERRY RICH
2006-00002792	5/15/2006	5/12/2006	ELECTRICAL ROUGH 1	DISAPPROVED	TERRY RICH
2006-00002792	5/16/2006	5/16/2006	ELECTRICAL FINAL 2	APPROVED	TERRY RICH
2006-00004306	8/28/2006	8/28/2006	BUILDING FINAL 1	APPROVED	TODD HAZEL
2006-00004306	9/28/2006	9/28/2006	HARC FINAL 1	APPROVED	
2007-00004412	10/4/2007	10/4/2007	FRAMING 1	APPROVED	DAVID RAY

Attachment D

2007-00004703	10/17/2007	10/17/2007	ELECTRICAL FINAL 1	APPROVED	TERRY RICH
2007-00004830	1/25/2008	1/25/2008	MECHANICAL FINAL 3	DISAPPROVED	TERRY RICH
2007-00004830	12/19/2007	12/19/2007	MECHANICAL FINAL 1	DISAPPROVED	TERRY RICH
2007-00004830	1/29/2008	1/28/2008	MECHANICAL FINAL 4	CANCELLED	TERRY RICH
2007-00004830	1/31/2008	1/31/2008	MECHANICAL FINAL 5	APPROVED	TERRY RICH
2007-00004830	1/17/2008	1/17/2008	MECHANICAL FINAL 2	DISAPPROVED	TERRY RICH
2007-00004833	1/31/2008	1/30/2008	ELECTRICAL FINAL 3	APPROVED	TERRY RICH
2007-00004833	11/21/2007	11/21/2007	ELECTRICAL ROUGH 2	APPROVED	TERRY RICH
2007-00004833	12/12/2007	12/12/2007	ELECTRICAL FINAL 1	DISAPPROVED	TERRY RICH
2007-00004833	1/25/2008	1/25/2008	ELECTRICAL ROUGH 3	APPROVED	TERRY RICH
2007-00004833	11/16/2007	11/16/2007	ELECTRICAL ROUGH 1	DISAPPROVED	TERRY RICH
2007-00004833	12/19/2007	12/18/2007	ELECTRICAL FINAL 2	CANCELLED	TERRY RICH
2008-00000012	1/29/2008	1/29/2008	FRAMING 1	APPROVED	DAVID RAY
2008-00000012	2/1/2008	2/1/2008	BUILDING FINAL 1	APPROVED	
2008-00000157	1/31/2008	1/31/2008	ELECTRICAL FINAL 1	APPROVED	TERRY RICH
2009-00000054	2/13/2009	2/13/2009	ELECTRICAL FINAL 2	APPROVED	TERRY RICH
2009-00000054	2/5/2009	2/5/2009	ELECTRICAL FINAL 1	CANCELLED	TERRY RICH
2009-00000794	4/17/2009	4/17/2009	ELECTRICAL FINAL 2	APPROVED	TERRY RICH
2009-00000794	3/27/2009	3/27/2009	ELECTRICAL FINAL 1	APPROVED WITH EXCEPT	TERRY RICH
2009-00004124	1/22/2010	1/22/2010	SIGN FINAL 1	APPROVED	DAVID RAY
2010-00003000	6/13/2019	6/13/2019	SIGN FINAL**	APPROVED	David Ray
2010-01000375		10/22/2010	HARC FINAL 1		OPEN
2010-01000375	6/13/2019	6/13/2019	HARC INSPECTION	APPROVED	David Ray
2011-00001937	7/21/2011	7/20/2011	MECHANICAL FINAL 1	DISAPPROVED	TERRY RICH
2011-00003510	7/3/2019	7/3/2019	MECH FINAL**	APPROVED	Terry Richardson
2011-01000750	7/21/2011	7/20/2011	HARC FINAL 1	DISAPPROVED	TERRY RICH
2013-00001264	4/18/2013	4/17/2013	ROOFING FINAL 1	APPROVED	
2013-00001300	10/7/2013	10/4/2013	BUILDING FINAL 1	APPROVED	BUILDING I
2013-01000467	4/18/2013	4/17/2013	HARC FINAL 1	APPROVED	
2013-01000471	10/7/2013	10/4/2013	HARC FINAL 1	APPROVED	
2014-00001198	7/1/2014	7/1/2014	PLUMBING FINAL 1	APPROVED	RON WAMPLE
2014-00001198	4/4/2014	4/3/2014	PLUMBING ROUGH 1	APPROVED	
2014-00002598	9/24/2014	9/23/2014	MECHANICAL FINAL 1	APPROVED	TERRY RICH
2014-00003169	9/3/2014	9/2/2014	SIGN FINAL 1	APPROVED	DAVID RAY
2014-01000655	9/3/2014	9/2/2014	HARC FINAL 1	APPROVED	DAVID RAY

Attachment D

2014-01000945	9/24/2014	9/23/2014	MECHANICAL FINAL 1	APPROVED	TERRY RICH
2015-00002844	8/19/2015	8/14/2015	BUILDING OTHER 1	APPROVED	BUILDING I
2015-00002844	9/2/2015	9/2/2015	BUILDING FINAL 1	APPROVED	
2015-00003496	9/2/2015	9/2/2015	BUILDING FINAL 1	APPROVED	
2015-01001069	9/2/2015	9/2/2015	HARC FINAL 1	APPROVED	
2015-01001304	9/2/2015	9/2/2015	HARC FINAL 1	APPROVED	
2016-00000428	5/10/2016	5/10/2016	AUGER HOLES 1	DISAPPROVED WITH PEN	DAVID RAY
2016-00000428	5/12/2016	5/11/2016	AUGER HOLES 2	APPROVED	DAVID RAY
2016-00000428	5/27/2016	5/27/2016	FENCE FINAL 1	APPROVED	
2016-01000151	5/27/2016	5/27/2016	HARC FINAL 1	APPROVED	
2018-00003415	11/6/2018	11/6/2018	WORK-IN-PROGRESS	PARTIAL APPROVED	David Ray
2018-00003415	2/7/2019	2/7/2019	COLUMN	APPROVED	David Ray
2018-00003415	2/12/2019	2/12/2019	ROOFING FINAL**	APPROVED	Private Provider
2018-00003415	3/5/2019	3/5/2019	HARC INSPECTION	APPROVED	Gerald Leggett
BLD2018-1285	6/17/2019	6/17/2019	BUILDING FINAL**	APPROVED	Gerald Leggett
BLD2018-1285			HARC INSPECTION	APPROVED	Gerald Leggett

Attachment D

IN THE CIRCUIT COURT FOR THE 16H JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF GREG FALBO IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT REQUIREMENTS

I, GREG FALBO, after having been duly sworn, do depose and state:

1. I am a former resident of the Florida Keys and am currently residing at 2365 Three Powers Road, Chandlersville, Ohio, 43727 My telephone numbers are (740) 455-3814 and (239) 910-6290
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.
3. I knew and worked with Stella Stamatia Rylander for many years before she died. Among the projects I assisted Stella Rylander with was the rehabilitation and repair of her properties located at 534 Duval St and 425 Southard St. in Key West, Florida. My duties included assisting Stella Rylander with various administrative matters and supervising construction work being done on these properties from around _____ to _____.
4. Over the period of time that I worked with and was acquainted with Stella Rylander I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second flook of ~~534 Duval~~ 419 Southard St for less than 30 day periods at a time to a variety of persons including friends and strangers. I cannot recall the names of any of the persons Stella Rylander rented these apartments/rooms to but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on ~~Duval St.~~ and 419 Southard ST.

GKF

Greg Falbo
GREG FALBO

Sworn to and signed before me this 27th day of June 2019, by GREG FALBO who produced the following form of identification: - Ohio License

NOTARY PUBLIC: STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO

LATISHA M. BANKS
Notary Public, State of Ohio
My Commission Expires
January 12, 2020

Attachment D

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF MIKE SKOGLUND IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT TRANSFERS

I, MIKE SKOGLUND, after having been duly sworn, do depose and state:

1. I am a of the Florida Keys and am currently residing at 522 Elizabeth St., Key West, Florida. My telephone number is (305) 296-2632
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.
3. I knew and worked with Stella Stamatia Rylander before she died. Among the projects I assisted Stella Rylander with was the rehabilitation and repair of her properties located at 534 Duval St and 425 Southard St. in Key West, Florida. My duties included assisting Stella Rylander with : CONSTRUCTION as this work was being done on these properties from around 1990 to 2013.
4. Over the period of time that I worked with and was acquainted with Stella Rylander, I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second floor of 534 Duval _____ for less than 30 day periods at a time to a variety of persons including friends and strangers. I cannot recall the names of any of the persons Stella Rylander rented these apartments/rooms to but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on Duval St. and 425 SOUTHARD ST

M SKOGLUND
MIKE SKOGLUND

Sworn to and signed before me this 3rd day of July 2019, by MIKE SKOGLUND who produced the following form of identification:
FL Drivers License

NOTARY PUBLIC: STATE OF FLORIDA

Mia Castillo

MIA CASTILLO
MY COMMISSION # GG214281
EXPIRES: June 12, 2022

Attachment D

IN THE CIRCUIT COURT FOR THE 16H JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF JAN RYLANDER IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT REQUIREMENTS

I, JAN J. RYLANDER, after having been duly sworn, do depose and state:

1. I am a resident of the Florida Keys at 7 Palmetto Drive, Big Coppit Key and am one of the beneficiaries of my mother, Stella Stamitia Rylander's estate.
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth. Over a period of many years that I observed my mother, Stella Rylander's use of the properties located at 534 Duval St. and 419 Southard, I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second floor of 534 Duval and 419 Southard or less than 30 day periods at a time to a variety of persons including friends and strangers. I can recall the following first names of some of the persons my mother, Stella Rylander rented these apartments/rooms, i.e. Buck, who was a waiter at J & J Steakhouse which formally occupied the first floor of 534 Duval and Cindy and Nancy who also were employees of J & J Steakhouse, Steven Foster, another employee of J & J Steakhouse. I cannot recall now the exact periods of time my mother rented the apartments to these and other people but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on Duval St. and Southard.

Jan J. Rylander

JAN J. RYLANDER

Sworn to and signed before me this 10 day of July 2019, by JAN RYLANDER who produced the following form of identification: Known

NOTARY PUBLIC: STATE OF FLORIDA/ COUNTY OF BROWARD

SANDRA M. RODRIGUEZ-VICARIA
MY COMMISSION # FF 915202
EXPIRES: September 2, 2019
Bonded Thru Notary Public Underwriters

SR Vicaria

EXHIBITS

LUD Application

532-534 Duval St.

419 & 425 Southard Street

Exhibit A
(Extracted from Attachment D)

IN THE CIRCUIT COURT FOR THE 16H JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF GREG FALBO IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT REQUIREMENTS

I, GREG FALBO, after having been duly sworn, do depose and state:

1. I am a former resident of the Florida Keys and am currently residing at 2365 Three Powers Road, Chandlersville, Ohio, 43727 My telephone numbers are (740) 455-3814 and (239) 910-6290
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.
3. I knew and worked with Stella Stamatia Rylander for many years before she died. Among the projects I assisted Stella Rylander with was the rehabilitation and repair of her properties located at 534 Duval St and 425 Southard St. in Key West, Florida. My duties included assisting Stella Rylander with various administrative matters and supervising construction work being done on these properties from around _____ to _____.
4. Over the period of time that I worked with and was acquainted with Stella Rylander I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second flook of ~~534 Duval~~ 419 Southard St for less than 30 day periods at a time to a variety of persons including friends and strangers. I cannot recall the names of any of the persons Stella Rylander rented these apartments/rooms to but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on ~~Duval St.~~ and 419 Southard ST.

GKF

GREG FALBO

Sworn to and signed before me this 27th day of June 2019, by GREG FALBO who produced the following form of identification: - Drivers License

NOTARY PUBLIC: STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO

LA TISHA M. BANKS
Notary Public, State of Ohio
My Commission Expires
January 12, 2020

Exhibit A
(Extracted from Attachment D)

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF MIKE SKOGLUND IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT TRANSFERS

I, MIKE SKOGLUND, after having been duly sworn, do depose and state:

1. I am a of the Florida Keys and am currently residing at 522 Elizabeth St., Key West, Florida. My telephone number is (305) 296-2632
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.
3. I knew and worked with Stella Stamatia Rylander before she died. Among the projects I assisted Stella Rylander with was the rehabilitation and repair of her properties located at 534 Duval St and 425 Southard St. in Key West, Florida. My duties included assisting Stella Rylander with : CONSTRUCTION as this work was being done on these properties from around 1990 to 2019.
4. Over the period of time that I worked with and was acquainted with Stella Rylander, I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second floor of 534 Duval _____ for less than 30 day periods at a time to a variety of persons including friends and strangers. I cannot recall the names of any of the persons Stella Rylander rented these apartments/rooms to but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on Duval St. and 425 SOUTHARD ST

M Skoglund
MIKE SKOGLUND

Sworn to and signed before me this 3rd day of July 2019, by MIKE SKOGLUND who produced the following form of identification:
FL Drivers License

NOTARY PUBLIC: STATE OF FLORIDA

Mia Castillo

MIA CASTILLO
MY COMMISSION # GG214281
EXPIRES: June 12, 2022

Exhibit A
(Extracted from Attachment D)

IN THE CIRCUIT COURT FOR THE 16H JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased
_____/

AFFIDAVIT OF JAN RYLANDER IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT UNIT REQUIREMENTS

I, JAN J. RYLANDER, after having been duly sworn, do depose and state:

1. I am a resident of the Florida Keys at 7 Palmetto Drive, Big Coppit Key and am one of the beneficiaries of my mother, Stella Stamitia Rylander's estate.
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth. Over a period of many years that I observed my mother, Stella Rylander's use of the properties located at 534 Duval St. and 419 Southard, I personally saw and observed her rent and charge money to rent one or more of the apartments/rooms located on the second floor of 534 Duval and 419 Southard or less than 30 day periods at a time to a variety of persons including friends and strangers. I can recall the following first names of some of the persons my mother, Stella Rylander rented these apartments/rooms, i.e. Buck, who was a waiter at J & J Steakhouse which formally occupied the first floor of 534 Duval and Cindy and Nancy who also were employees of J & J Steakhouse, Steven Foster, another employee of J & J Steakhouse. I cannot recall now the exact periods of time my mother rented the apartments to these and other people but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartment/room on Duval St. and Southard.

JAN J. RYLANDER

Sworn to and signed before me this 10 day of July 2019, by JAN RYLANDER who produced the following form of identification: Known

NOTARY PUBLIC: STATE OF FLORIDA/ COUNTY OF BROWARD

SANDRA M. RODRIGUEZ-VICARIA
MY COMMISSION # FF 915202
EXPIRES: September 2, 2019
Bonded Thru Notary Public Underwriters

Filing # 93112797 E-Filed 07/24/2019 08:09:51 PM

Exhibit B

In re. to the estate of Stella Rylander

Case #: 44-2017-CP-157-K

Number of pages including cover sheet: 2

Exhibit

Message: Notarized affidavit from Joseph Schroeder stating he knew Stella Rylander rented rooms in 419 Southard St. and the upstairs rooms of 534 Duval St. at nightly or weekly bases for less than 30 days at a time.

Exhibit B

IN THE CIRCUIT COURT FOR THE 16H JUDICIAL
CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

IN RE: ESTATE OF

Case No. 44-2017-CP-157-K

STELLA STAMITIA RYLANDER,
Deceased

_____/

AFFIDAVIT OF JOSEPH SCHROEDER IN SUPPORT OF APPLICATION TO CITY OF KEY WEST FOR WAIVER OF BPASR ARTICLE X TRANSIENT LICENSING

I, JOSEPH SCHROEDER, after having been duly sworn, do depose and state:

1. I am a resident of the Florida Keys with a place of business at 728 Duval St. Key West and am a licensed General Contractor, the owner of Schroeder Builders, Inc. also licensed with the State of Florida.
2. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.
3. Over a period of many years beginning in 1985 I was a friend of the Rylander family. Beginning in the early 1990's and continuing until on or about (and after) April 1, 2010 I personally knew and observed friends of mine and others who rented from Stella Rylander on a nightly or weekly basis one more of the apartments/rooms located on the second floor of 534 Duval St. and 419 Southard St. for less than 30 day periods at a time. As a historical preservation contractor, I observed that each room on Duval St. had a separate entrance entering onto a main hallway much like a hotel's architecture. Often, these renters were employees of neighborhood service industries. I cannot recall now the exact periods of time Stella Rylander rented each of these apartments for to these and other people but I clearly recall that the rental terms would often be for short periods of time, i.e. less than 30 days at a time based upon the needs of the renter and the availability of the apartments/rooms on Duval St. and Southard St.

Joseph Schroeder

JOSEPH SCHROEDER

Sworn to and signed before me this 24th day of July 2019, by JOSEPH SCHRODER who produced the following form of identification: FL DL # S636-496-57-453 C.

NOTARY PUBLIC: STATE OF FLORIDA/ COUNTY OF MONROE

ROCIO ELIZABETH LINDBACK
MY COMMISSION #GG270200
EXPIRES: OCT 23, 2022
Bonded through 1st State Insurance

07/24/2019

Exhibit C

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 C

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 D
(Extracted from Attachment D)

PARCEL TREE		
MODULE		
DESCRIPTION		
STATUS		
00009760-000000 (CONV:1808241516050002091)		
532 DUVAL ST		
active		
CASE	00-00354	CONVERTED
CASE CLOSED	2/29/2000	4/27/2001
CASE	00-01129	GENERAL COMPLAINT
CASE CLOSED	6/26/2000	4/18/2001
CASE	00-01691	CONVERTED
CASE CLOSED	8/16/2000	5/14/2001
CASE	00-03505	CONVERTED
CASE CLOSED	11/29/2000	10/13/2004
CASE	01-00105	CUSTOM WEARING APPAREL
SIVAN OF KEY WEST INC		
CASE CLOSED	1/9/2001	1/10/2001
CASE	01-00148	GENERAL COMPLAINT
CASE CLOSED	1/11/2001	5/26/2001
CASE	02-01242	GENERAL COMPLAINT
CASE CLOSED	10/31/2002	11/16/2002
CASE	02-01259	CONVERTED
CASE CLOSED	11/4/2002	7/13/2004
CASE	03-00056	CONVERTED

LICENSE	13313	RETAIL WHOLESALE OR MAIL ORDER
FYRE, INC		
INACTIVE	10/15/2001	9/30/2002
CASE	14-01075	GENERAL COMPLAINT
CASE CLOSED	7/2/2014	7/9/2014
CASE	14-01076	BUILDING ORDINANCE
CASE CLOSED	7/2/2014	7/9/2014
CASE	14-01540	TRANSIENT RENTAL COMPLAINT
William		
DISMISSED	10/15/2014	1/29/2015
LICENSE	14023	RETAIL WHOLESALE OR MAIL ORDER
UNCLE BABO		
INACTIVE	1/9/2003	9/30/2003
LICENSE	1441	REGULATORY LICENSES AND PERMITS
SIVAN OF KEY WEST (CWA)		
INACTIVE	3/20/2007	9/30/2007
LICENSE	14776	RETAIL WHOLESALE OR MAIL ORDER
ENTRANCE SOUTH ART		
INACTIVE	9/30/2004	9/30/2005
CASE	15-00088	SIGN VIOLATION
COMP AFTER INVESTIGATION	1/16/2015	2/10/2015
CASE	15-00273	FALSE ALARM FIRE INSPECTION
James Coleman Gallery		
COMP AFTER NOTICE	2/23/2015	3/10/2015
CASE	15-01524	ILLEGAL DWELLING UNITS
NO VIOLATION	11/10/2015	11/14/2015
LICENSE	15413	STATE LICENSED PROFESSIONAL
URIS BEAUTY SALON / LAMADRID		
INACTIVE	1/23/2003	9/30/2003
LICENSE	15414	RETAIL WHOLESALE OR MAIL ORDER
URIS BEAUTY SALON		

INACTIVE	1/23/2003	9/30/2003
LICENSE	1593	REGULATORY LICENSES AND PERMITS
UNCLE BABO (CWA)		
INACTIVE	6/12/2003	9/30/2003
CASE	16-00149	OBSTRUCTION OF STREETS
Life is good		
CASE CLOSED	2/10/2016	2/25/2016
CASE	16-00706	DELINQUENT BUSINESS TAX
LIG Key West LLC 15904		
DISMISSED	5/31/2016	7/28/2016
CASE	16-01632	OBSTRUCTION OF STREETS
COMP AFTER INVESTIGATION	12/8/2016	12/16/2016
LICENSE	16378	RETAIL WHOLESALE OR MAIL ORDER
PINK PALM COMPANY		
INACTIVE	9/29/2005	9/30/2006
CASE	17-00284	TRANSIENT RENTAL COMPLAINT
NO VIOLATION	2/22/2017	3/8/2017
CASE	17-00477	GENERAL COMPLAINT
COMP AFTER NOTICE	4/6/2017	4/11/2017
CASE	17-01207	BIN RECEPTACLES LEFT OUT
LIG Key West, LLC.		
COMP AFTER INVESTIGATION	8/16/2017	10/12/2017
CASE	18-00231	SIGN VIOLATION
COMP AFTER NOTICE	2/22/2018	3/5/2018
CASE	18-00925	TRANSIENT RENTAL COMPLAINT
IN COMPLIANCE	7/2/2018	2/5/2019
PERMIT	1996-00002752	SIGN APPLICATION
Administratively closed per CBO		
FINALED	7/1/1996	
PERMIT	1997-00003106	RENOVATION, CONVERSION: COMMERCIAL

Approved Transient LUDs – Previously Non-transier

Unit Address	Zoning	Submissi Date		Determination Date
822 Fleming St & 822 Fleming St (rear)	HNC	03/02/10	ansient units"	08/27/10
802-822 White St	HNC	09/25/13		03/25/14
904 Eaton St	HMDR	08/05/14	nsient units"	06/09/17
511 Eaton St	HNC	08/20/14		06/09/17
418 White St	HNC	10/01/14	transient units"	06/06/17
307 Elizabeth St	HMDR	02/13/15	n-transient units"	06/16/17
1213 Georgia St	HMDR	02/13/15	re previously	06/16/17
1011 Whitehead St	HMDR	02/27/16		06/09/17
903 Eisenhower Dr	CG	05/07/16	n-transient units"	
723 Catherine St	HMDR	08/01/16	nit"	06/09/17
815 Catherine St	HMDR	08/01/16		06/09/17
1901 S. Roosevelt Blvd, Unit 302-S	MDR-C	11/22/16	nt unit"	06/16/17
906 Windsor Ln	HHDR	11/22/16	nit"	09/06/17
1901 S. Roosevelt Blvd, Unit 202-W	MDR-C	03/09/17		06/16/17
408 Petronia St	HNC-3	05/02/17	ity previously	04/13/18
603 Southard St	HNC-1	05/02/17		06/16/17
629 United St	HMDR	05/02/17		06/16/17
906 Windsor Ln	HMDR	11/22/16		06/09/17
05/07/19 - City Commission adopts ordinance char				05/07/19
901 Truman	HNC		ent units"	06/25/19
528 Grinnell St	HHDR	04/30/18	nits are not a new	11/21/19
3700-3702 Sunrise	SF	06/13/18	nits are not a new	11/25/19
1409 White	HMDR	06/14/18	nit is not a new unit	11/25/19
1111-B Grinnell	HMDR	07/11/18	nits are not a new	11/25/19
1507 South St	SF	09/17/18	nit is not a new unit	09/05/19
1427 Washington St	HMDR	09/26/18	nit is not a new unit	11/25/19
427 Catherine	HRCC3	11/15/18	ded with the LUD ransiently on or ity."	11/25/19
1009 #7 Simonton	HNC1	11/15/18	nit is not a new unit	11/25/19
532 Duval	HRCC-1	08/19/19	ent units and that	11/25/19