

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

LEWIS HASKELL and
SUSAN HASKELL, husband and wife,

Appellants,

v.

CITY OF KEY WEST

Appellee,

RECEIVED
CITY CLERK'S OFFICE
2019 DEC -5 PM 3:37
CITY OF KEY WEST
KEY WEST, FLORIDA

NOTICE OF APPEAL OF DENIAL OF LAWFUL UNIT DETERMINATION

NOTICE IS HEREBY GIVEN, that LEWIS HASKELL AND SUSAN HASKELL (“Appellants”), hereby appeal 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 427 Catherine Street 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”.

Appellants have standing to bring this Appeal pursuant to Section 90-430, Key West, Florida, Municipal Code (2016), because Appellants were affected by the decision rendered by a City of Key West, Chief Official.

BACKGROUND

1. Appellants are the owners of the subject property located at 427 Catherine Street, Key West, Florida, by virtue of a Warranty Deed executed on September 16, 2002 and

¹ The Subject Property has RE: Number 000279600-000000 and Alternate Key # 1028738

recorded on September 1, 2002 in Book 1815, Page 2405, of the Official Records Book of the Monroe County, Florida. A copy of this Warranty Deed are attached hereto made a part hereof and marked as Exhibit "B".

2. The subject property consists of a single-story framed residence consisting of approximately 813 finished square feet that was constructed in 1923 with an effective year built of 1995. A copy of the Monroe County Property Record Card of the Subject Property is attached hereto, made a part hereof and marked as Exhibit "C".
3. Despite being recognized by the property appraiser as a single-family residence, the property was transformed into two separate units, or a front and rear unit.
4. Appellants have been renting the subject property as two (2) transient two units since the year 2009.
5. On or about November 15, 2018, Appellants filed with the City their Lawful Unit Determination Application with the City of Key West seeking a determination that their existing transient use (for the two units) were exempt for the City's Building Permit Allocation System (BPAS) pursuant to section 108-991, Key West, Fla. Municipal Code (2016).
6. On or about November 25, 2019, more than one (1) year after the submittal of the application, the Planning Director, reviewed Appellants' application in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specially, 108-991(3) finding that none of the categories of pertinent historic records support a granting of the LUD application. It should be noted that when Appellants submitted their application, Sec. 108-991 provided that "*Transient Units which meet the criteria in this subsection will be licensed by the City*". This provision was removed by Ord. 19-10,

- approximately six (6) months after the date the subject application was submitted.
7. Section 108-991, Key West, Fla., Municipal Code (2016) only requires that two of the delineated categories are required under the ordinance to grant LUD recognition. Despite ample evidence submitted with the application, the Planning Director made a determination that the Applicant was entitled to one transient license for a previously unrecognized unit renting transiently but was not entitled to the second requested LUD recognition on the other unit.
 8. Following the Planning Director's denial this appeal ensued.

ARGUMENT

THE CITY PASSED THE LUD ORDINANCE 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 two-family structure 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 Appellants submitted thirteen (13) documents demonstrating the existence of the transient use on or before April 1, 2010.

The Appellants submitted the following records which substantiated the record under section 108-991(3)(e):

- a. LUD Application with exhibits;
- b. Business Tax Account from the Monroe County Tax Collector with a starting date of 2002.
- c. Rental Agreement with down payment check, dated September 15, 2009 for subject property;

- d. Rental Agreement dated for December 24, 2010:
- e. Communication from short term tenant regarding rental of front and back units located on subject property.
- f. Rental Agreement for April 24, 2010;
- g. Rental Agreement for May 5, 2010;
- h. Rental Agreement for Lighthouse Cottage dated November 24, 2009;
- i. Email correspondence from KR dated November 22, 2009 regarding the rental of the subject property;
- j. Rental Agreement for Lighthouse Cottage dated January, 2010;
- k. Email correspondence from DL regarding the rental of the subject unit;
- l. Email correspondence dated November 28, 2009 regarding additional rental of subject property;
- m. Notes from various Florida Parrothead organizations;
- n. Rental Agreement for Lighthouse Cottage along with deposit check, dated February 2, 2010;
- o. Resort License from the Department of Business and Professional Regulations (2007) and (2009) along with license renewal form.
- p. Affidavits from Lewis and Susan Haskell stated that two (2) transient units existed on the property when it was purchased in 2002.

Additionally, the current zoning for the subject properties is HRCC-3, which permits transient use. Copies of the above stated evidence are attached hereto, made a part hereof and marked as composite Exhibit "D".

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. Despite the overwhelming evidence contrary to the denial, the Planning Director has determined that the applicant only established one new transient unit and a single non-transient unit on the property. Therefore, the denial, grants one unit and denies the second. 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, as the unit being used was not new “development” as stated by the Code and the subject ordinance. To make that determination, “development” must be defined. 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. [Emphasis added by undersigned]

Examining the record in this matter, there is unequivocal documented support that there was a material change of use, from non-transient to transient and therefore, under Section 108-991(3), Appellants are entitled to a determination that the Subject Property has a second lawfully established transient unit.

It should be noted that all exhibits, except for the Denial of the Lawful Use Determination were apart of the Lawful Use Determination Application.

CONCLUSION

The record reflects that the Appellants have met the threshold burden of proving the existence of two transient units on or before April 1, 2010. Additionally, the Appellants provided the City of Key West, ample evidence to establish that they met the criteria in Section 108-991(3) proving that the two units not only existed but was used as a transient unit since 2009. As such, Appellants respectfully request the Board of Adjustment to enter a decision:

1. Granting the Appeal to award a second transient unit by SUSAN HASKELL AND LEWIS HASKELL;
2. Denying or Striking the decision of the Planning Director of the City of Key West, Florida denying the lawful unit determination filed by Appellants; and
3. For any further relief this Board of Adjustment deems just and proper.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on December 5, 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.

Highsmith & Van Loon, P.A.

Attorneys for Appellants

3158 Northside Drive

Key West, Florida 33040

Telephone (305) 296-8851

E-mail: david@hvl-law.com

Secondary E-mail: service@hvl-law.com

By:



David Van Loon

Florida Bar #0655074

EXHIBIT "A"

Lori Thompson

From: Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>
Sent: Tuesday, November 26, 2019 10:17 AM
To: Lori Thompson
Cc: Angela Budde; Lauren Mongelli; Scott Russell, CFA; Amanda Brady; Matt Willman; Shirley Sealey; George Wallace; Raj M. Ramsingh; Terrence Justice; Natalie Hill; dkrause@mcpafl.org; psellers@monroetaxcollector.com; Melissa Paul-Leto
Subject: 427 Catherine Street
Attachments: 427 Catherine Street.pdf

All,

Please see the attached lawful unit determination (LUD) for 427 Catherine Street. The City of Key West now recognizes two units (contingent upon fulfillment of five additional requirements) where just one unit was previously recognized.

Best regards,

Vanessa Sellers
PLANNER II



City of Key West - Planning Department
Josephine Parker City Hall
1300 White Street
Key West, FL 33040

Direct: (305) 809-3723
vsellers@cityofkeywest-fl.gov
<http://www.cityofkeywest-fl.gov>



THE CITY OF KEY WEST

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

November 20, 2019

Trepanier & Associates, Inc.

Lori Thompson

1421 First Street

Key West FL 33040

RE: LUD Application – 427 Catherine Street, Key West, FL 33040

Dear Ms. Thompson,

We have reviewed your application for two transient units for the real property located at 427 Catherine Street, Key West, FL 33040, where the City recognizes one non-transient unit. 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.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 309-5700

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 June 21, 2019, it is my determination that you have established that two units exist on the property. Rental records included with the LUD application show the previously unrecognized unit was rented transiently on or about April 1, 2010, therefore, the unit will be licensed by the city. This is a net change to one transient unit plus one non-transient unit where just one non-transient unit was previously recognized.

In order for your unit to be legally recognized, the Key West Code of Ordinances requires the following additional criteria be 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.

In addition, an easement agreement is required to address the encroachment of an existing open porch and a planter on the front of the principle structure and a wood fence with gate running parallel to Catherine Street as shown on the boundary survey report.

Under separate letter, you will receive a calculation of the back-fee payments due. This letter should be sent to you within a maximum of 60 days of the receipt of this correspondence.

While the City of Key West recognizes the unit contingent upon fulfillment of the five additional requirements above, the City Code also mandates that we render our decision to the Department of Economic Opportunity in Tallahassee for a determination of consistency with the Principals for Guiding Development. If the Department makes a finding that this determination is consistent with the Principals, you will have 180 days from the Department's finding to meet the criteria described in a., b., c., and d. above.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roy Bishop".

Roy Bishop
Planning Director

Dated: 11/25/19

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY;

Record and Return to:
LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
1213 WHITE STREET
KEY WEST, FLORIDA 33040

RCD Sep 17 2002 05:16PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2555.00
09/17/2002 *DP* DEP CLK

Parcel Account No. RE# 00027960-000000
Alternate Key No. 1028738

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

Wherever used herein the term "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the Grantee hereto; the term "Grantor" shall include the heirs, personal representatives, successors and/or assigns of the Grantor hereto; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE, made this 16TH day of SEPTEMBER 2002, between **JOAN ROBYN BROWN, a married woman**, also known as **JOAN ROBYN SPINA**, also known as **JOAN SPINA**, also known as **JOAN BROWN-CESSNA**, also known as **JOAN CESSNA**, whose address is: 7832 Sonoma Springs Circle, Apt. 204, Lake Worth, Florida 33463, hereinafter referred "GRANTOR",

and

LEWIS C. HASKELL and SUSAN M. HASKELL, a married couple, whose address is 5859 Lake Kessler court, Indianapolis, Indiana 46226, hereinafter referred to as "GRANTEE"

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE.

Street Address: 427 Catherine Street, Key West, Florida 33040
Parcel Account No. RE# 00027960-000000
Alternate Key No. 1028738

SUBJECT TO taxes for 2002 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS: 7832 Sonoma Springs Circle, Apt. 204, Lake Worth, Florida 33463.

* "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.
Signed, sealed and delivered in our presence:

Grantor:
JOAN ROBYN BROWN

BY: Virginia Marie Brown, POA
VIRGINIA MARIE BROWN
POWER OF ATTORNEY FOR JOAN ROBYN BROWN
7832 Sonoma Springs Circle, Apt. 204
Lake Worth, Florida 33463

John Sloan
Signature of Witness #1

John Sloan
Print Name of Witness #1

Tiffany Grant
Signature of Witness #2

Tiffany Grant
Print Name of Witness #2

STATE OF PA)
COUNTY OF Chester)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **VIRGINIA MARIE BROWN, POWER OF ATTORNEY FOR JOAN ROBYN BROWN**, also known as **JOAN ROBYN SPINA**, also known as **JOAN SPINA**, also known as **JOAN BROWN-CESSNA**, also known as **JOAN CESSNA**, to me well known or who provided DRIVERS Lic AS IDENTIFICATION, and known to me to be the person described in and who executed the foregoing and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 16 day of SEPTEMBER 2002.

Kyle A. Smith
Print Name of Notary Public

My Commission Expires: 4-27-2004

Warranty Deed(non-homestead)

Notarial Seal
Kyle A. Smith, Notary Public
East Goshen Twp., Chester County
My Commission Expires Apr. 27, 2004
Member, Pennsylvania Association of Notaries

(SEAL)

EXHIBIT A
LEGAL DESCRIPTION
BROWN TO HASKELL/427 Catherine Street, Key West, Florida

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at page 433 of the Public Records of Monroe County, said parcel being described as follows: Commence at the intersection of the Northwesterly right of way line of Catherine Street with the Southwesterly right of way line of Duval Street and run thence Southwesterly along the right of way line of the said Catherine Street for a distance of 81.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Southwesterly along the right of way line of the said Catherine Street for a distance of 23.50 feet; thence Northwesterly and at right angles for a distance of 63.59 feet; thence Northeasterly and at right angles for a distance of 23.50 feet; thence Southeasterly for a distance of 63.59 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "C"


qPublic.netSM Monroe County, FL

Attachment A

Summary

Parcel ID 00027960-000000
 Account # 1028738
 Property ID 1028738
 Millage Group 10KW
 Location 427 CATHERINE St, KEY WEST
 Address
 Legal KW PT SUBS 3-4 PT LOT 1 SQR 6 TR 11 G11-444 OR416-103/104 OR804-2119
 Description OR880-1687 OR881-19/22(WILL) PROBATE #82-365-CP- 12 OR990-1712/1713Q/C
 OR1103-1693/94 OR1205-686/688 OR1304-1068/69 OR1569-13/14
 OR1815-2405/07(LG) OR1906-1841/42(CMS)
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HASKELL LEWIS C
 324 Julia St
 Key West FL 33040

HASKELL SUSAN M
 324 Julia St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$99,360	\$90,589	\$93,730	\$91,060
+ Market Misc Value	\$260	\$259	\$226	\$205
+ Market Land Value	\$258,584	\$203,008	\$128,333	\$105,037
= Just Market Value	\$358,204	\$293,856	\$222,289	\$196,302
= Total Assessed Value	\$261,278	\$237,525	\$215,932	\$196,302
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$358,204	\$293,856	\$222,289	\$196,302

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,494.36	Square Foot	25	64

Buildings

Building ID	2171	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	1995
Gross Sq Ft	1312	Foundation	CONC BLOCK
Finished Sq Ft	813	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	138	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	105	0	0
FLA	FLOOR LIV AREA	813	813	0
OPU	OP PR UNFIN LL	376	0	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		1,312	813	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1989	1990	1	54 SF	4

Attachment A

Sales

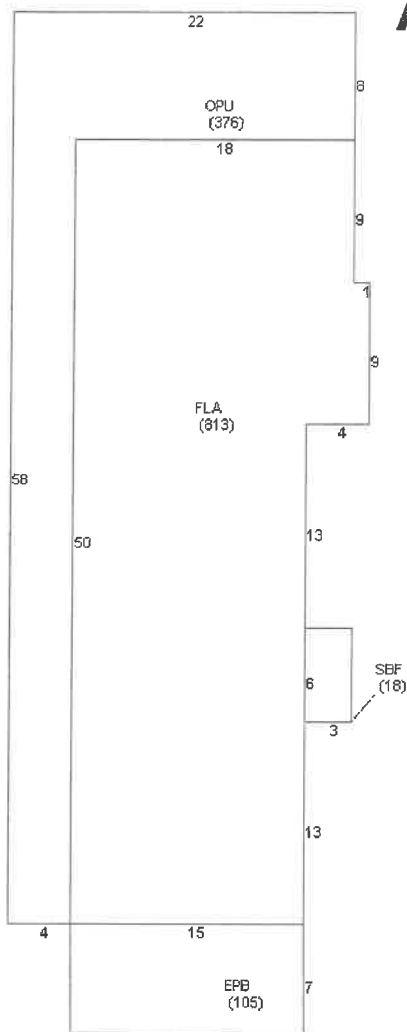
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2002	\$365,000	Warranty Deed		1815	2405	Q - Qualified	Improved
3/26/1999	\$200,000	Warranty Deed		1569	0013	Q - Qualified	Improved
4/1/1994	\$20,000	Warranty Deed		1304	1068	H - Unqualified	Improved
3/1/1992	\$96,000	Warranty Deed		1205	686	Q - Qualified	Improved
8/1/1989	\$139,000	Warranty Deed		1103	1693	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-2460	8/19/2009	2/10/2010	\$480		INSTALL 20 ALUMINUM HURRICANE PANELS ACROSS WINDOWS AT FRONT OF HOUSE FOR USE IN CASE OF H
06-4810	8/15/2006	11/3/2006	\$380	Residential	REPLACE 60SF OF 116 POINT SIDING
04-1357	4/27/2004	12/31/2006	\$12,000	Residential	NEW ROOF COVER
03-2051	9/26/2003	12/31/2003	\$2,261	Residential	PORCH ROOF

Sketches (click to enlarge)

Attachment A

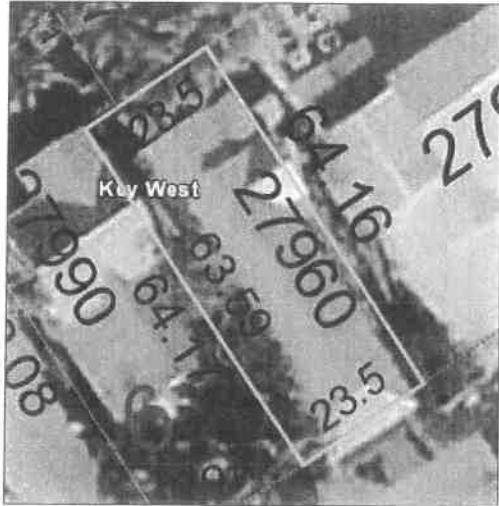


Photos



Attachment A

Map



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

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

Last Data Upload: 7/3/2018, 3:22:01 AM

Developed by
 **Schneider**
GEOSPATIAL

EXHIBIT "D"

November 15, 2018

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

**RE: Lawful Unit Determination
427 Catherine Street, RE# 00007620-000000**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Wright:

Attached is an Application for Lawful Unit Determination ("LUD") for the above property. We seek to identify and clarify the number of units and the residential unit type associated with the above property pursuant to Sec. 108-991. The current recognition of the property is as a Single-Family Residential Structure Type (1.0 ESFU). However, as development not affected pursuant to BPAS, the Hurricane Evacuation Clearance Time and the TIME model the current recognition is inconsistent with Policy 1-1.16.3, Sec. 108-991, Sec. 108-987, and Sec. 108-994.

Sec. 108-991 identifies development not affected by the Building Permit Allocation System ("BPAS"). BPAS identifies development in terms of "Residential Structure Type" and its associated impact on hurricane evacuation through the structure type's equivalent single-family unit factor. Key West's required 24-hour evacuation time is based on the "TIME" model which relies on the ratio of the average number of vehicles per unit based on the 2010 U.S. Census for the respective residential structure types divided by the vehicles per single-family units.

Therefore, the residential structure type has been, and continues to be, a critical determination under Sec. 108-991 to maintain consistency with:

Policy 1-1.16.3: Permit Allocation System Ratios by Structure Type.

The permit allocation system shall be sensitive to differing trip generating characteristics of permanent and transient residential units as well as single-family units, accessory apartment units and multi-family residential units.

Sec. 108-987. - Purpose and intent.

- (1) Reduce or maintain hurricane evacuation clearance times measured by the Transportation Interface for Modeling Evacuations (TIME) Model for the Florida Keys.
- (5) Limit units allocated from the BPAS by using those units which are identified and derive from the following sources: City of Key West Comprehensive Plan Policy 1.1.1.1; units recovered by the city which were previously allocated and unused and subsequently returned to the city; units recaptured by the city which are derived from decreases in existing residential density and changes in residential uses and subsequently returned to the city through the waiver and release of building permit allocation process and any pre-existing reserve units.

Sec. 108-994. - Established.

The city establishes a building permit allocation system in order to limit the number of permits issued for permanent and transient units by structure type and affordability level (as shown on Table 1.0 below) to those available through the following means:

- (3) Units as recovered by the city which were either previously allocated and unused or which derive from units which are determined not be affected by this article per section 108-991.

Residential Unit Type Background:

In the case of the above-mentioned property, there is a historic (c.1923) one-story frame vernacular home which City records indicate is recognized as a single-family residential structure type (1.0 ESFU).

However, in fact, as early as 2002, the property had two units and the evidence is clear that on or about April 1, 2010, both units were transient unit residential structure types, each with a 0.86 ESFU¹.

The units were referred to by name rather than numbers or letters. The 427 Catherine - Rear unit was referred to as "Lighthouse Cottage" and the 427 Catherine - Front unit was referred to as the "Lighthouse Cottage Annex". When the property was managed by a management company, the units were referred to as the "Lemon Drop Inn" (front unit) and "Casita de Catherine" (rear unit).

Units and Associated Names

Unit	Name
427 – Front	<ul style="list-style-type: none">• Lighthouse Cottage Annex; and• Lemon Drop Inn
427 – Rear	<ul style="list-style-type: none">• Lighthouse Cottage; and• Casita de Catherine

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

City of KW 2017		Property Appraiser 2010 ²	Tax Collector 2002-2019 ³	DBPR 2007-2009 ⁴	Actual Units April 1, 2010
Utilities ⁵	1 SFR	1 SFR	1 non- transient rental unit	1 transient rental unit	2 transient rental units
Licensing ⁶	1 non-transient rental unit				

Units in Existence on or about April 1, 2010

This property had two transient unit residential structure types on or about April 1, 2010. Applicable evidence and compliance with code Sec. 108-991 is depicted in the table below.

¹ Affidavit by Owners (Exhibit J)

² Attachment A

³ Attachment B

⁴ Exhibit K

⁵ City Utility Department - phone conversation with Shirley Sealey

⁶ Attachment C

Evidence:

427 - Front	Date	Document/ Evidence	Compliance	Exhibit
Lemon Drop Inn	Sept. 15 – Oct 9, 2009	Lease & security deposit check	Sec. 108-991(3)e	A
Lighthouse Cottage Annex	Dec. 24 - Jan 3, 2010	Reservation & email correspondence	Sec. 108-991(3)e	B
Lemon Drop Inn	April 24 - 28, 2010	Rental lease	Sec. 108-991(3)e	C
Lemon Drop Inn	May 5 - 12, 2010	Rental lease	Sec. 108-991(3)e	D

427 - Rear	Date	Document/ Evidence	Compliance	Exhibit
Lighthouse Cottage	Dec 26, 2009 - Jan 07, 2010	Rental Lease	Sec. 108-991(3)e	E
Lighthouse Cottage	Jan 11 - 30, 2010	Rental Lease	Sec. 108-991(3)e	F
Lighthouse Cottage	April 18 - 24, 2010	Rental Lease	Sec. 108-991(3)e	G

Additional evidence				
Unit	Date	Document	Compliance	Exhibit
DBPR	2007-2009	Transient license	Sec. 108-991(3)i	H
DBPR	2009	Transient license Renewal	Sec. 108-991(3)i	I

Legal Permissibility Under Current or Any Former Zoning Requirements

Current zoning, HRCC-3, permits transient use.

Conclusion

In conclusion, given the above documentation, we respectfully request the City of Key West recognize that two transient residential structure types, each with a 0.86 ESFU existed on the subject property on, or about, April 1, 2010 and is a permissible use under current zoning requirements. Thank you in advance for your consideration.

Best Regards,



Lori Thompson
Project Manger



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: 427 Catherine St.

Real Estate (RE) #: 00027960-000000

Alternate Key: 1028738

Zoning District: HMDR

Total Land Area (sq ft): 1494.6

Property located within the Historic District?

☐ Yes

☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street unit 101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: 305-293-8983

Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Susan Haskell & Lewis Haskell

Mailing Address: 324 Julis St.

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: 305-293-8983

Fax:

Email: lori@owentrepanier.com

Is this request based on a code case?

☐ Yes

☒ No

Case Number:

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED ¹ / RECOGNIZED
Market-Rate Residential Dwelling Units	None	1
Affordable Residential Dwelling Units ²	None	
Transient Units	2	None
Commercial Units		

¹ Please provide City Licensing Records from the Building Department

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

Sec 108-991(4) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

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

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

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

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

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

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

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

The review process for lawful unit determination is as follows:

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

Application checklist:

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

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:

427 Catherine Street

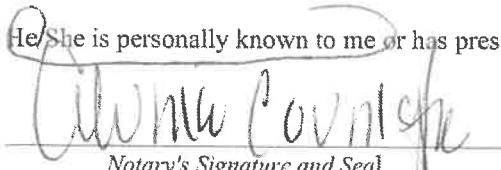
Street Address of subject property

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 11-15-18 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

FF913801

Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Susan Haskell & Lewis Haskell authorize
Please Print Name(s) of Owner(s) as appears on the deed

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.

Susan Haskell
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this

Sept 7, 2018
Date

by Susan Haskell & Lewis Haskell

Name of Owner

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

[Signature]
Notary's Signature and Seal

Aivina Covington
Name of Acknowledger typed, printed or stamped



Aivina Covington

COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

THIS INSTRUMENT PREPARED BY;
Record and Return to:
LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
1213 WHITE STREET
KEY WEST, FLORIDA 33040

RCD Sep 17 2002 05:16PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2555.00
09/17/2002 *FR* DEP CLK

Parcel Account No. RE# 00027960-000000
Alternate Key No. 1028738

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

Wherever used herein the term "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the Grantee hereto; the term "Grantor" shall include the heirs, personal representatives, successors and/or assigns of the Grantor hereto; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE, made this 16th day of SEPTEMBER 2002, between **JOAN ROBYN BROWN**, a married woman, also known as **JOAN ROBYN SPINA**, also known as **JOAN SPINA**, also known as **JOAN BROWN-CESSNA**, also known as **JOAN CESSNA**, whose address is: 7832 Sonoma Springs Circle, Apt. 204, Lake Worth, Florida 33463, hereinafter referred "GRANTOR",

and

LEWIS C. HASKELL and SUSAN M. HASKELL, a married couple, whose address is 5859 Lake Kessler court, Indianapolis, Indiana 46226, hereinafter referred to as "GRANTEE"

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE.

Street Address: 427 Catherine Street, Key West, Florida 33040
Parcel Account No. RE# 00027960-000000
Alternate Key No. 1028738

SUBJECT TO taxes for 2002 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS: 7832 Sonoma Springs Circle, Apt. 204, Lake Worth, Florida 33463.

* "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.
Signed, sealed and delivered in our presence:

Grantor:
JOAN ROBYN BROWN

BY: Virginia Marie Brown, POA
VIRGINIA MARIE BROWN
POWER OF ATTORNEY FOR JOAN ROBYN BROWN
7832 Sonoma Springs Circle, Apt. 204
Lake Worth, Florida 33463

John Sloan
Signature of Witness #1

John Sloan
Print Name of Witness #1

Tiffany Grant
Signature of Witness #2

Tiffany Grant
Print Name of Witness #2

STATE OF PA)
COUNTY OF Chester)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **VIRGINIA MARIE BROWN, POWER OF ATTORNEY FOR JOAN ROBYN BROWN**, also known as **JOAN ROBYN SPINA**, also known as **JOAN SPINA**, also known as **JOAN BROWN-CESSNA**, also known as **JOAN CESSNA**, to me well known or who provided Drivers Lic AS IDENTIFICATION, and known to me to be the person described in and who executed the foregoing and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 16 day of SEPTEMBER 2002.

Kyle A. Smith
Print Name of Notary Public

My Commission Expires: 4-27-2004

(SEAL)

Warranty Deed(non-homestead)

Notarial Seal
Kyle A. Smith, Notary Public
East Goshen Twp., Chester County
My Commission Expires Apr. 27, 2004
Member, Pennsylvania Association of Notaries

FILE #1323135
BK#1815 PG#2407

EXHIBIT A
LEGAL DESCRIPTION
BROWN TO HASKELL/427 Catherine Street, Key West, Florida

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at page 433 of the Public Records of Monroe County, said parcel being described as follows: Commence at the intersection of the Northwesterly right of way line of Catherine Street with the Southwesterly right of way line of Duval Street and run thence Southwesterly along the right of way line of the said Catherine Street for a distance of 81.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Southwesterly along the right of way line of the said Catherine Street for a distance of 23.50 feet; thence Northwesterly and at right angles for a distance of 63.59 feet; thence Northeasterly and at right angles for a distance of 23.50 feet; thence Southeasterly for a distance of 63.59 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Attachment A

Summary

Parcel ID 00027960-000000
 Account # 1028738
 Property ID 1028738
 Millage Group 10KW
 Location 427 CATHERINE St, KEY WEST
 Address
 Legal KW PT SUBS 3-4 PT LOT 1 SQR 6 TR 11 G11-444 OR416-103/104 OR804-2119
 Description OR880-1687 OR881-19/22(WILL) PROBATE #82-365-CP- 12 OR990-1712/1713Q/C
 OR1103-1693/94 OR1205-686/688 OR1304-1068/69 OR1569-13/14
 OR1815-2405/07(LG) OR1906-1841/42(CMS)
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HASKELL LEWIS C
 324 Julia St
 Key West FL 33040

HASKELL SUSAN M
 324 Julia St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$99,360	\$90,589	\$93,730	\$91,060
+ Market Misc Value	\$260	\$259	\$226	\$205
+ Market Land Value	\$258,584	\$203,008	\$128,333	\$105,037
= Just Market Value	\$358,204	\$293,856	\$222,289	\$196,302
= Total Assessed Value	\$261,278	\$237,525	\$215,932	\$196,302
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$358,204	\$293,856	\$222,289	\$196,302

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,494.36	Square Foot	25	64

Buildings

Building ID	2171	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	1995
Gross Sq Ft	1312	Foundation	CONC BLOCK
Finished Sq Ft	813	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	138	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	105	0	0
FLA	FLOOR LIV AREA	813	813	0
OPU	OP PR UNFIN LL	376	0	0
SBF	UTIL FIN BLK	18	0	0
TOTAL		1,312	813	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1989	1990	1	54 SF	4

Attachment A

Sales

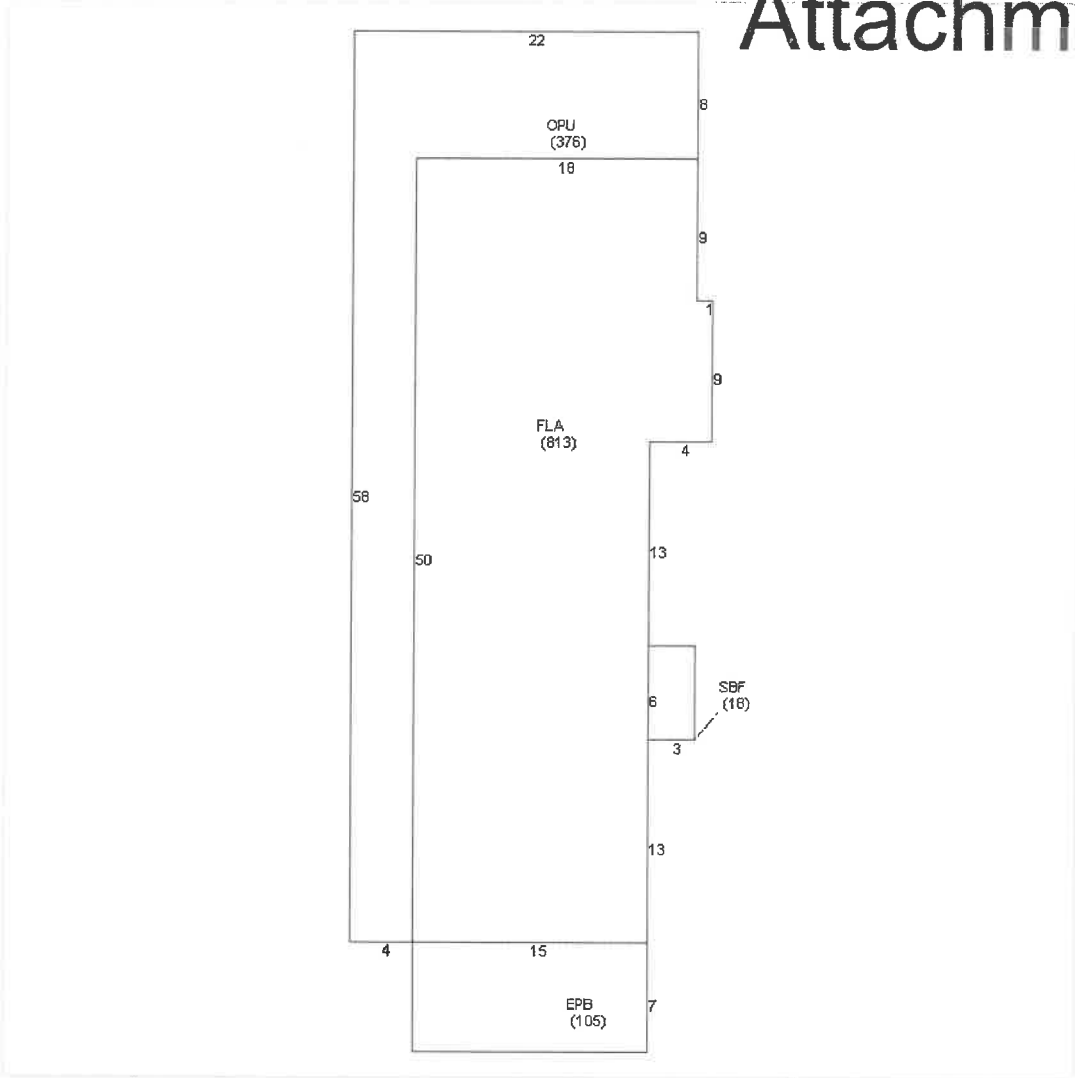
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2002	\$365,000	Warranty Deed		1815	2405	Q - Qualified	Improved
3/26/1999	\$200,000	Warranty Deed		1569	0013	Q - Qualified	Improved
4/1/1994	\$20,000	Warranty Deed		1304	1068	H - Unqualified	Improved
3/1/1992	\$96,000	Warranty Deed		1205	686	Q - Qualified	Improved
8/1/1989	\$139,000	Warranty Deed		1103	1693	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-2460	8/19/2009	2/10/2010	\$480		INSTALL 20 ALUMINUM HURRICANE PANELS ACROSS WINDOWS AT FRONT OF HOUSE FOR USE IN CASE OF H
06-4810	8/15/2006	11/3/2006	\$380	Residential	REPLACE 60SF OF 116 POINT SIDING
04-1357	4/27/2004	12/31/2006	\$12,000	Residential	NEW ROOF COVER
03-2051	9/26/2003	12/31/2003	\$2,261	Residential	PORCH ROOF

Sketches (click to enlarge)

Attachment A

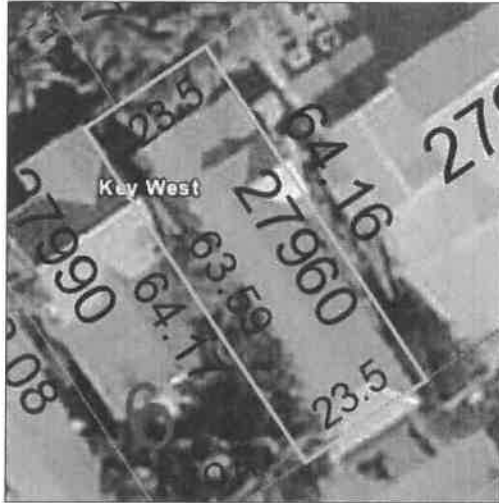


Photos



Attachment A

Map



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

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

Last Data Upload: 7/3/2018, 3:22:01 AM

Developed by
 **Schneider**
GEOSPATIAL



Attachment B

2019 Details — Business Tax Account HASKELL SUSAN

Business Tax Account #84471

Account details

Account h

	2019	2018	2017	2016	...	2005
	Paid	Paid	Paid	Paid		Paid
Account number:	84471		Mailing address:	SUSAN HASKELL 324 JULIA ST KEY WEST, FL 33040		
Business start date:	10/17/2002					
Physical business location:	CITY OF KEY WEST		Owner(s)	SUSAN HASKELL 324 JULIA ST KEY WEST, FL 33040		
Business address:	HASKELL SUSAN 427 CATHERINE ST KEY WEST, FL 33040		Flags	NON-TRANSIENT		

Receipts And Occupations

Receipt 25230-84471

Print Business Tax Receipt

APART & CONDO 10/01/2018–09/30/2019 Units: 1
 APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS

[Return to Search](#)


Exhibit A

Rental Agreement for Lemon Drop Inn
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-2830

Guest(s) name(s): Jeremy Kachejian

Contact home address : 860 E Broadway 4 G Long Beach, NY 11561

Contact phone #'s W: 212 314 5561 Fax _____

Home _____ Cell: 201 310 0895

Email _____jkachejian@yahoo.com_____

Date/Time of arrival Tues Sept 15, 2009 # nights 24

Date/Time of departure* Fri Oct 9, 2009

*Departure time is 10 a.m. unless later time approved.

Rental amount \$ 1195.00

Guest signature [Signature] Date 8/12/09

Reservation deposit **Final payment**
Amount \$ 1195 Rec'd 8/14 Amount \$ _____ Rec'd _____

Security deposit*
Amount \$ 200 Rec'd 8/14 Ret'd _____

Please make check or MO payable to Susan Haskell and mail to:
427 Catherine Street
Key West, FL 33040

- *Electrical (A/C) billing of over \$100 is responsibility of guest

Jeremy Kachejian
222 East 93rd Street, Apt. 17g
New York, NY 10128

1-2 66
210
907 1503 65
Exhibit A⁰⁰

DATE

8/12/09

PAY TO

SUSAN HASKELL

the order of

Two Hundred AND xx/100

\$ 200 xx/100

DOLLARS



Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
New York, New York 10017
www.Chase.com

MEMO

[Signature]

5110200

MP

FOREVER FREE

Exhibit B

Rental Agreement for Lighthouse Cottage Annex
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-2830

Guest(s) name(s) Kevin + Delia

Contact home address 915 6th Ave SE Apt A ^{place}

Trails Tr 46202

Contact phone #'s W ³¹⁷ 605-3097 Fax _____

Home _____ Cell _____

Email _____

Date/Time of arrival Dec 24 ? 7pm # nights 10 ?

Date/Time of departure* Jan 3

*Departure time is 10 a.m. unless later time approved.

Rental amount \$ 1390⁰⁰ per day \$ _____ per week or \$ _____ per month

Guest signature _____ Date _____

Reservation deposit
Amount \$ 695 Rec'd 6/8 **Final payment** Amount \$ _____ Rec'd _____ ^{Nov}

Security deposit*
Amount \$ 200 Rec'd 6/8 Ret'd _____

Please make check or MO payable to Susan Haskell and mail to:
339 Longden Lane
Solana Beach, CA 92075

- * Non-refundable pet deposit of \$100.00
- *Electrical (A/C) billing of over \$100 is responsibility of guest

Loy

Exhibit B

Flag this message.

 [Printable Version](#)

From: "Kevin Loy" <kloy@johnsonmelloh.com> [\[Save Address\]](#) [\[Block Sender\]](#) [\[Report Spam\]](#)

To: <thehaskells@akeywestvacation.com>

CC:

Subject: RE: Key West Vacation Conch Cottage

Date: April 8, 2009 4:41:27 AM PDT

[Show Full Headers](#)

[Move](#) Africa

[Delete](#)

[Reply](#)

[Reply All](#)

[Forward](#)

[As Attachment](#)

[Back To \[INBOX\]](#)

[Previous](#) | [Next](#)

24
front Dec 25 - Jan 3 10 days
\$1295 1400 140/day
back 1250/wk
1350 for 2wk
170/day - 1071
6 days

Hello Susan,

I was thinking December 25th through January 3rd. Also as usual I have people interested in the back half. In years past it always fell through, but these people say they are serious. So if you think you may have it available, please let me know.

Thanks,

Kevin Loy

kloy@johnsonmelloh.com

W: 317-244-5993

F: 317-243-5777

M: 317-605-3097

-----Original Message-----

From: thehaskells@akeywestvacation.com

[mailto:thehaskells@akeywestvacation.com]

Sent: Tuesday, April 07, 2009 5:38 PM

To: Kevin Loy

Subject: RE: Key West Vacation Conch Cottage

Kevin,

I hope the spring flowers will be coming up soon!

I am starting to get inquiries for Dec and Jan. What are the dates you are looking at?

Susan

> ----- Original Message -----

> From: "Kevin Loy" <kloy@johnsonmelloh.com>

> To: thehaskells@akeywestvacation.com

> Subject: RE: Key West Vacation Conch Cottage

> Date: Thu, 8 Jan 2009 09:17:43 -0500

>

>

> Hello Susanne,

>

> Thank you so much for sharing your house with use.

>

> The weather was great and we had a great time.

>

> Please let me know when I can book next years trip.

>

> Have a great day,

>

> Kevin Loy

> kloy@johnsonmelloh.com

Exhibit C

Rental Agreement for Lemon Drop Inn
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-2830

Guest(s) name(s): Jason Newman & Danielle Edwards

Contact home address: 1529 Atchison Ave. Whiting, In. 46394

Contact phone #'s : Cell 219.614.2063

Email: jnewman1@horseshoe.com

Date/Time of arrival: April 24th, 2010 evening

Date/Time of departure*: April 28th, 2010 afternoon

*Departure time is 10 a.m. unless later time approved.

Rental amount: \$450 up front

Guest signature [Signature] Date 3.25.2010

Reservation deposit

Amount: N/A Rec'd 3/30

Final payment

Amount: N/A Rec'd _____

Security deposit

Amount: \$200 Rec'd 3/30 Ret'd _____

Please make check or MO payable to Susan Haskell and mail to:
339 Longden Lane
Solana Beach, CA 92075

Exhibit D

Rental Agreement for Lemon Drop Inn
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-2830

Guest(s) name(s) David E. Carman

Contact home address 5652 Falcon St. W
Jacksonville, FL 32244

Contact phone #'s W _____ Fax _____

Home 904-778-8938 Cell 305-360-9717

Email david-e-carman@yahoo.com

Date/Time of arrival: May 5, 2010, noonish # nights is 7

Date/Time of departure* May 12, 2010 (10 a.m. unless later time approved)

Rental amount \$ 500 per week
late checkout @ 4 p.m. if possible, due to classes -
Thanks,
Dave

Extra days May 12 to May 15 at \$75 per day

Payments

Due now \$500 + \$75 cleaning fee

Security deposit (to cover excessive cleaning or damage)

\$500 on separate check or MO

Please make MO payable to Susan Haskell and mail to:

339 Longden Lane

Solana Beach, CA 92075

Guest signature  Date May 4, 2010

Exhibit E

Rental Agreement for Lighthouse Cottage

427 Catherine Street, Key West (305) 294-5860

Guest(s) name(s) Kim Romano
11 Glenwood Ave.
Cambridge MA 02139
617.864.1529 h
978.501.2846 c
kim_romano@post.harvard.edu

Date/Time of arrival Dec. 26th 10:pm

nights 12 until Jan. 7th (possibly 15, until Jan. 10th)

Date/Time of departure* TBD

*Departure time is 10 a.m. unless later time approved.

Rental amount \$ 1395 for Dec. 26-Jan. 7th

Guest signature Kim Romano Date 11/24/09

Reservation deposit

Amount \$ 697.50 Rec'd 11/28 Final payment

Amount \$ _____ Rec'd _____

Security deposit*

Amount \$ 200 Rec'd 11/28 Ret'd _____

Please make check or MO payable to Susan Haskell and mail to:

339 Longden Lane
Solana Beach, CA 92075

- * Non-refundable pet deposit of \$100.00
- *Electrical (A/C) billing of over \$100 is responsibility of guest

Deposits

1. RESERVATIONS: We require a 50% deposit to hold the property. We can hold the reservation for seven days pending your deposit. The deposit must be paid by a money order or cash in U.S. funds.

2. BALANCE DUE: The balance is payable sixty (60) days prior to arrival. If a reservation is less than sixty days from arrival date payment is due in full. We accept a money order or cash in U.S. funds.

3. REFUNDS: Half the deposit will be refunded upon cancellation if cancelled at least 30 days prior to the reservation date.

4. SECURITY DEPOSIT: We require a security deposit of \$500 ^{#200 as per email} to be held in a special account during the rental period and for up to 10 days after departure. The security deposit can be in certified funds, or money order and is to cover any excessive cleaning. (More than the normal wear and tear.)

Exhibit E

From: thehaskells@akeywestvacation.com
Subject: Re: YES!! Re: Fwd: Catherine and Duval from Dec. 19-Jan. 10th
Date: 11/23/2009 07:35 AM
To: kim_romano@post.harvard.edu
Attachments: Rent Agr STback.doc(47.7 KB)

Morning,

I am so pleased you will be enjoying my home! It is fine to add on the dates at the end if you can.

I have attached a simple agreement which keeps me organized. Please mail me back the agreement as soon as possible with either half now to confirm (\$697.50) and the remaining half a week before your arrival or if it is easier, you can mail the whole amount now. My address is on the agreement.

I ask for a \$200 security deposit written on a separate check that I return or shred after the maid has been in after you leave.

Once I get your agreement, I will email you a booklet I have prepared that will tell you more about the house. There is hard copy in a white binder on the bookshelf so you don't need to schlep your own copy.

Please let me know if you have questions about the agreement.

Susan
858/259-3119 home
858/353-3949 cell

-----Original Message-----

From: "Kim Romano" [kim_romano@post.harvard.edu]
Date: 11/22/2009 05:38 PM
To: "thehaskells@akeywestvacation.com" <thehaskells@akeywestvacation.com>;
Subject: Re: YES!! Re: Fwd: Catherine and Duval from Dec. 19-Jan. 10th

Susan, Thank you so much, this is great news!

Thanks for offering to speak to your present guests but I can see the house is perfect for me. If I am able to change my plane reservation I may also want to stay the extra 2-3 days (until Jan. 10th) if it is available--in which case I'd add the extra days cost to the check/money order.
Please let me know how we proceed from here.
Thanks again,
Kim

On Sun, Nov 22, 2009 at 7:54 PM, thehaskells@akeywestvacation.com <thehaskells@akeywestvacation.com>; wrote:
Hi Kim,

It was a pleasure speaking with you earlier today. I have spoken with the gentleman who had called me yesterday and he is not able to work within the dates I have available.

For the 12 days, you are able to enjoy KW, I would charge you \$1395 (about \$115 per day). This is all inclusive - you just need to add your flip flops and cell phone! Please let me know if this is ok on your budget.

I have attached a couple more photos for your information. If you would like to speak to anyone re my home, I am happy to contact the guests that are there now to talk to you.

Susan

Exhibit F

Rental Agreement for Lighthouse Cottage
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-5860

Guest(s) name(s): Doug and Danya

816 Lanark Dr

Contact home address Inverness Fl

33453-4415

Contact phone #'s W _____ Fax _____

Home (352) 419-4222 Cell _____

Email _____

Date/Time of arrival: Jan 11 # nights 21

Date/Time of departure* Feb 6

*Departure time is 10 a.m. unless later time approved.

Rental amount \$ 3384

Guest signature _____ Date _____

Reservation deposit
Amount \$ 1692 Rec'd 5/11 (Nov/Dec)
Final payment
Amount \$ 1692 Rec'd 12/11

Security deposit*

→ Amount \$ 200 Rec'd _____ Ret'd _____

Please make check payable to Susan Haskell and mail to:
339 Longden Lane
Solana Beach, CA 92075

- * Non-refundable pet deposit of \$100.00
- *Electrical (A/C) billing of over \$100 is responsibility of guest

Exhibit F

Y.Ni Susie Q - AKA SUSAN

Just let me know
per e-mail when
you receive this —

Thank

The Central
FL Parrotheads!!

Email

 [Printable Version](#)

Exhibit F [View this message.](#)

From: "Danya Liverance" <dkliverance@yahoo.com> [\[Save Address\]](#) [\[Block Sender\]](#) [\[Report Spam\]](#)

To: thehaskells@akeywestvacation.com

CC:

Subject: Re: Key West vacation

Date: April 7, 2009 7:07:09 PM PDT

[Show Full Headers](#)

[Move](#) Africa [Delete](#)

[Reply](#) [Reply All](#) [Forward](#)

[As Attachment](#)

[Back To \[INBOX\]](#)

[Previous](#) | [Next](#)

sounds good to go!!! Send us any papers needed!!!

Danya and Doug Liverance

From: "thehaskells@akeywestvacation.com" <thehaskells@akeywestvacation.com>

To: Danya Liverance <dkliverance@yahoo.com>

Sent: Tuesday, April 7, 2009 8:19:22 PM

Subject: Re: Key West vacation

ok You always come first so this is fine.. How about if I put you down for Jan 17 to Feb 6?

Susan

> ----- Original Message -----

> From: "Danya Liverance" <dkliverance@yahoo.com>

> To: thehaskells@akeywestvacation.com

> Subject: Re: Key West vacation

> Date: Tue, 7 Apr 2009 16:32:45 -0700 (PDT)

>

>

> we were thinking about 3 weeks---last 2 weeks

> of January and 1st week of Feb. Any chance???

>

> Danya and Doug Liverance

>

>

>

>

>

>

> From: "thehaskells@akeywestvacation.com" <thehaskells@akeywestvacation.com>

> To: Danya Liverance <dkliverance@yahoo.com>

> Sent: Tuesday, April 7, 2009 6:28:22 PM

> Subject: Re: Key West vacation

>

Exhibit F

From: dkliverance@yahoo.com
Subject: Rental of the front cottage
Date: 11/28/2009 01:28 PM
To: thehaskells@akeywestvacation.com

Hi Susan-----our oldest son is looking at rental of your cottage we love so much (the front) for time around New Years Day and Eve and also anytime available the time we are there from Jan. 10th thru Jan 30th-----any luck there??? I sent him your e-mail and your cell and hopefully something will happen-----our parrotthead son's name is Dan Liverance----his cell is 616-813-7810 and his e-mail is dan2786@comcast.net-----he has been down there several times with us and loves the area almost as much as us!!!! We are hoping for at least some time together!!!

Danya and Doug Liverance

Exhibit F

Answer - Could you be so kind as to e-mail us info on your real estate agency, the "handy man" and other pertinent info - (the secret to opening the lock box plus the key under the D = mat?

Thanks -
The Overnest
Parrotheads!!

DANYA KIM LIVERANCE OR
DOUGLAS A LIVERANCE
816 LANARK DR
INVERNESS, FL 34453

1601

63-215/631

Exhibit F

Date

\$ 200⁰⁰

Pay to the
order of

Dusan Maskell
Two Hundred and xx/100

Security
Features
Details on
Back



Dollars



SUNTRUST

ACH ET 061000104

For

DAMAGE SECURITY APPS, INC.
Danya K Liverance

1601

Exhibit G

Rental Agreement for Lighthouse Cottage
427 Catherine Street, Key West (1/2 block off Duval)
(305) 294-5860

Guest(s) name(s) WALTER SHERMAN
RICK VAUGHAN

Contact home address 5023 N. PENNSYLVANIA ST
INDIANAPOLIS, IN 46205

Contact phone #'s W 317-546-8037 Fax 317-546-6109

Home 317-921-9778 Cell 317-432-5899

Email wsherman317@yahoo.com

Date/Time of arrival SUN APRIL 18 12:42 PM # nights 7

Date/Time of departure* SAT APRIL 24 Noon, please?

*Departure time is 10 a.m. unless later time approved.

Rental amount \$ per day \$ per week or \$ per month

Guest signature [Signature] Date 2/3/10

Reservation deposit	Final payment
Amount \$ <u> </u> Rec'd <u> </u>	Amount \$ <u> </u> Rec'd <u> </u>

Security deposit*
Amount \$ 200.00 Rec'd Ret'd

Please make check or MO payable to Susan Haskell and mail to:
339 Longden Lane
Solana Beach, CA 92075

- * Non-refundable pet deposit of \$100.00
- *Electrical (A/C) billing of over \$100 is responsibility of guest



Walter Sherman
5023 N. Pennsylvania Street
Indianapolis, IN 46205-1036
317-921-9778

HUMAN
RIGHTS
CAMPAIGN

Pay to the
order of

Susan Haskell

100 Hundred and 10/100

\$ 20000



Dollars

NATIONAL BANK OF INDIANAPOLIS
4930 N. PENNSYLVANIA STREET
INDIANAPOLIS, IN 46205

Security Features
Detailed On Back.

Memo *Key West*

[Signature]

MP

15118 0567

20-697116
Exhibit G567

Date *2/3/12*

Exhibit H

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

AC# 4062713

DWE5403252 10/01/08 088087950

SINGLE RESORT DWELLING (2007)
HASKELL SUSAN
HASKELL RENTALS

IS LICENSED under the provisions of Ch.509 FS.
Expiration date: OCT 1, 2009 L08100101884

DETACH HERE

AC# 4062713

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

SEQ#L08100101884

DATE	BATCH NUMBER	LICENSE NBR	
10/01/2008	088087950	DWE5403252	NBR. OF UNITS: 1

The SINGLE RESORT DWELLING (2007)

Named below IS LICENSED

Under the provisions of Chapter 509 FS.

Expiration date: OCT 1, 2009

NON-

TRANSFERABLE

HASKELL SUSAN
HASKELL RENTALS
427 CATHERINE ST
KEY WEST

FL 33040

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

Application for License Renewal

Department of Business and Professional Regulation
 Division of Hotels and Restaurants • PO Box 6300, Tallahassee, FL 32314-6300
 www.MyFloridaLicense.com • Telephone: 850.487.1395

Exhibit HF-01
R. 07/09**License Expiration:** October 1, 2009

DWE5403252	2007	00000001
License Number	License Type	Units / Seats

Mailing Address Information

HASKELL SUSAN
 HASKELL RENTALS
 402 APPELROUTH LANE
 KEY WEST, FL 33040

Amount Due: \$170.00 **If postmarked by:** October 1, 2009
Due: \$220.00 **If postmarked after:** October 1, 2009
Due: \$270.00 **If postmarked after:** November 1, 2009

This is your renewal application for your license expiring on the above date. Florida law requires you to renew your license yearly. To renew, please return the bottom part of this application with a check or money order for the amount listed, payable to the Division of Hotels and Restaurants, in the enclosed return envelope. Be sure to include your license number(s) on the check or money order. **We must receive full payment before a license will be printed and mailed to the address above.** If the mailing address above is not correct, please write your correct address in the box below on this form.

Renew online and save time, trees and stamps! You may make payments and access your licensure information online at www.MyFloridaLicense.com. Click on "Renew a License". For first time users, your initial Personal Identification Number (PIN) will be the last four digits of your social security number or for businesses, the last four digits of the Federal Employer Identification Number.

Returning Users: If you have logged in before but you have forgotten your User ID or PIN the web site will assist you in retrieving this information by giving you some hints. If you enter an incorrect User ID and PIN three (3) times, the system will lock you out and you will need to call 850.487.1395 to have us reset your login information.

Licensees with Unpaid Fines: Florida law allows the division to refuse renewal of licenses with unpaid fines. If you have an unpaid fine and have not made arrangements with the division for payment, you must pay your fine immediately to ensure your right to continue operation. For more information, please refer to the final order the division sent to you.

Operating without a license is a second degree misdemeanor under Florida law, and may result in administrative fines up to \$1,000 per day.

Ownership changes: Florida law does not let us transfer a license and renew it, so if ownership has changed for this establishment since the last license was issued then you must apply for a new license. You will find forms, a license fee calculator, and details on how to get a license on our web site, www.MyFloridaLicense.com/dbpr/hr. For licensing and other information, you may call our Customer Contact Center at 850.487.1395 between the hours of 8:00 a.m. – 6:00 p.m. Monday through Friday EST.

*** Detach Renewal Notice Here ***

Application for License Renewal

Department of Business and Professional Regulation
 Division of Hotels and Restaurants • PO Box 6300, Tallahassee, FL 32314-6300
 www.MyFloridaLicense.com • Telephone: 850.487.1395

License Expiration: October 1, 2009

DWE5403252	2007	00000001
License Number	License Type	Units / Seats

License Location Address

HASKELL SUSAN
 HASKELL RENTALS
 427 CATHERINE ST
 KEY WEST, FL 33040

Amount Due: \$170.00 **If postmarked by:** October 1, 2009
Due: \$220.00 **If postmarked after:** October 1, 2009
Due: \$270.00 **If postmarked after:** November 1, 2009

Please indicate changes to your mailing address information in the boxes below.

Name		
Street Address		
City	State	ZIP

Make check or money order payable to: Division of Hotels and Restaurants

0017000 202000200 00038172012 00088671147

Exhibit J

AFFIDAVIT

I, Lewis C. Haskell, swear/affirm the following to be true and correct to the best of my knowledge:

1. I have submitted an application for Lawful United Determination with The City of Key West.
2. There were two units on the property when we purchased it in 2002.
3. On April 1, 2010 two transient units existed on the property that I own.

Address: 427 Catherine Street, Key West

4. I acknowledge a false statement herein is punishable by perjury as provided in Florida

Statutes 837.6



Signature

Lewis C. Haskell

Print Name

STATE OF FLORIDA

COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me on 9th Nov 2018 (date) by Lewis C. Haskell (name of affiant), he/she is personally known to me or has presented FL DL as identification.

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

FF913801



Alvina Covington

COMMISSION #FF913801

EXPIRES: August 27, 2019

WWW.AARONNOTARY.COM

Exhibit J

AFFIDAVIT

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

1. I have submitted an application for Lawful United Determination with The City of Key West.
2. There were two units on the property when we purchased it in 2002.
3. On April 1, 2010 two transient units existed on the property that I own.

Address: 427 Catherine Street, Key West

4. I acknowledge a false statement herein is punishable by perjury as provided in Florida

Statutes 837.6

S. Haskell
Signature

S. Haskell
Print Name

STATE OF FLORIDA

COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me on 9th Nov 2018 (date) by Susan Haskell (name of affiant), he/she is personally known to me or has presented FL DL as identification.

Alvina Covington
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger printed or stamped

Title or Rank

FF913801

Commission Number, if any



Alvina Covington

COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

AC# 4062713

DWE5403252 10/01/08 088087950

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

SEQ#L08100101884

DATE	BATCH NUMBER	LICENSE NBR	
10/01/2008	088087950	DWE5403252	NBR. OF UNITS: 1

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Expiration date: OCT 1, 2009

NON-

TRANSFERABLE

HASKELL SUSAN
HASKELL RENTALS
427 CATHERINE ST
KEY WEST

FL 33040

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

Approved Transient LUDs – Previously Non-transient I

Unit Address	Zoning	Submission Date	Determination Date
822 Fleming St & 822 Fleming St (rear)	HNC	03/02/10 transient units"	08/27/10
802-822 White St	HNC	09/25/13	03/25/14
904 Eaton St	HMDR	08/05/14 transient 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 -transient units"	06/16/17
1213 Georgia St	HMDR	02/13/15 e previously	06/16/17
1011 Whitehead St	HMDR	02/27/16	06/09/17
903 Eisenhower Dr	CG	05/07/16 -transient units"	
723 Catherine St	HMDR	08/01/16 it"	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 t 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 ty 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 change			05/07/19
901 Truman	HNC	nt units"	06/25/19
1507 South St	SF	09/17/18 it is not a new unit	09/05/19
1427 Washington St	HMDR	09/26/18 it is not a new unit	11/25/19
528 Grinnell St	HHDR	04/30/18 its are not a new	11/21/19
1409 White	HMDR	06/14/18 it is not a new unit	11/25/19
3700-3702 Sunrise	SF	06/13/18 its are not a new	11/25/19
1111-B Grinnell	HMDR	07/11/18 its are not a new	11/25/19
427 Catherine	HRCC3	11/15/18 ed with the LUD insiently on or /."	11/25/19
1009 #7 Simonton	HNC1	11/15/18 t is not a new unit	11/25/19