



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

April 30, 2020

VIA ELECTRONIC DELIVERY

210 Duval Street, LLC  
210-216 Duval Street  
Key West, FL 33040

### Lawful Unit Determination

Dear Mr. Smith,

We have reviewed the submitted Lawful Unit Determination application for the real property located at 210-216 Duval Street, Key West FL, bearing Monroe County Real Estate No. 00001420-000000. The applicant has applied for a total increase of two (2) non-transient units, this would bring the total units on the property to four (4) non-transient residential units. The applicant has provided supporting documents in the form of photographs, surveys, building permits, court documents, and documentation from Keys Energy. This application has been reviewed in accordance with the Key West Code of Ordinances Section 108-991.

Specifically, 108-991 (3) states:

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. Site visits which indicate that the age of the structure and associated improvements likely pre-date 2010;
- 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.

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



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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.

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

\*All code language above reflects the code as it was when Applicant applied in 2014.

### **Summary:**

The applicant has applied for a total of two (2) non-transient units at 210-216 Duval Street. The parcel consists of two (2) buildings, a historic two-story mixed-use structure on Duval Street as well as an additional two-story mixed-use structure formally addressed as 8 Charles Street. The Duval Street structure currently houses commercial units on the ground floor, with entrances addressed 210, 212, 214, and 216. The second story of the structure is vacant and uninhabitable in its current state. The Charles Street building is currently vacant on both the ground floor and the second floor. Submitted documentation supports the findings below:

- The Duval Building has a total of one (1) non-transient, residential unit on the second floor of the building. All other potential units in the building are non-conforming to the definition of a *unit* per City Code. The applicant has applied for an additional two (2) dwelling units on the second floor of this building, the Planning Department cannot establish that a body of evidence exists to support the existence of units on or about April 1, 2010.
- The Charles Building has a total of one (1) non-transient, residential unit on the second floor of the building. All other potential units in the building are non-conforming to the definition of a *unit* per City Code. The Planning Department cannot establish that a body of evidence exists to support the existence of units on or about April 1, 2010.

After careful review of this application considering the criteria laid out in Section 108-991 of the City Code of Key West, along with all available materials submitted by the applicant and research done by staff, as well as a site visit by staff on 2/7/2020, it is the determination of the Planning Department that there are an established two (2) non-transient, residential units that existed on the property in April of 2010. The applicant has not provided sufficient evidence to support an increase of two additional non-transient units.



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A detailed analysis of all evidence submitted by the applicant in support of this request for additional non-transient units at 210-216 Duval follows in the section entitled, "Addendum to Lawful Unit Determination: Staff Analysis of 210-216 Duval Street."

Sincerely,



Katie P. Halloran  
Planning Director

Dated: 5/1/2020

Attachments:

Addendum to Lawful Unit Determination

Application

FKAA Water Meter Email

Keyes Energy Confirmation Email of Commercial Meters

Keys Energy Electric Meter Readout for 210-216 Duval

Keys Energy Electric Meter Readout for 8 Charles Street

Monroe County Tax Collector Invoice





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### **ADDENDUM TO LAWFUL UNIT DETERMINATION: STAFF ANALYSIS OF 210-216 DUVAL STREET**

#### **Background:**

Data from Monroe County Property Appraiser lists the parcel is 7,480 square-feet with an assigned RE# 00001420-000000. The parcel houses two separate structures, one two-story stone building built in 1918 totaling 7,447 gross square feet and 7,323 finished square feet. The second building on the property totals 2,869 square feet built in 1928. According to a HARC Staff Report dated 12/17/2019, the building served commercial purposes on the primary floor and the second floor was likely utilized for residential space.

The City of Key West defines a dwelling unit in Section 86-9 of the Land Development Regulations as follows, "*Dwelling unit and living unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.*"

Staff researched all documents submitted by the applicant, as well as property records, building permits, City of Key West Land Development Regulations, and a site visit conducted by staff to make a determination regarding the existence of lawful units.

The Monroe County Tax Collector shows a total charge of \$633.92 for Non-Ad Valorem assessments (attached), which is one (1) residential solid waste assessment of \$310.52 and 3 stormwater ESSU assessments of \$323.40. The Florida Keys Aqueduct Authority (email attached) reveals four (4) active accounts for the property dating back to 1943. They are addressed as 210 Duval, 214 Duval, 216 Duval, and 8 Charles Street Up. This corroborates the City's findings of two (2) commercial units and one (1) residential unit housed in the Duval building and one (1) residential unit located in the Charles Building. The provided pictures of both buildings detail each room, and the two kitchens that are currently on site. The applicant submitted documentation from Keys Energy showing four (4) electric meters for 210-216 Duval Street and two (2) for 8 Charles Street. The letter from Keys Energy states that it is residential, however documentation from the Keys Energy database obtained by the City show that all meters on the property are currently categorized and billed as *small commercial accounts*, not residential accounts. Additionally, the City reached out to Keys Energy to confirm that all meters were categorized and billed as commercial meters, this was confirmed by the Human Resources/Records Coordinator. Both meters for the Charles Building were disconnected, and only reconnected in 2019.

Records from the City of Key West show four (4) active commercial licenses, two (2) for regulatory licenses and two (2) for commercial establishments, there are currently no active licenses for residential units, either transient or non-transient. Building records reveal several permits and licenses issued for the sub-sites of 210-216 Duval St. dating back to 1996. Records for 210 Duval St. reveal twenty-six (26) building permits, mostly for commercial renovations, an inactive license for a non-transient rental and an active license for a retail establishment, and ten (10) closed code cases. Records for 212 Duval St. show four (4) closed code cases and an inactive license for a retail establishment. 214 Duval St. has no records of any code cases, permits, or licenses. 216 Duval St. records show twenty-eight (28) closed code cases, two (2) active licenses for Regulatory Licenses and a retail establishment, and ten (10) building permits mostly for commercial renovation.





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Planning staff performed a site visit on February 7th, 2020 (photos attached). The site visit proved in part that no part of the upstairs of the main structure nor the accessory structure to be dwelling units as defined in Section 86-9 of the Code of the City of Key West, or to provide additional evidence as per Section 108-991. Staff saw that there was one kitchen unit in the upstairs of the Duval Building and one kitchen unit in the Charles Building. The existence of these two units in April 2010 is corroborated with materials submitted that show a civil case conducted in 2011, in which two apartment units were rented long term, one (1) in the Charles Building and one (1) on the second floor of the Duval Building. This court document notes that the apartments comprised 2,755 square feet. Floor plans submitted by the applicant total around 2,974 square feet including a stairwell and any interior closets; and further document the likelihood of a total of no more than 2 dwelling units at these addresses.

Staff observed that there were no kitchen cabinets, nor sink or plumbing, nor stove, nor any other appliance or furniture anywhere else on the property except for the two kitchen units aforementioned. Pictures sent by the applicant corroborate the lack of kitchen materials and any other kitchen related furniture in any part of either building besides the two aforementioned.

# **FKAA Water Meter Email**

## Daniel Sobczak

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**From:** Kimberly Judge <kjudge@fkaa.com>  
**Sent:** Friday, January 17, 2020 1:04 PM  
**To:** Daniel Sobczak  
**Subject:** RE: Contact From Customer

Daniel,

I have found the following accounts and information for 210-216 Duval Street:

#000292, 210 Duval Street, Opened in 1943 and is an active account

#000904, 214 Duval Street, Opened in 1943 and is an active account

#000907, 210-1/2 Duval Street Up, Opened in 1943 and closed around 1955

#020361, 216 Duval Street, Opened in 1970 and is an active account

#047663, 216 Duval Street, Opened in 1999 and closed in 2013. This was a meter the City paid for and used for Irrigation.

#006885, 8 Charles Street Up, Opened in 1954 and is an active account. Even though this address is Charles Street, the RE number in our billing system is the same as 210-216 Duval. The meter is located on Charles Street with other meters for 210-216 Duval Street.

Let me know if you have any questions or need additional information.

Thank you!!

Kim

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**From:** Daniel Sobczak <daniel.sobczak@cityofkeywest-fl.gov>  
**Sent:** Thursday, January 16, 2020 1:37 PM  
**To:** Kimberly Judge <kjudge@fkaa.com>  
**Subject:** RE: Contact From Customer

Hey Kim-

Hope you are doing well. They are saying they have about 11 residential units so I was hoping to find out if the amount of meters they have with FCAA reflects that. I think the number of meters might be closer to three, as that is the amount of meters they have with Keys Energy.

Thank you for all your help!

Daniel Sobczak, APA

Planner

City of Key West

Planning Department at

Josephine Parker City Hall

1300 White Street

(305) 809-3764

[daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

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**From:** Kimberly Judge <[kjudge@fkaa.com](mailto:kjudge@fkaa.com)>  
**Sent:** Thursday, January 16, 2020 12:40 PM  
**To:** Daniel Sobczak <[daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)>  
**Subject:** FW: Contact From Customer



Hi Daniel,  
I think I can help you with this information. Is there something in particular you are looking for?  
Or do you just need the number of meters for those 3 years with this address?  
Thank you!

*Kimberly Judge*  
*Sr. Engineering Technician*  
Florida Keys Aqueduct Authority  
1100 Kennedy Drive, Key West, FL 33040  
Phone: (305) 295-2159

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**From:** [automation@fkaa.com](mailto:automation@fkaa.com) <[automation@fkaa.com](mailto:automation@fkaa.com)>

**Sent:** Thursday, January 16, 2020 11:20 AM

**To:** FKAA <[info@fkaa.com](mailto:info@fkaa.com)>

**Subject:** Contact From Customer

Name Daniel Sobczak

Email [Daniel.sobczak@cityofkeywest-fl.gov](mailto:Daniel.sobczak@cityofkeywest-fl.gov)

Phone

Service Address 210-216 Duval St

Account Number

Message Hello- I am a Planner for the City of Key West hoping to get some information for the amount of meters on the address(es) of 210-216 Duval street for the year 2010, 2015, and the current year. I have not requested this information before as I am new to the City. Please let me know if this is the correct form/way to inquire for this information. Thank you. Best- Daniel Sobczak City Planner for Key West

# **Keys Energy Confirmation Email of Commercial Meters**

## Daniel Sobczak

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**From:** Owen, Gricel <Gricel.Owen@KeysEnergy.com>  
**Sent:** Tuesday, March 31, 2020 11:22 AM  
**To:** Daniel Sobczak  
**Subject:** FW: Electrical meter quick questions

Hi Daniel,

Please see email below from Sabrina Hall, Customer Service Supervisor. 210-216 Duval St and 8 Charles St are all commercial accounts. Not sure why you received letters indicating they were residential. I do apologize for the confusion. Please let me know if you need anything else. Stay safe!

Thank you,

**Gricel Owen** 

Human Resources/Records Coordinator  
Keys Energy Services  
Phone 305-295-1067  
Fax 305-295-1070  
[Gricel.Owen@Keysenergy.com](mailto:Gricel.Owen@Keysenergy.com)



 *Please consider the environment before printing this email*

*Please note: Florida has a very broad public records law. Most written communications to or from Keys Energy Services are public records and available to the public and media upon request. Your e-mail communication may be subject to public disclosure.*

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**From:** Hall, Sabrina <Sabrina.Hall@KeysEnergy.com>  
**Sent:** Tuesday, March 31, 2020 10:04 AM  
**To:** Owen, Gricel <Gricel.Owen@KeysEnergy.com>  
**Subject:** RE: Electrical meter quick questions

Good morning Gricel

There's 2 meters at 210 Duval Street and their both commercial units. Here is the print screen for 210 Duval Street Up



rowse Record Det **Delete this record**

Meter Point	Meter Number	Year/M...	Time Band	Read Date
	E000076701	2020-03		2020-03-03
	E000076701	2020-02		2020-02-03
	E000076701	2020-01		2020-01-02
	E000076701	2019-12		2019-12-02

Service Summary (BROWSE) Account Balance History (BROWSE)

Electric Usage History (BROWSE) Account Comments (BROWSE) Addi

**Service Information**

Service: E  ELECTRIC

Location: I  In City

Category: SC  COM SM 210

Bill code: 210  SMALL COML

Bill period: 1  MONTHLY BILLING

Here is the print screens for 210 Duval Street Down

1 of 502 OK Cancel ?

rowse Record Details

Meter Point	Meter Number	Year/M...	Time Band	Read Date
	E000095178	2020-03		2020-03-03
	E000095178	2020-03		2020-03-03
	E000095178	2020-02		2020-02-03
	E000095178	2020-02		2020-02-03

Electric Usage History (BROWSE) Account Comments (BROWSE) Ad

**Service Information**

Service: E  ELECTRIC

Location: I  In City

Category: SC  COM SM 210

Bill code: 210  SMALL COML

Bill period: 1  MONTHLY BILLING

Sabrina Hall



Customer Services Supervisor

[Sabrina.Hall@KeysEnergy.com](mailto:Sabrina.Hall@KeysEnergy.com)

Office: (305)295-1115

Fax: (305)295-1085

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**From:** Owen, Gricel <[Gricel.Owen@KeysEnergy.com](mailto:Gricel.Owen@KeysEnergy.com)>

**Sent:** Tuesday, March 31, 2020 9:50 AM

**To:** Hall, Sabrina <[Sabrina.Hall@KeysEnergy.com](mailto:Sabrina.Hall@KeysEnergy.com)>

**Subject:** FW: Electrical meter quick questions

Hi Sabrina,

Can you please help with the email below?

Thank you,

***Gricel Owen*** 

Human Resources/Records Coordinator

Keys Energy Services

Phone 305-295-1067

Fax 305-295-1070

[Gricel.Owen@Keysenergy.com](mailto:Gricel.Owen@Keysenergy.com)



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**From:** Daniel Sobczak <[daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)>

**Sent:** Tuesday, March 31, 2020 8:57 AM

**To:** Owen, Gricel <[Gricel.Owen@KeysEnergy.com](mailto:Gricel.Owen@KeysEnergy.com)>

**Subject:** Electrical meter quick questions

Good Morning-

Hello Gricel, I hope you are doing well and staying sane during this very weird time we're in. I was doing some research for a Lawful Unit Determination for the address 210-216 Duval and 8 Charles St, and was looking at some documentation that was sent to me (attached as Keys Energy...) and it says that the meters in question are residential. I also had received documentation that say these meters are commercial (attached as Meter Readout), I was hoping you

could point me in the right direction here. I am very out of my wheel house, but learning fast. Lastly, could you send me the meter readout page for 212 Duval?

I really appreciate it, I am not sure if y'all are working from home or still at the office like us.

Thanks, and just let me know if you need any more information.

Best-

Daniel Sobczak, APA  
Planner  
City of Key West  
Planning Department at  
Josephine Parker City Hall  
1300 White Street  
(305) 809-3723  
[Daniel.sobczak@cityofkeywest-fl.gov](mailto:Daniel.sobczak@cityofkeywest-fl.gov)  
[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

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**From:** Owen, Gricel <[Gricel.Owen@KeysEnergy.com](mailto:Gricel.Owen@KeysEnergy.com)>  
**Sent:** Monday, March 9, 2020 11:16 AM  
**To:** Daniel Sobczak <[daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)>  
**Subject:** RE: One last question on 8 Charles Street

Hi Daniel,

Yes, you are correct, the COM SM 210 is for a small commercial account. The code for a residential account would be Residential 110. The reconnect date on this account was due to non-payment, it was reconnected on 7-1-2019. Let me know if you need anything else.

Thank you,

**Gricel Owen**   
Human Resources/Records Coordinator  
Keys Energy Services  
Phone 305-295-1067  
Fax 305-295-1070  
[Gricel.Owen@Keysenergy.com](mailto:Gricel.Owen@Keysenergy.com)



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**From:** Daniel Sobczak <[daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)>  
**Sent:** Monday, March 9, 2020 11:09 AM  
**To:** Owen, Gricel <[Gricel.Owen@KeysEnergy.com](mailto:Gricel.Owen@KeysEnergy.com)>  
**Subject:** One last question on 8 Charles Street

Morning-

First off, thank you for helping with all of this. In the service information section of the *Service Details* tab, it specifies service, location, category, bill code, etc. Under the **Category** box it says *COM SM 210* and **Bill Code** says *SMALL COML*. Would I be mistaken to take this to mean that this meter is for a small commercial unit, or is there not a delineation between commercial and residential use. If this meter was for a residential home, what would that *category* or *bill code* say?

Promise this will be the last question for a while.

Thanks so much!

Daniel Sobczak, APA  
Planner  
City of Key West  
Planning Department at  
Josephine Parker City Hall  
1300 White Street  
(305) 809-3723  
[Daniel.sobczak@cityofkeywest-fl.gov](mailto:Daniel.sobczak@cityofkeywest-fl.gov)  
[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**Meter Readout for 210-216**  
**and**  
**Meter Readout for 8 Charles St**



Quick Info Account Details

Account Info

Account:	1060245	2	Active:	<input checked="" type="checkbox"/>
Name:	ELYSSE OF KEY WEST INC			
Customer:	6757			

House #:	210	Mod:	DUVAL ST	Apt:	UP
Region:		City:	KEY WEST	State:	FL
Home:		Bus:	(954)486-6580	Zip:	33040

## Service Address

Ready

Service Summary (BROWSE) Account Balance History (BROWSE) Call Maintenance (BROWSE) Electric Reading History (BROWSE) Electric Usage History (BROWSE) Account Comments (BROWSE) Additional Customer Info Deposits Information (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging Screen Audit

Billing Information

<b>ELECTRIC</b>	Total	0.00	Current	0.00	Overdue	0.00	Interest	0.00	Late Charge	0.00
		0.00		0.00		0.00		0.00		0.00

Main Additional

## Service Information

Service:	E	ELECTRIC
Location:	I	In City
Category:	SC	COM SM 210
Bill code:	210	SMALL COML
Bill period:	1	MONTHLY BILLING
NAC code:	2	RETAIL

No units:	1
Start:	1994-08-02
Final:	
Final pend:	
Inactive from:	
Inactive to:	

Disconnect	Code:	N	No
	Reason:		
	Date:		
	Reconnect:		2019-07-22

## Exemptions

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

## Notices

Current:	N	1	N	2	N	3	N
Prior:	S		S		S		S

Deposits:	On file:	200.00
	Required:	200.00
	To collect:	0.00

## Readings

Last read:	2020-02-03
Last billed:	2020-02-07
Amount:	35.34
Last payment:	2020-02-28
Amount:	35.34
Due date:	2020-03-05

Ready





Quick Info Account Details

Account Info

Account: 1060245 14 Active  
Name: ELYSSE OF KEY WEST INC  
Customer: 6757

Service Address

House #: 210 Mod: Street: DUVAL ST Apt: DOWN  
Region: KEY WEST State: FL  
Home: (954)486-6580 Bus: Zip: 33040

Ready

Service Summary (BROWSE) Account Balance History (BROWSE) Call Maintenance (BROWSE) Electric Reading History (BROWSE) Electric Usage History (BROWSE) Account Comments (BROWSE) Additional Customer Info Deposits Information (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging Screen Audit

Billing Information

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

Main Additional

## Service Information

Service:	E	ELECTRIC	No units:	1	Disconnect	
Location:	I	In City	Start:	1992-12-15	Code:	N
Category:	SC	COM SM 210	Final:		Reason:	No
Bill code:	210	SMALL COML	Final pend		Date:	
Bill period:	1	MONTHLY BILLING	Inactive from:		Reconnect:	2019-07-22
NAIC code:	2	RETAIL	Inactive to:			

## Exemptions

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

## Notices:

Current:	N	1	N	2	N	3	N
Prior:	S		S		S		S

Deposits:

On file:	675.00
Required:	675.00
To collect:	0.00

## Readings

Last read:	2020-02-03
Last billed:	2020-02-07
Amount:	211.16
Last payment:	2020-02-28
Amount:	211.16
Due date:	2020-03-05

Ready



Account: 1000235 18 Active  
Name: ELYSSE OF KEY WEST NC  
Customer: 6757

Service Address

House # 216 Mod DUVAL ST Apt  
Region: KEY WEST City: FL  
Home: (954)488-6580 Bus. Zp 33040

Ready

Main Detail Balances / Aging Screen Audit

Billing Information

ELECTRIC	Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Main Additional

Service Information

Service: E ELECTRIC  
Location: I In City  
Category: SC COM SM 210  
Bill code: 210 SMALL COMML  
Bill period: 1 MONTHLY BILLING  
NAAC code: 2 RETAIL

No units: 1  
Start: 1993-12-17  
Feat:  
Final pend:  
Inactive from:  
Inactive to:

Disconnect Code: N  
Reason: No  
Date:  
Reconnect:

Exemptions

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

Notices

Current: 1 N  
Prior: 2 N  
Deposits: On file 1180.00  
Required: 1180.00  
To collect: 0.00

Readings

Last read: 2020-02-03  
Last billed: 2020-02-07  
Amount: 786.72  
Last payment: 2020-02-28  
Amount: 786.72  
Due date: 2020-03-05

Ready



Account: 1060231 13 Active: ☒  
Name: ELYSSE OF KEY WEST INC  
Customer: 6757

Service Address

House #: Mod: 8 Street: CHARLES ST Apt: State: FL Zip: 33040  
Region: City: KEY WEST Bus: (954) 486-6580 Home:

Posting month

Consumption month: 2020-02

Meter Information

Meter number: E000099351  
Meter point: 1  
Index: 1  
Reading unit: kWh  
Reader ID: 1  
Can't Read Reason:

Meter Readings

Read date / days: 2020-02-03 32  
Previous read: 15528  
Current read: 16363 IIR  
Usage: 835.00

Billing Information

Billed usage: 835.00  
Bill type: Regular Bill  
Journal code: BJ 33978 0

Additional Billing

Bill code: 210  
Time band:  
Delogger:  
Channel:

Meter Attributes:

Dials: 5  
Multigaz: 1.0

Account: 1060232 14 Active: ☒  
Name: ELYSSE OF KEY WEST INC  
Customer: 6752

House #: Mod: Street: CHARLES ST Apt: REAR  
Region: City: KEY WEST State: FL  
Home: Bus: (954)486-6500 Zip: 33040

Service Summary (FIND) Account Balance History (FIND) Call Maintenance (FIND) Electric Reading History (BROWSE) Electric Usage History (FIND) Account Comments (BROWSE) Service Details (BROWSE)

1 of 1 OK Cancel Dep Calc Voluntary

Main Detail Balances / Aging Screen Audit

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: In City  
Category: COM SIM 210  
Bill code: SMALL COML  
Bill period: MONTHLY BILLING  
NAIC code: RETAIL

No units:  
Start: 1993-12-17  
Final:  
Final pend:  
Inactive from:  
Inactive to:

Disconnect  
Code: N  
Reason: No  
Date: 2019-07-01  
Reconnect:

## Exemptions

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

## Notices

Current: 1  
Prior: S  
Deposits:  
On file: 473.00  
Required: 473.00  
To collect: 0.00

## Readings

Last read: 2020-02-03  
Last billed: 2020-02-07  
Amount: 269.65  
Last payment: 2020-02-28  
Amount: 269.65  
Due date: 2020-03-05



Account Info

Account: 1062232 14 Active: ☒  
Name: ELYSSE OF KEY WEST INC  
Customer: 6757

Service Address

House #: 8 Mod: Street: CHARLES ST Apt: REAR  
Region: KEY WEST State: FL  
Home: Bus: (954)486-5580 Zip: 33040

Browse Record Details

Posting month

Consumption month: 2020-02

Meter Information

Meter number: E000098352  
Meter point: 1  
Index: 1  
Reading unit: kWh  
Reader ID:   
Can't Read Reason:   
32

Meter Readings

Read date / days: 2020-02-03  
Previous read: 52602  
Current read: 54433  
Usage: 1831.00

Billing Information

Billed usage: 1831.00  
Bill type: Regular Bill  
Journal code: BJ 33978 0

Additional Billing

Bill code: 210  
Time band:   
Datalogger:   
Channel:   
Meter Attributes:   
Dials: 5  
Multiplier: 1.0

**Monroe County Tax Collector Invoice**



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2019 Real Estate**  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1001449		10KW	1001449

210 DUVAL STREET LLC  
PO Box 2068  
Key West, FL 33045-2068

00001420000000066825  
210-216 DUVAL St

KW PT LOTS 1&2 SQR 15 G64-440/41 OR729-311  
OR971-642/45 OR1516-1205/1206 OR2071-1603

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW	305-293-1400	1.5550	3,898,556	0	3,898,556	6,062.25
SCHOOL LOCAL BOARD	305-293-1400	1.7880	3,898,556	0	3,898,556	6,970.62
GENERAL FUND	305-292-4473	0.7697	3,898,556	0	3,898,556	3,000.72
F&F LAW ENFORCE JAIL	305-292-7017	1.7747	3,898,556	0	3,898,556	6,918.77
HEALTH CLINIC	305-296-4886	0.0437	3,898,556	0	3,898,556	170.37
MOSQUITO CONTROL	305-292-7190	0.4508	3,898,556	0	3,898,556	1,757.47
CITY OF KEY WEST	305-806-3808	2.1535	3,898,556	0	3,898,556	8,395.54
SFWM DIST	800-432-2045	0.1152	3,898,556	0	3,898,556	449.11
OKEECHOBEE BASIN	800-432-2045	0.1246	3,898,556	0	3,898,556	485.76
EVERGLADES CONST PRJT	800-432-2045	0.0397	3,898,556	0	3,898,556	154.77
TOTAL MILLAGE		8.8149	AD VALOREM TAXES		\$34,365.38	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
KEY WEST STORMWATER	305-809-3902	323.40
KEY WEST SOLID WASTE	305-809-3902	310.52
NON-AD VALOREM ASSESSMENTS		\$633.92

COMBINED TAXES AND ASSESSMENTS	\$34,999.30	See reverse side for important information.
--------------------------------	-------------	---------------------------------------------

If Postmarked By Please Pay	Nov 30, 2019 33,599.33	Dec 31, 2019 33,949.32	Jan 31, 2020 34,299.31	Feb 29, 2020 34,649.31	Mar 31, 2020 34,999.30
--------------------------------	---------------------------	---------------------------	---------------------------	---------------------------	---------------------------



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2019 Real Estate**  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1001449		10KW	1001449

210 DUVAL STREET LLC  
PO Box 2068  
Key West, FL 33045-2068

00001420000000066825  
210-216 DUVAL St

KW PT LOTS 1&2 SQR 15 G64-440/41 OR729-311  
OR971-642/45 OR1516-1205/1206 OR2071-1603

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By Please Pay	Nov 30, 2019 33,599.33	Dec 31, 2019 33,949.32	Jan 31, 2020 34,299.31	Feb 29, 2020 34,649.31	Mar 31, 2020 34,999.30
--------------------------------	---------------------------	---------------------------	---------------------------	---------------------------	---------------------------

000000000000 0003499930 00000000001001449 0001 4

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

IF PAID BY

RETURN WITH PAYMENT

# Application

SMITH / HAWKS  
ATTORNEYS AT LAW

Barton W. Smith, Esq  
Telephone: (305) 296-7227  
Facsimile: (305) 296-8448  
Email: [Bart@smithhawks.com](mailto:Bart@smithhawks.com)

**VIA FEDEX and EMAIL**

March 24, 2020

Roy Bishop, Planning Consultant  
City of Key West Planning Department  
1300 White Street  
Key West, FL 33040

**Re: 210 Duval Street, LLC – Application for Lawful Unit Determination  
for 210 – 216 Duval Street (RE # 00001420-000000)**

Dear Roy,

This letter is to supplement and provide support for 210 Duval Street, LLC's ("Owner") Application for Lawful Unit Determination first received by the City of Key West Planning Department ("City") on July 24, 2014 ("LUD"). Owner wishes to amend the LUD to request that the City recognize four (4) non-transient residential units on their property located at 210-216 Duval Street, Key West, FL and bearing Monroe County Real Estate No. 00001420-000000 ("Property").

Pursuant to Section 108.991(3) of the City of Key West Code of Ordinances ("Code"), records have been submitted and additional records are offered herein to show that a body of evidence exists to support the existence of four (4) non-transient residential units on or about April 1, 2010 and these units should be excluded from the City of Key West Building Permit Allocation System. Section 108.991(3) of the Code requires at least two types of records to support the units, and Owner has provided at least four types of records, including: a.) aerial photographs; b.) building permits; e.) rental, occupancy, or lease records; and g.) documentation from public utility companies.

**Commercial Units**

The Property currently remains with substantially the same structures that existed as of the Survey completed April 1, 1992 and attached as **Exhibit A**. Additionally, the Property currently has the same building layouts measured by a State-Certified Appraiser in 2006 as shown in the Building Layouts document attached as **Exhibit B**. The bottom floor of the larger two-story



building that abuts both Duval Street and Charles Street has historically been and currently is used for commercial purposes and consists of two (2) commercial units. The commercial unit on the left when looking from Duval Street is licensed under the address 210 Duval Street. The commercial unit on the right when looking from Duval Street is licensed under the address 216 Duval Street. Both units are currently occupied by Elysse of Key West, Inc. doing business as “Beach Club.”

### **Residential Units**

The second floor of the larger two-story building that abuts both Duval Street and Charles Street was used historically and on or about April 1, 2010 for residential purposes and consists of three (3) non-transient residential units. A Settlement Agreement entered into in Monroe County Case No. 2011-CA-1205-K attached as **Exhibit C**, the Photos from the Property attached as **Exhibit D**, and the HARC Staff Report dated December 17, 2019 support the entire second floor of this building being used for residential purposes.

#### **Building 8**

The right side of the second floor of the Duval building, labeled Building 8 of **Exhibit B**, is one unit. Building 8 has its own entrance from the outside stairs from the back. The unit contains at least three bedrooms and one full bathroom with toilet, shower, and sink. See Photos of the unit in **Exhibit D, Tab 1**. The Photos also show cabinets and washing and drying machines, which are further evidence of residential use. Based on the foregoing, Owner requests that you find one non-transient residential unit in Building 8.

#### **Building 9**

The left side of the second floor of the Duval building, labeled Building 9 of **Exhibit B**, should be found to have two (2) residential units. The entrance to Building 9 is into the door on Duval Street that splits the two commercial units and up the stairs. Building 9 contains five bedrooms and two full bathrooms with toilets, showers, and sinks. See Photos of Building 9 in **Exhibit D, Tab 2**.

Residents of the City of Key West, especially in Old Town, have traditionally lived with small and mobile cooking appliances for many reasons, including the abundance of great restaurants and fresh seafood within walking distance and small unit size. Furthermore, Paragraph 5 of the Settlement Agreement attached as **Exhibit C** orders that the apartments be “vacant, broom clean and have been removed of all appliances.” Therefore, the lack of cooking appliances in Building 9 on the date of the site visit on February 7, 2020 should not be considered. Based on the foregoing, Owner requests that you find two (2) non-transient residential units in Building 9.

#### **Building 10**

The second floor of the back structure that does not abut Duval Street, labeled Building 10 in **Exhibit B**, is one unit. The Settlement Agreement and Photos support that Building 10 was used as a residence. The unit contains at least two bedrooms and a full bathroom with toilet,

Application for Lawful Unit Determination – 210 Duval Street, LLC

shower, and sink. See Photos of Building 10 in **Exhibit D, Tab 3**. The Photos also show a stove, washing machine and drying machine in Building 10. Based on the foregoing, Owner requests that you find one unit in Building 10.

Keys Energy Meters

Keys Energy has six (6) active electrical service accounts for the Property that have all remained active since before April 1, 2010. Please see six (6) letters from Keys Energy dated February 28, 2020 describing each account attached as **Exhibit E**. The email received from [keysenergy@govqa.us](mailto:keysenergy@govqa.us) on January 16, 2020 regarding meters at the Property and attached as **Exhibit F** inaccurately included meters at the addresses 211 Duval Street and 215 Duval Street, which are across the street from the Property. Additionally, the email excluded two (2) meters that service the Property but are still in Keys Energy's records under the address of 8 Charles Street. The foregoing evidence establishes that six (6) electric meters served the Property on April 1, 2010 and still currently serve the Property. Unfortunately, Keys Energy was unable to provide, and Owner was unable to determine, which areas of the Property each meter services.

**Conclusion**

Owner respectfully requests that this letter be used to supplement and support the LUD, and that the City recognize four (4) non-transient residential units allowing the Owner to apply to renovate the Property with four (4) residential units. Thank you for your consideration and assistance, and please do not hesitate to contact me with any questions.

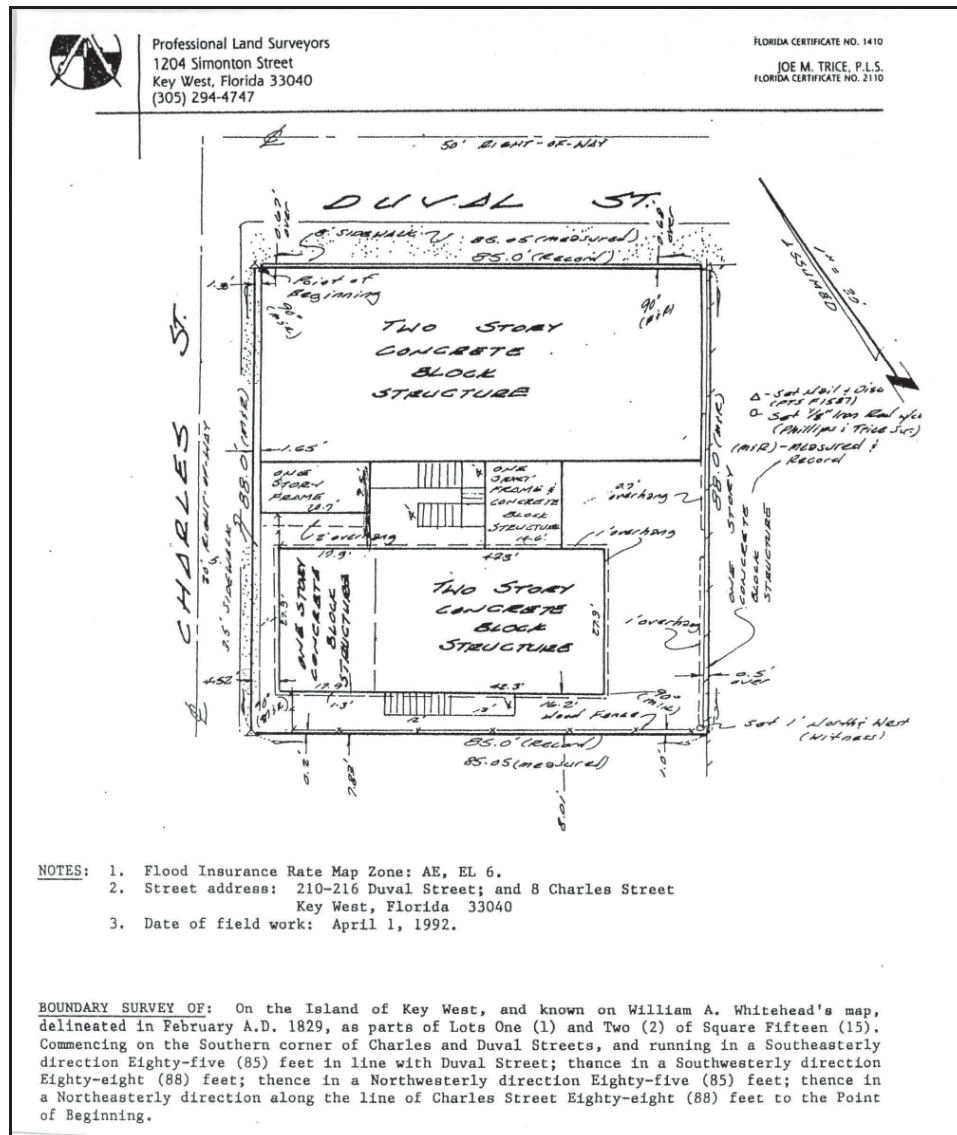
Sincerely,

*A. J. Davila*  
Anthony Davila for  
Barton W. Smith

BWS/AJD  
Enclosures

CC: Daniel Sobczak – [daniel.sobczak@cityofkeywest-fl.gov](mailto:daniel.sobczak@cityofkeywest-fl.gov)

## EXHIBIT A

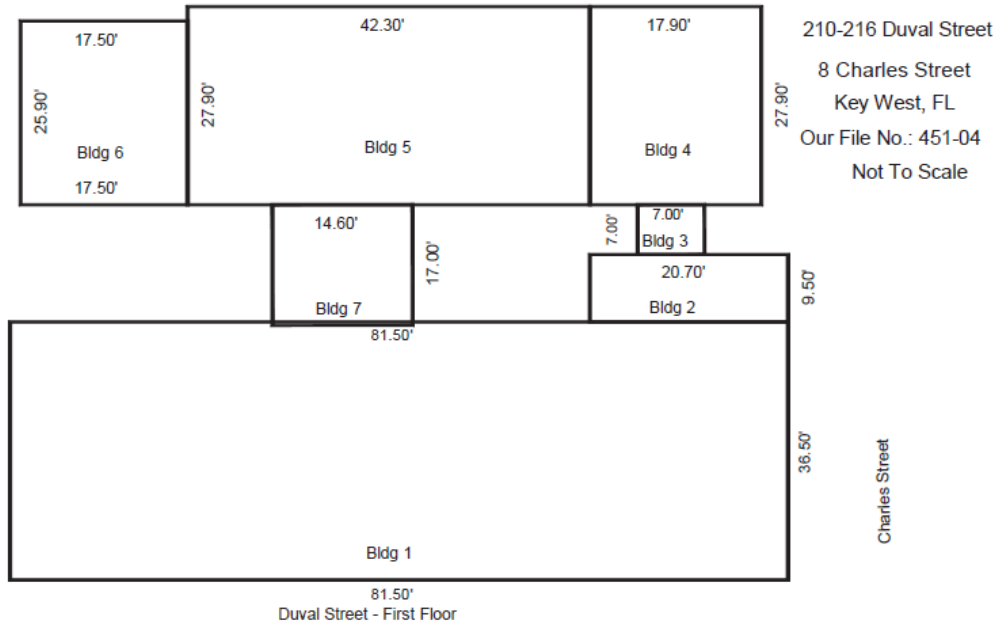
**SURVEY & LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

## EXHIBIT B

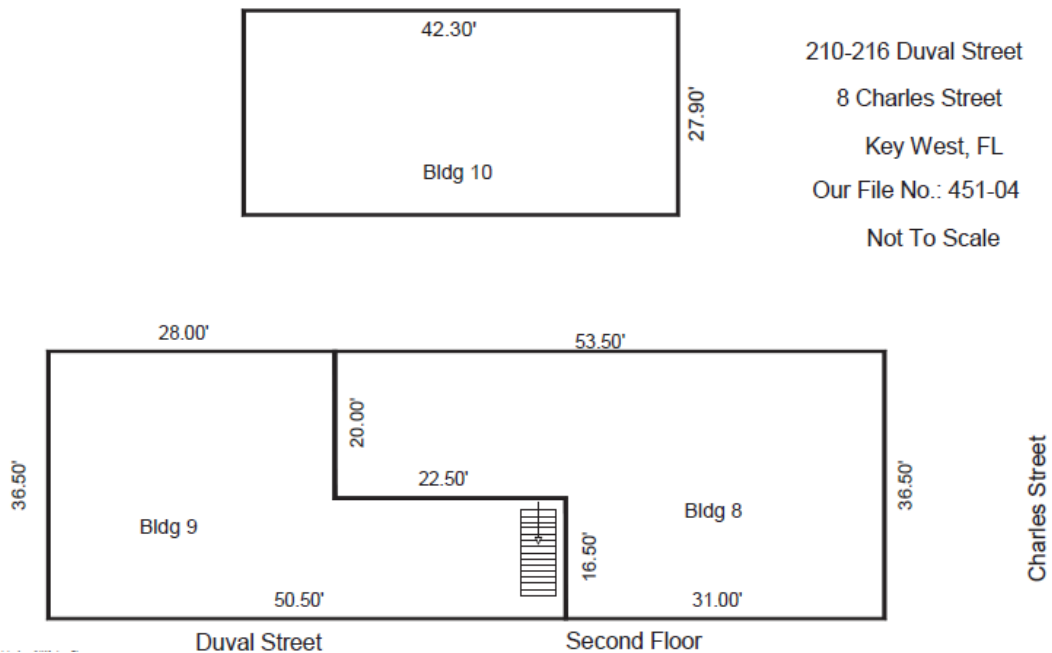


## Building Layouts

First Floor:



Second Floor:



## EXHIBIT C

IN THE CIRCUIT COURT OF THE  
SIXTEENTH JUDICIAL CIRCUIT IN  
AND FOR MONROE COUNTY,  
FLORIDA

CASE NO. 2011-CA-1205-K

210 DUVAL STREET, LLC,

Plaintiff,

v.

ELYSSE OF KEY WEST, INC.,  
a Florida corporation,

Defendant.

\_\_\_\_\_ /

**SETTLEMENT AGREEMENT**

Plaintiff, 210 DUVAL STREET, LLC ("Landlord"), and Defendant,  
ELYSSE OF KEY WEST, INC. ("Tenant"), have agreed to resolve the issues in  
this case pursuant to the following terms:

1. Landlord stipulates and agrees that the lease renewal option in Article  
XII of the parties' July 12, 2004 Lease ("Lease") was validly exercised, and  
Tenant's tenancy in the leased premises (as adjusted per ¶¶4 and 5, below) shall  
continue through and until June 30, 2014.

2. Landlord stipulates and agrees that, as soon as Landlord receives the  
funds from the Court Registry and settlement amount as outlined in ¶¶10 and 11,

below, Tenant is current on all rent obligations pursuant to the Lease through August 31, 2012.

3. Beginning with the rent payment due on September 1, 2012, Tenant's monthly rent obligation for the remainder of the Lease term (i.e. through and until June 30, 2014) shall be THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$38,000.00) per month, inclusive of sales tax.

4. No later than October 15, 2012, the leased premises shall include only the 5,575 square foot retail area at 210 – 216 Duval Street and 8 Charles Street.

5. The second floor apartments currently rented (i.e. the 210 Duval Street Apartment and the 8 Charles Street Apartment, which apartments comprise 2,755 square feet — collectively referred to herein as "Apartments") shall no longer be part of Tenant's tenancy. Prior to October 15, 2012, Tenant shall notify Landlord, in writing, that the Apartments are not damaged, vacant, broom clean and have been removed of all appliances. If the second floor is not vacated pursuant to this paragraph, and Tenant has failed to cure any default within five (5) days of Landlord's written notice of such default, then the primary Lease between the parties shall be canceled.

6. Effective September 1, 2012, the Lease is amended so that Tenant's obligation to pay Tenant's proportionate share of *ad valorem* real estate taxes shall be 56.55%, rather than the 84.50% referenced in the Lease.

7. With regard to *ad valorem* real estate taxes for calendar year 2012, Tenant shall be responsible for 84.50% of such *ad valorem* taxes for eight (8) months (i.e. January 1, 2012 through August 31, 2012) of 2012, and for 56.55% of such *ad valorem* taxes for the remaining four (4) months of 2012 (i.e. September 1, 2012 through December 31, 2012). *For illustration purposes only, if the total ad valorem tax bill for 2012 is \$30,000, Tenant's obligation for the tax bill shall be \$22,555.00.*

8. Currently, both Landlord and Tenant procure property insurance for the leased premises. Effective immediately, Landlord may, but is not required to, cancel Landlord's property insurance on the leased premises. In any event, Tenant shall continue to insure ~~the~~ the leased premises.

9. Effective September 1, 2012, Landlord and Tenant shall work together to ensure that Tenant receives the monthly sewer/garbage invoices generated by the City of Key West for sewer/garbage services for the premises being leased by the Tenant. Tenant shall be responsible for the payment of such sewer/garbage invoices. In the event Landlord becomes aware that Tenant has not paid the sewer/garbage invoices for premises being rented by Tenant, Landlord shall immediately notify Tenant of such fact and Tenant shall remedy such situation.

10. Within thirty (30) days of the date of this Settlement Agreement, Tenant shall pay to Landlord the sum of \$50,000.00.

11. The sum of \$53,000.00 currently resides with the Clerk of the Court, having been deposited by Tenant into the Registry of the Court pursuant to the February 22, 2012 Agreed Order Requiring Defendant, Elysse Of Key West, Inc., to Deposit Funds Into Registry Of Court. The parties stipulate and agree to the entry of an order authorizing the Clerk to release all such funds in the Registry of the Court to Landlord. Counsel for Landlord shall prepare the Agreed Order in this regard.

12. Landlord and Tenant each release the other party for any and all claims each may have against the other party, which claim(s) in any way relate to the Lease, or to the tenancy thereby created, which claims arose, were made, or could have been made prior to the date of this Settlement Agreement. This release provision shall be self-executing and not require a collateral document.

13. The parties stipulate and agree that this Settlement Agreement is being entered into to resolve all disputes related to the parties regarding the Lease and any other claims which were brought, or could have been brought, in this lawsuit; all such claims having been satisfied concurrent with the payment referenced in ¶10, above.



14. Neither party admits liability to the other party and both parties expressly disclaim any liability to the other party.

15. Each party shall bear their own costs and attorney's fees.


16. Unless otherwise altered by this Settlement Agreement, all remaining terms of the Lease remain in full force and effect.

17. The parties expressly agree to the dismissal of this lawsuit, with prejudice, with the Court retaining jurisdiction to enforce the terms of this Settlement Agreement.

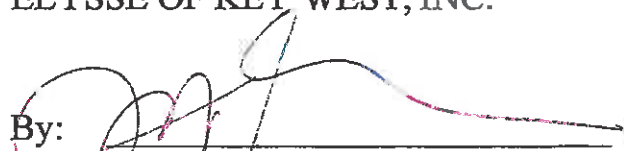
210 DUVAL STREET, LLC

ELYSSE OF KEY WEST, INC.

By:

  
NANCY PRICE LEACH  
Managing Member  
Date: Aug 30th - 12


By:

  
JUDITH GREENBERG  
President  
Date: 9/11/12

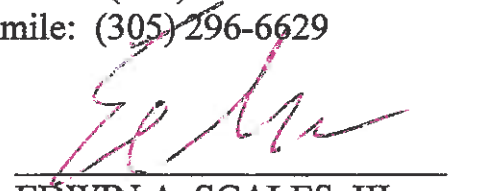
LAW OFFICE OF ROBERT  
GOLDMAN  
302 Southard Street, Suite 208  
Key West, FL 33040  
Telephone: (305) 296-1111

EDWIN A. SCALES, III, P.A.  
201 Front Street, Suite 333  
Key West, Florida 33040  
Telephone: (305) 292-8950  
Facsimile: (305) 296-6629

By:

  
ROBERT B. GOLDMAN  
Florida Bar No. 81280  
Date: Aug 30th - 12

By:

  
EDWIN A. SCALES, III  
Florida Bar No. 0897700  
Date: 9/13/2012

Attorney for Plaintiff

Attorney for Defendant

## **EXHIBIT D, TAB 1**







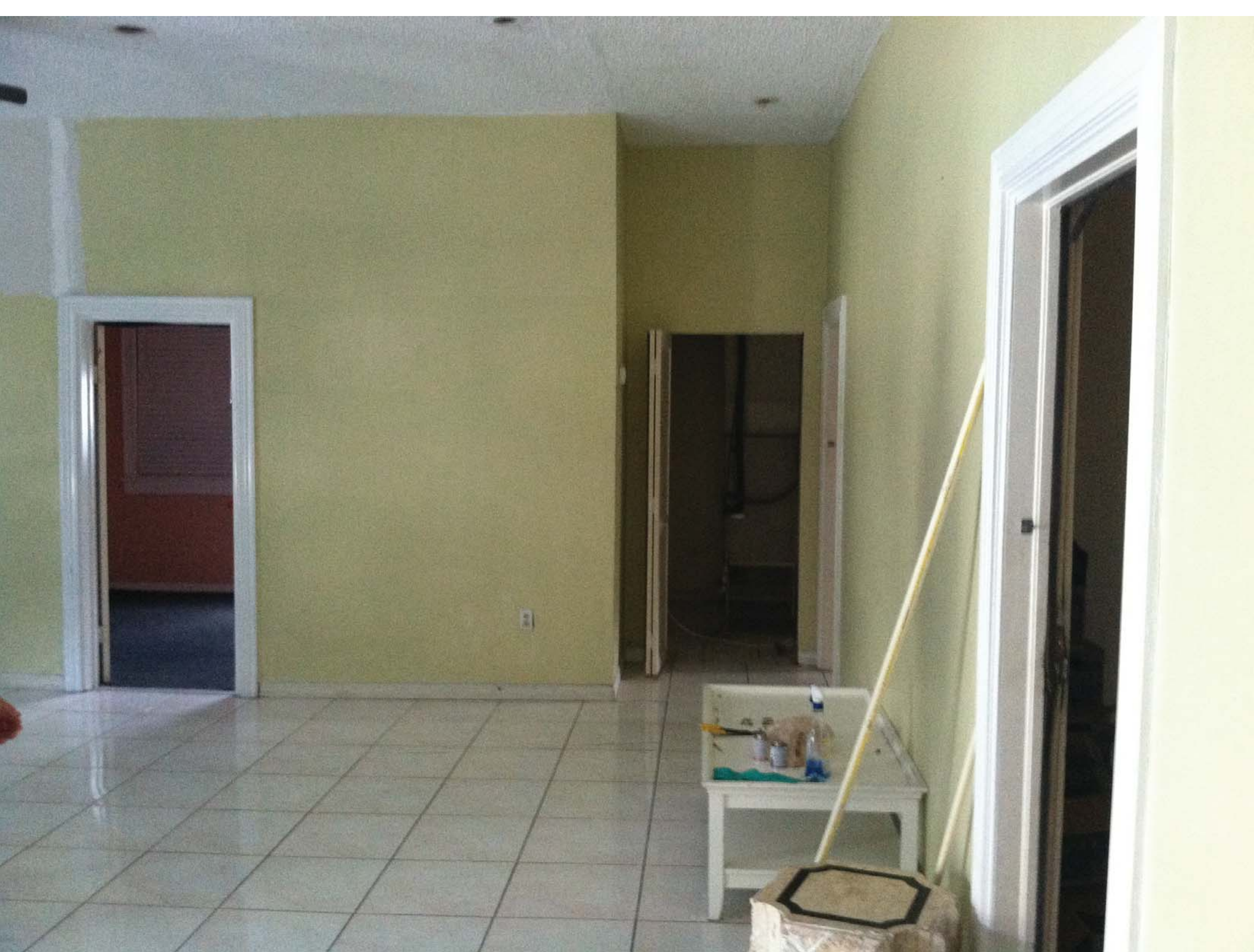


2014/11/03 15:48



2014/11/03 15:48



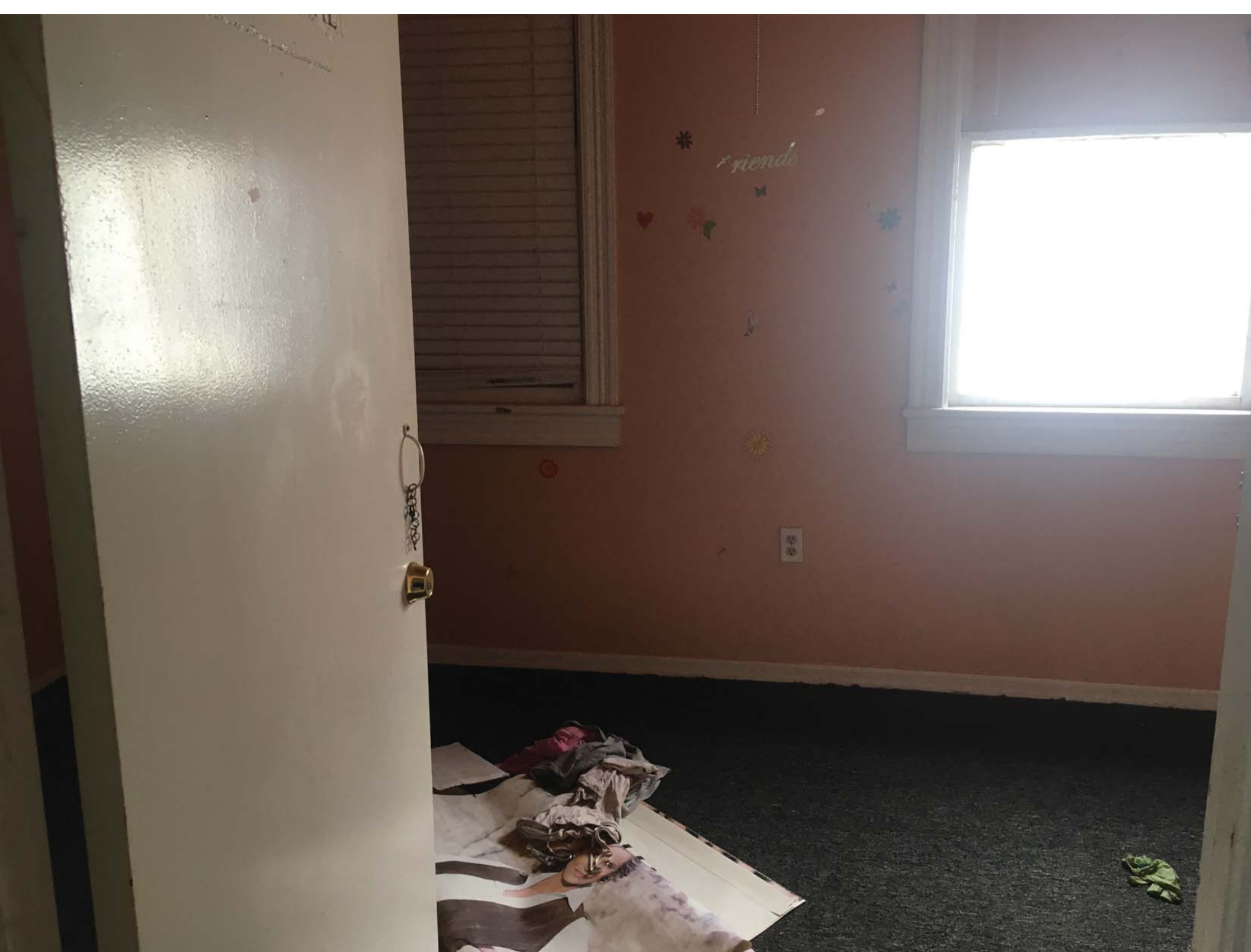








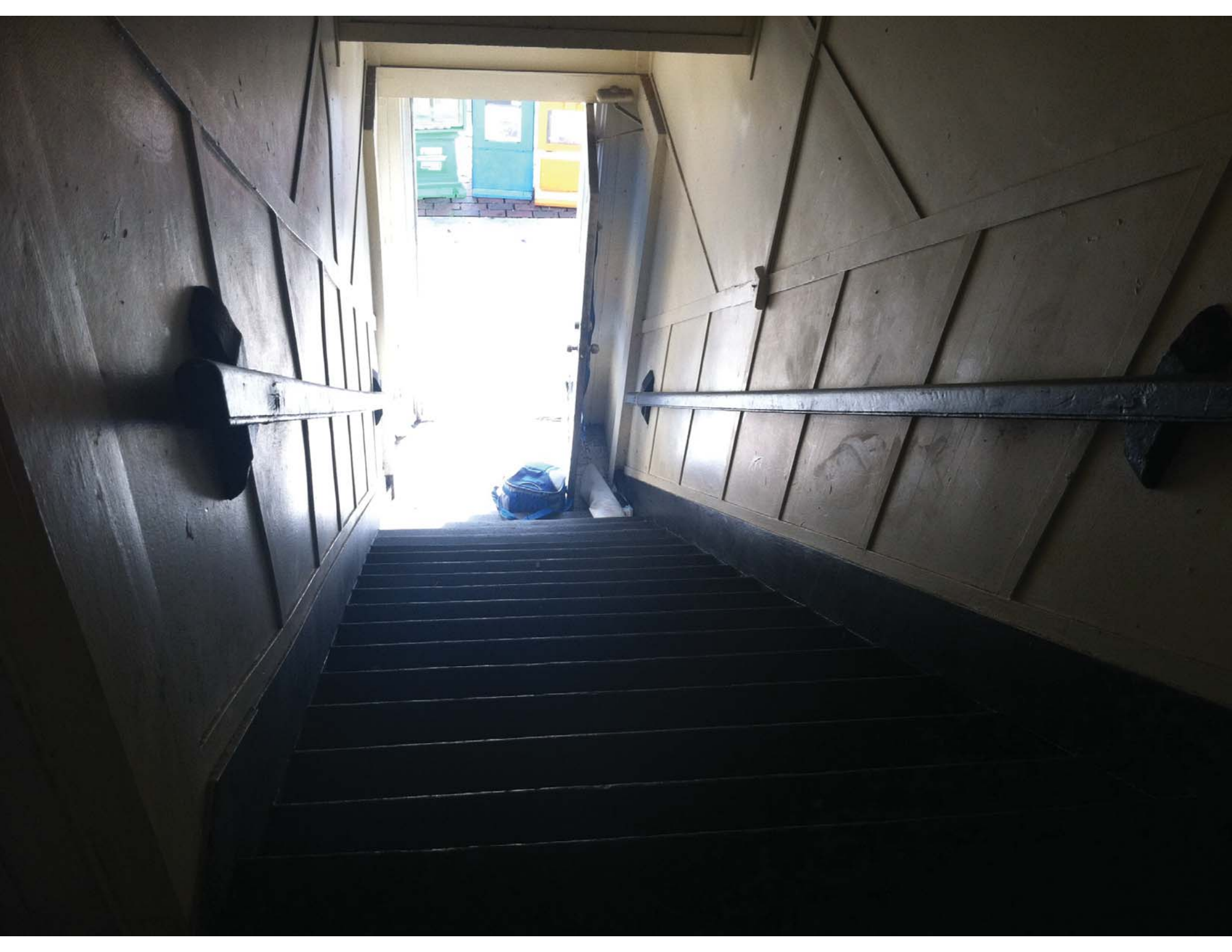
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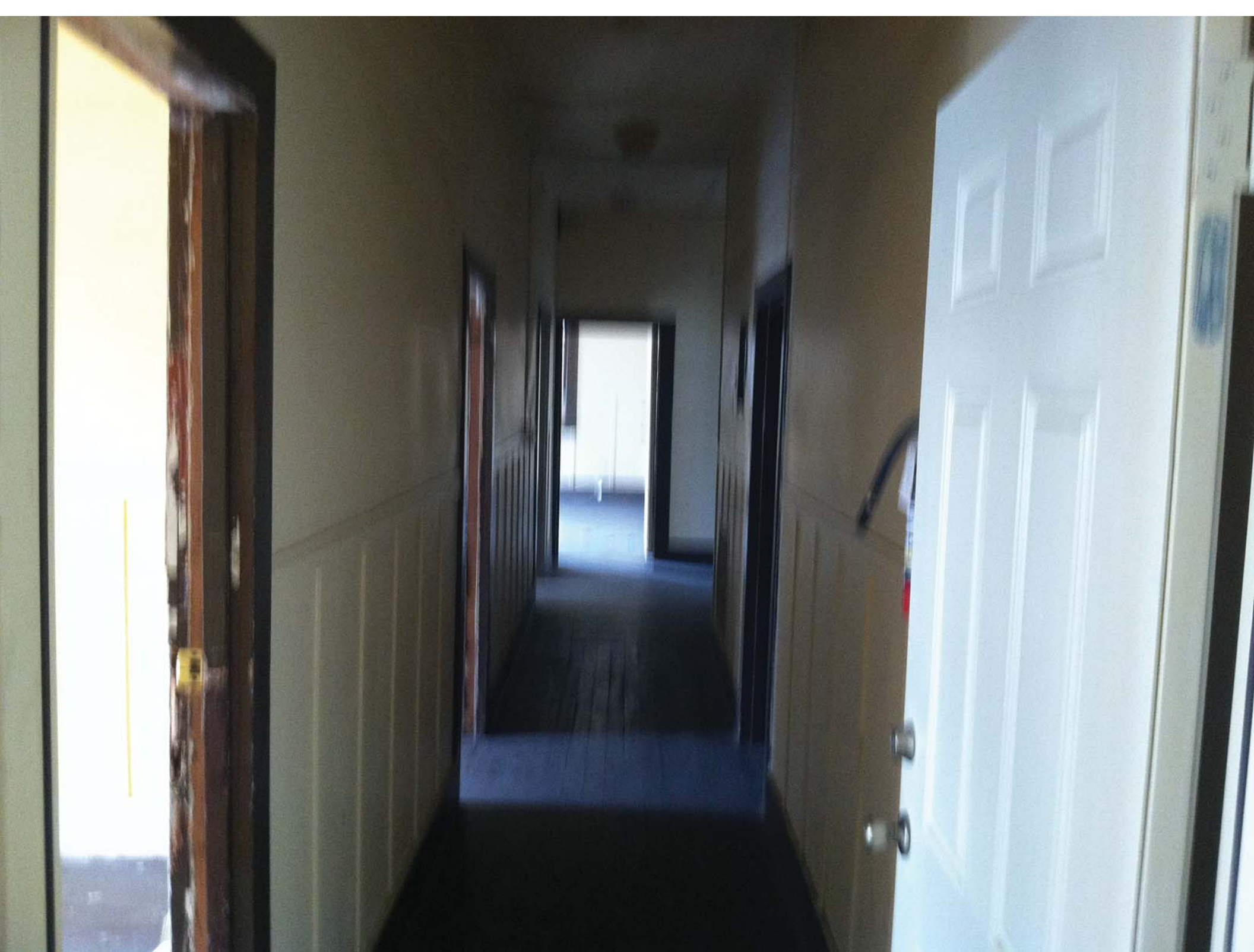
## EXHIBIT D, TAB 2













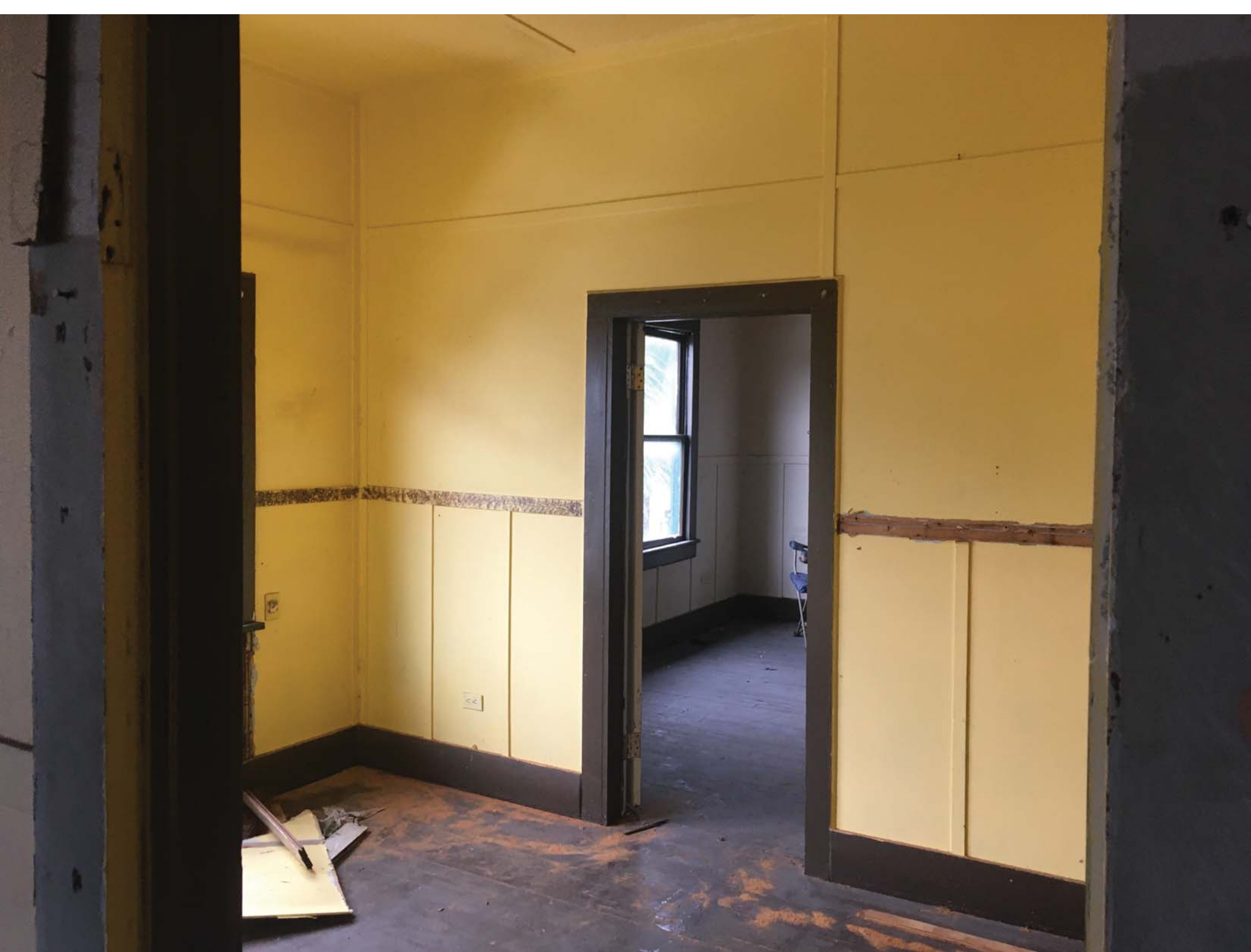


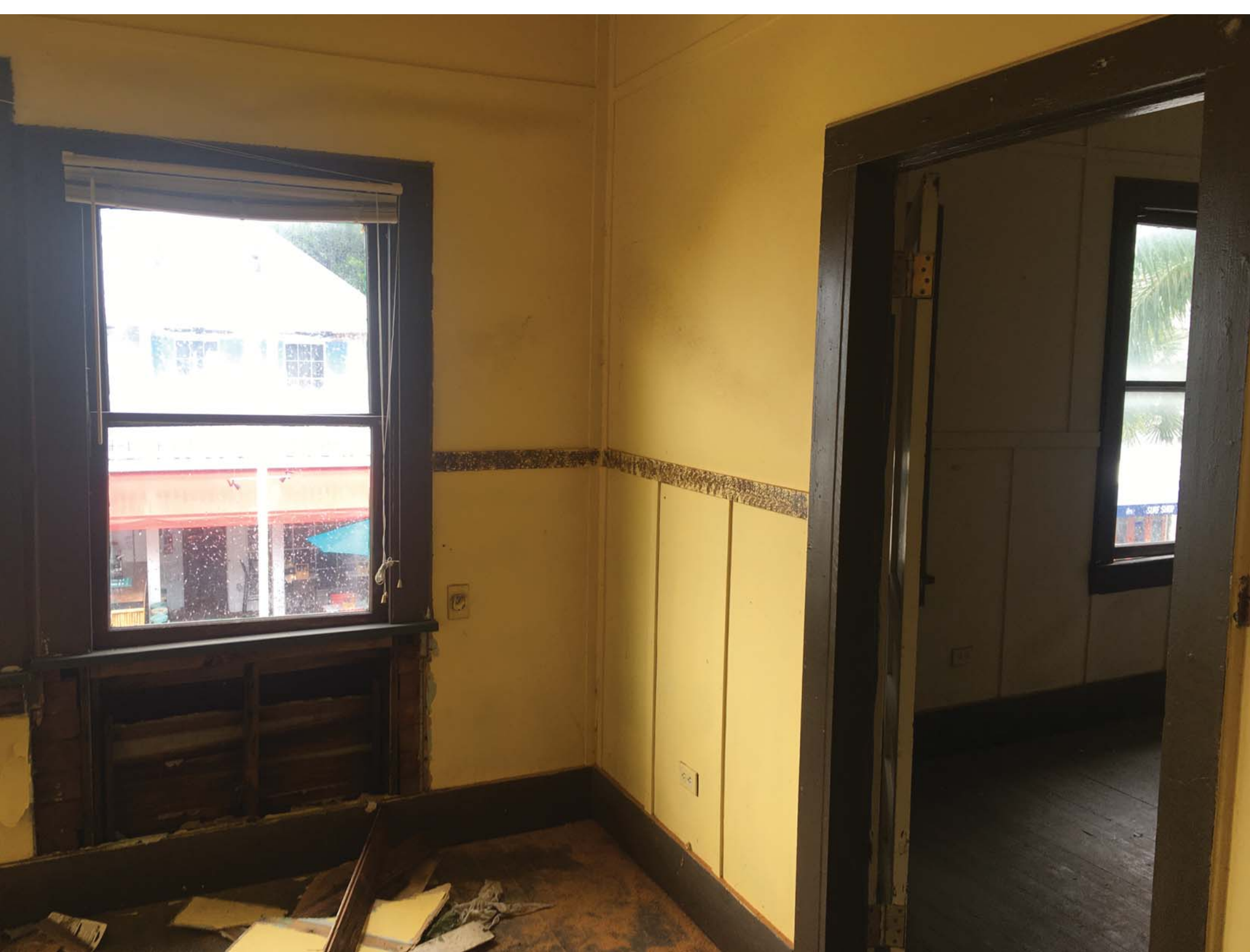






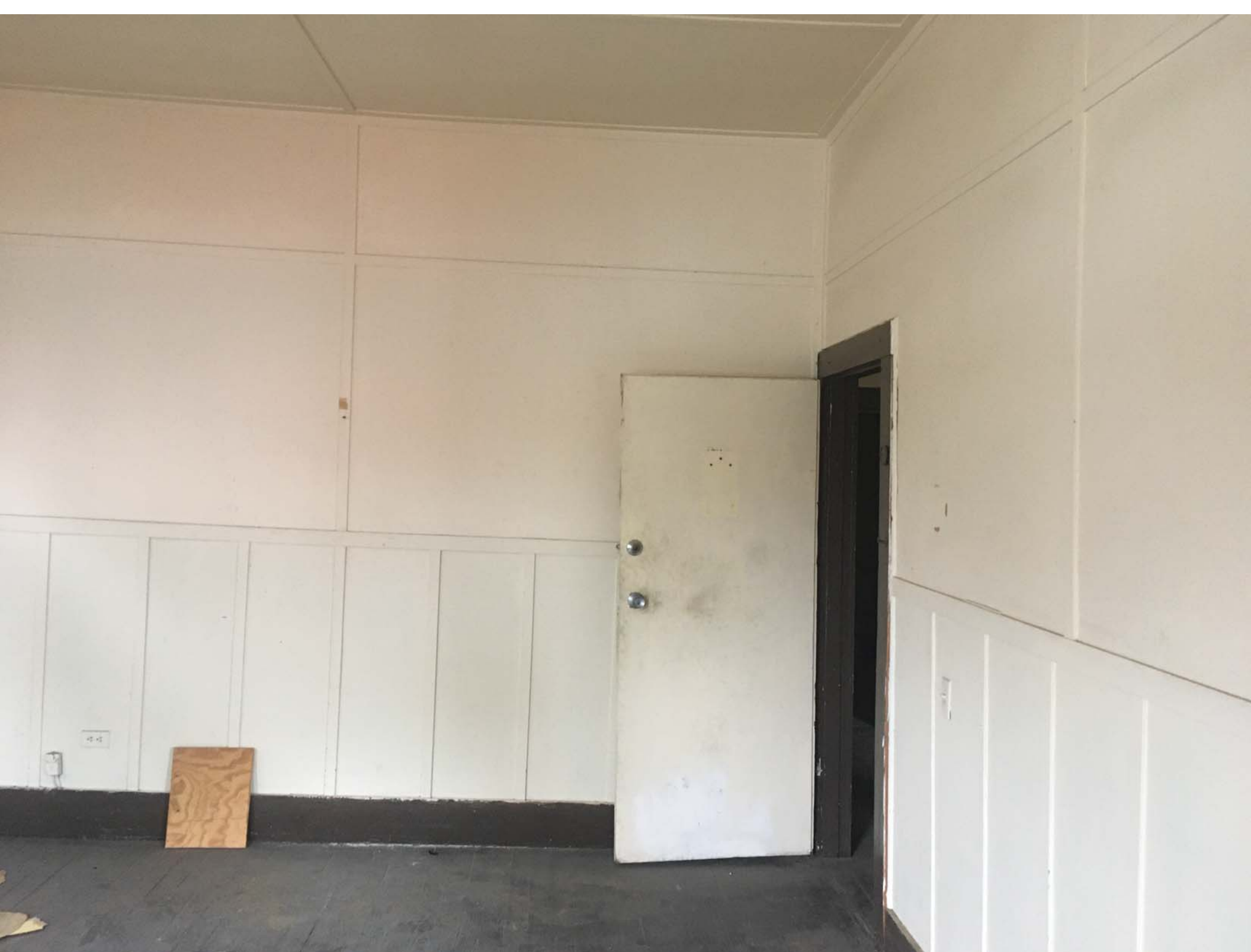


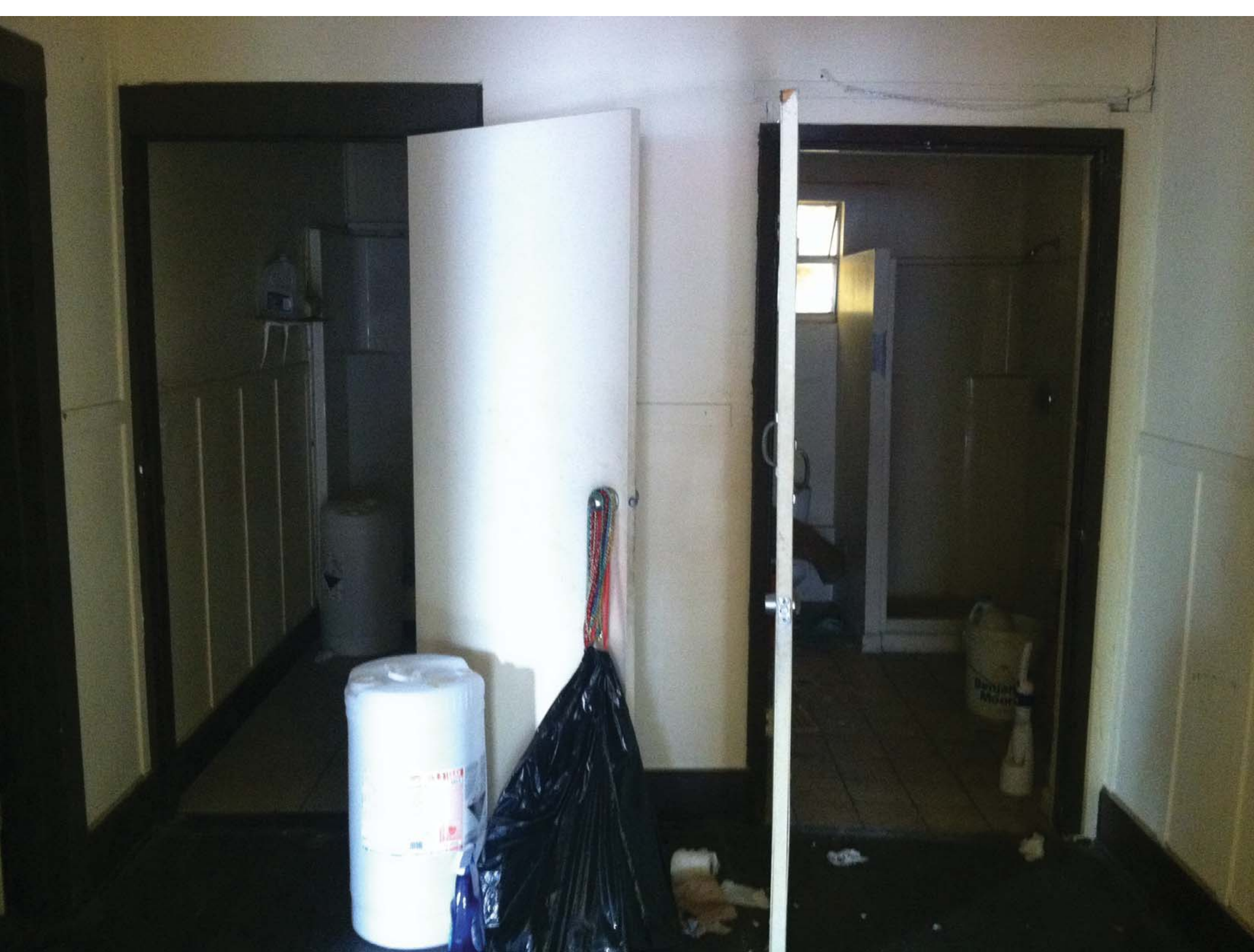




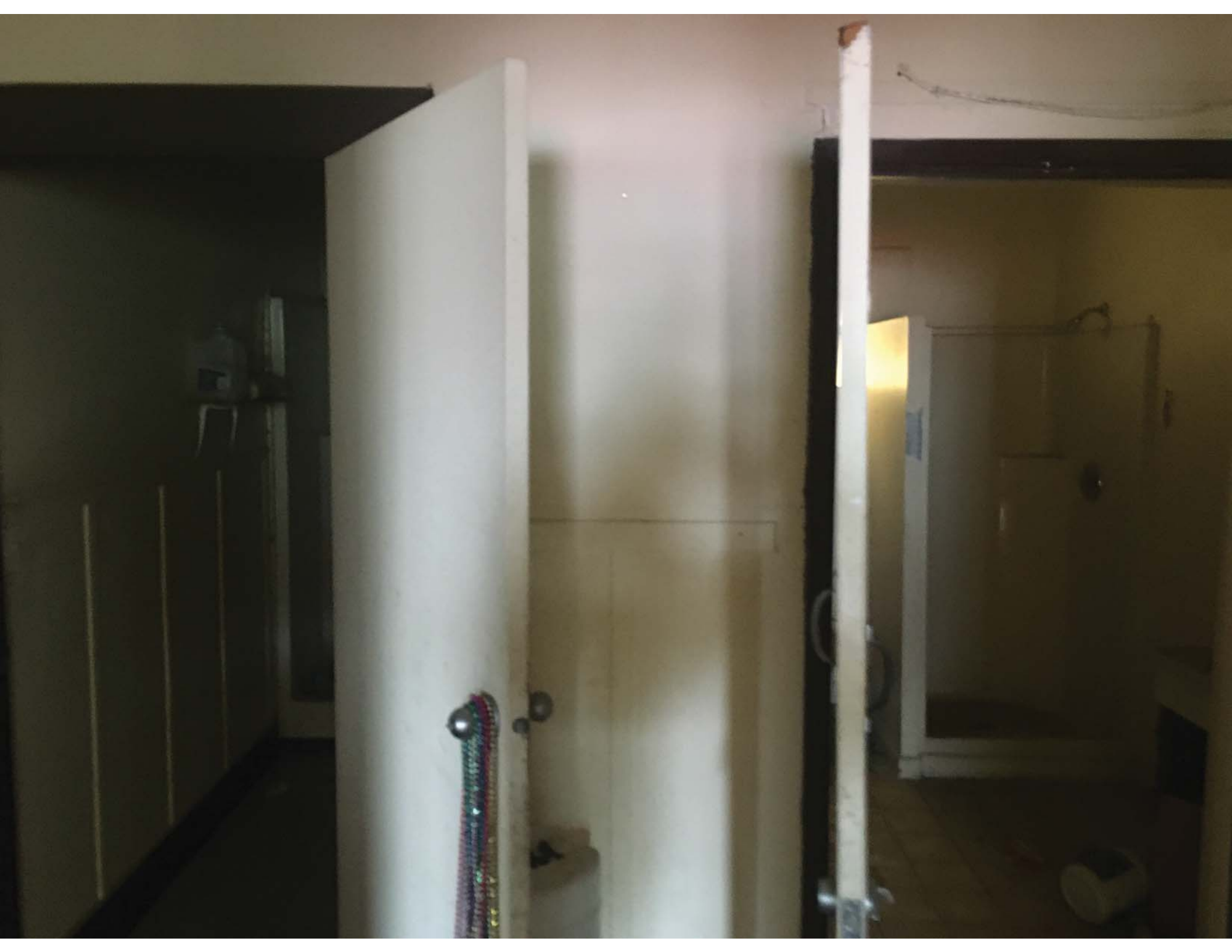






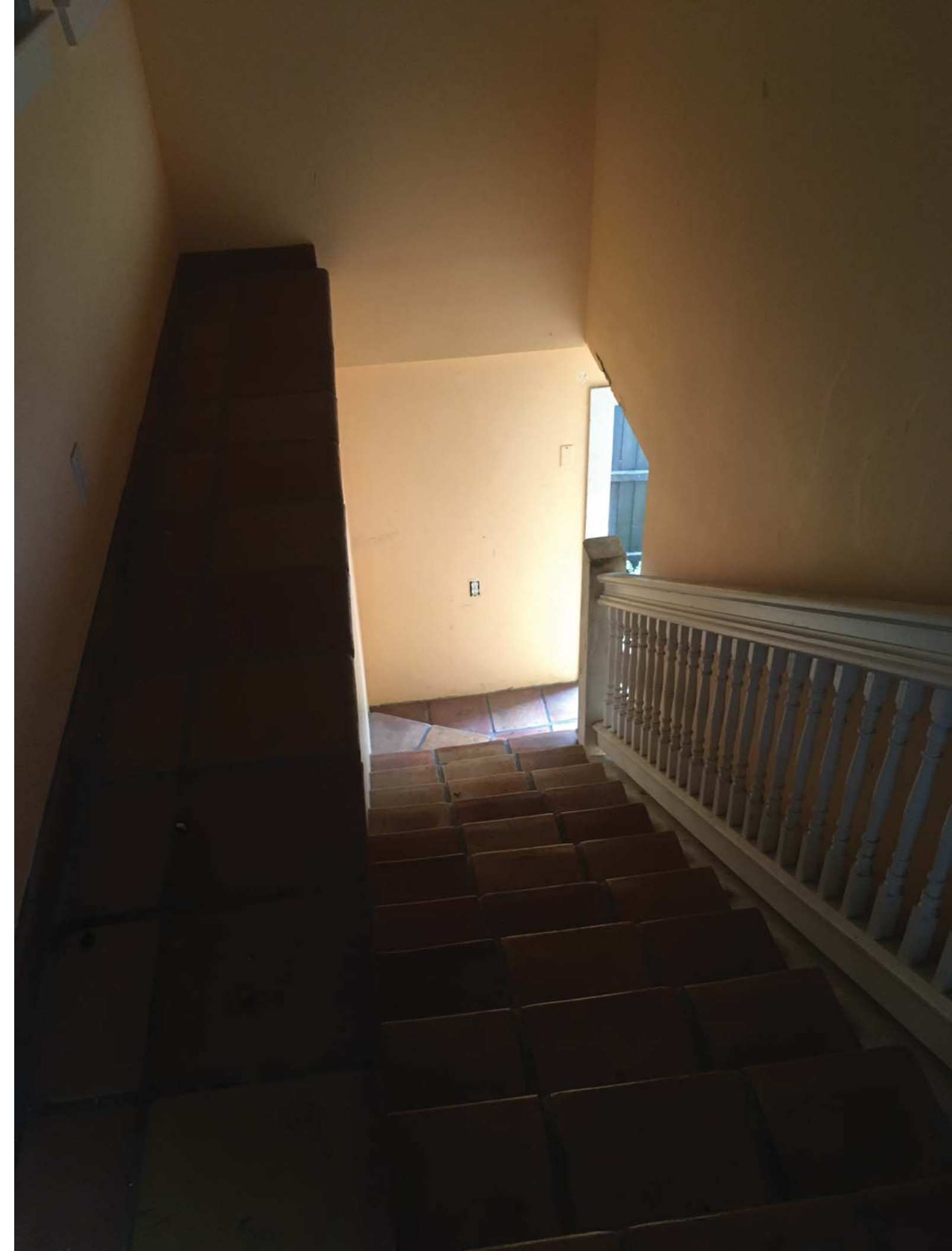






## **EXHIBIT D, TAB 3**

















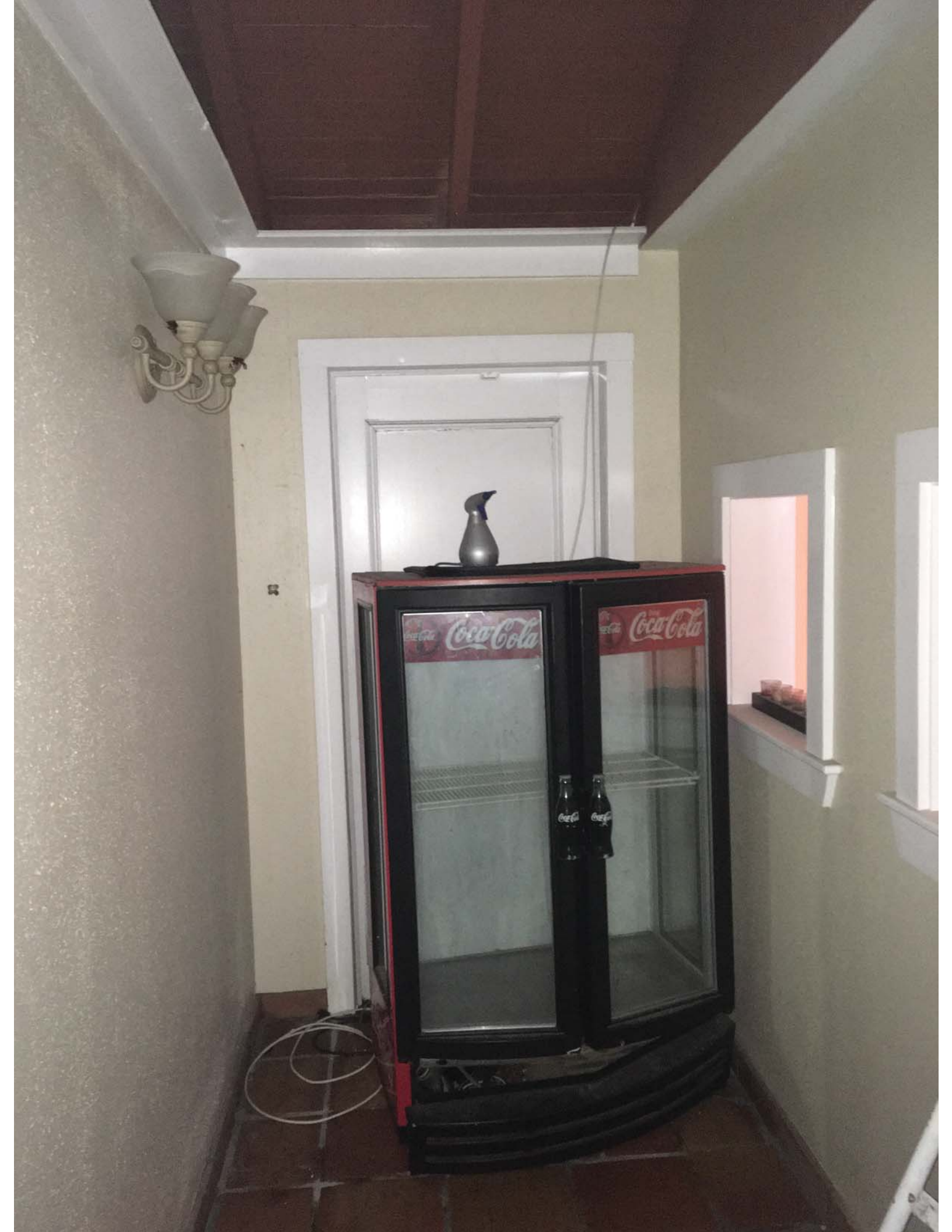












## EXHIBIT E



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
210 Duval Street, Up, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since January 6, 1993.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
210 Duval Street, Down, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since April 13, 1964.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg





(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
212 Duval Street, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since March 31, 1980.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
216 Duval Street, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since October 19, 1970.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
8 Charles Street, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since November 3, 1980.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

February 28, 2020

Mr. Anthony Davila  
Smith/Hawks Attorneys At Law  
138 Simonton Street  
Key West, FL 33040

RE: Electrical Service for:  
8 Charles Street, Rear, Key West, Florida

Dear Mr. Davila:

As requested, we have reviewed our records, and it has been determined that electrical service is available for the above referenced property. Keys Energy Services records indicate that this account is currently active and there has been residential electrical service with one (1) meter at the above mentioned address since December 4, 1980.

Should you have any questions or concerns, please contact me at (305) 295-1080.

Sincerely,

Zahny Gonzalez  
Customer Service Staff Assistant

ZG/zg

## EXHIBIT F



## Anthony J. Davila

---

**From:** KEYS ENERGY SERVICES Support <keysenergy@govqa.us>  
**Sent:** Thursday, January 16, 2020 1:26 PM  
**To:** Daniel Sobczak  
**Subject:** [Records Center] Public Records Request :: R000401-011620

--- Please respond above this line ---



Hi Daniel,

The number of meters for the time frame requested are as follows:

210 Duval St - 2 meters  
211 Duval St - 5 meters  
212 Duval St - 1 meter  
215 Duval St - 1 meter  
216 Duval St - 1 meter

Thank You,  
Gricel Owen

---

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

