

Application

ALCOHOL SALES SPECIAL EXCEPTION APPLICATION INFORMATION SHEET

City of Key West Planning Department
1300 White Street, Key West, FL
(305) 809-3764



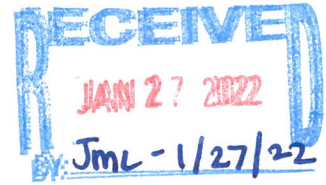
Please read the following carefully before filling out the application

Application Process

- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Economic Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.



FEE SCHEDULE

Alcohol Sales Special Exception	\$2,315.25
Advertising and Noticing Fee	\$ 310.00
Fire Department Review Fee	\$ 110.25
TOTAL APPLICATION FEE	\$2,735.50

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

- ☐ Correct application fee. Check may be 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
- ☐ Monroe County Property record card
- ☐ Boundary Survey (Survey must be within 10 years from submittal of this application)
- ☐ Photographs showing the proposed project area

If you have any questions, please call the Planning Department at 305-809-3764. We will be happy to assist you in the application process.



Application For Alcohol Sales Special Exception

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee \$2,735.50

(Includes \$310.00 advertising / noticing fee and \$110.25 fire review fee)

Special Exceptions are Quasi-Judicial Hearings and it is Improper to Speak to Planning Board Members about the Request Outside of the Hearing.

Please print or type a response to the following:

1. Site Address 422 EATON STREET
2. Name of Applicant CYRIL ROBLOT-COLLANGES
3. Applicant is: Owner _____ Authorized Representative X
- (please see the attached Verification & Authorization Forms)
4. Address of Applicant 3383 NORTHSIDE DRIVE
KEY WEST, FL. 33040
5. Phone # of Applicant _____ Mobile# 305-797-6530
6. E-Mail Address cyril.r.c@me.com
7. Name of Owner, if different than above 400 DUVAL STREET RETAIL LLC
8. Address of Owner % BERKSHIRE HATHAWAY KNIGHT & GARDNER REALTY
336 DUVAL STREET, KEY WEST, FL. 33040
9. Phone Number of Owner BECKY COBO PROPERTY MANAGER Mobile# 305-797-4130
10. Email Address _____
11. Zoning District of Parcel 00006580-000⁰⁰⁰ RE# HRCC-1



12. Description of Use and Exception Requested

Restaurant. It is going to be very local friendly, we would like to be able to serve beer and wine. We understand that the church is near by, but we will not interfere with it in any sort of way.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Saint Paul's Cathedral is one of our son's favorite place to go on our morning walks. Our restaurant will not interfere with the church in any way, we established wonderful relationships with our neighbors. We will be very professional and respectful to all.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Hours of operation will be 11 AM to 11:30 PM. It is a very loved local establishment, it closes at 11:30 so local people could come eat after work.

15. What are the mitigative measures proposed to be implemented by the applicant:

We will maintain a very respectful relationship w/ neighbors. We will not have any kind of live music or loud music of any sort. Our lease requires us to maintain a very professional relationship with businesses near by.

To Whom It May Concern:

My spouse and I are trying to open a small family business. It is going to be a small restaurant that will serve beer and wine. We have met our neighbors on Eaton Street to make sure it is ok with everyone for us being there. It seems a very friendly neighborhood with wonderful people. The businesses there were very welcoming.

Thank you all from the bottom of our hearts!

Regards,

Kojin Noodle Bar

Cell: 305-797-6530

jinkoRamen@gmail.com

422 Eaton Street

Key West, FL 33040

FC Flaming Bouy Hotspur LLC
TB Talvor Carr + Antonio Harte

Benjamin Egnatz, CHAIR, TROPIC CINEMA BOARD OF DIRECTORS

Donna S. Mote, PhD
The Rector, St Paul's Episcopal Church

Bill B. William Langley, Managing Member of Knight-Gardner LLC
dba Berkshire Hathaway

CR Glazed Donuts & Red Bouy Coffee

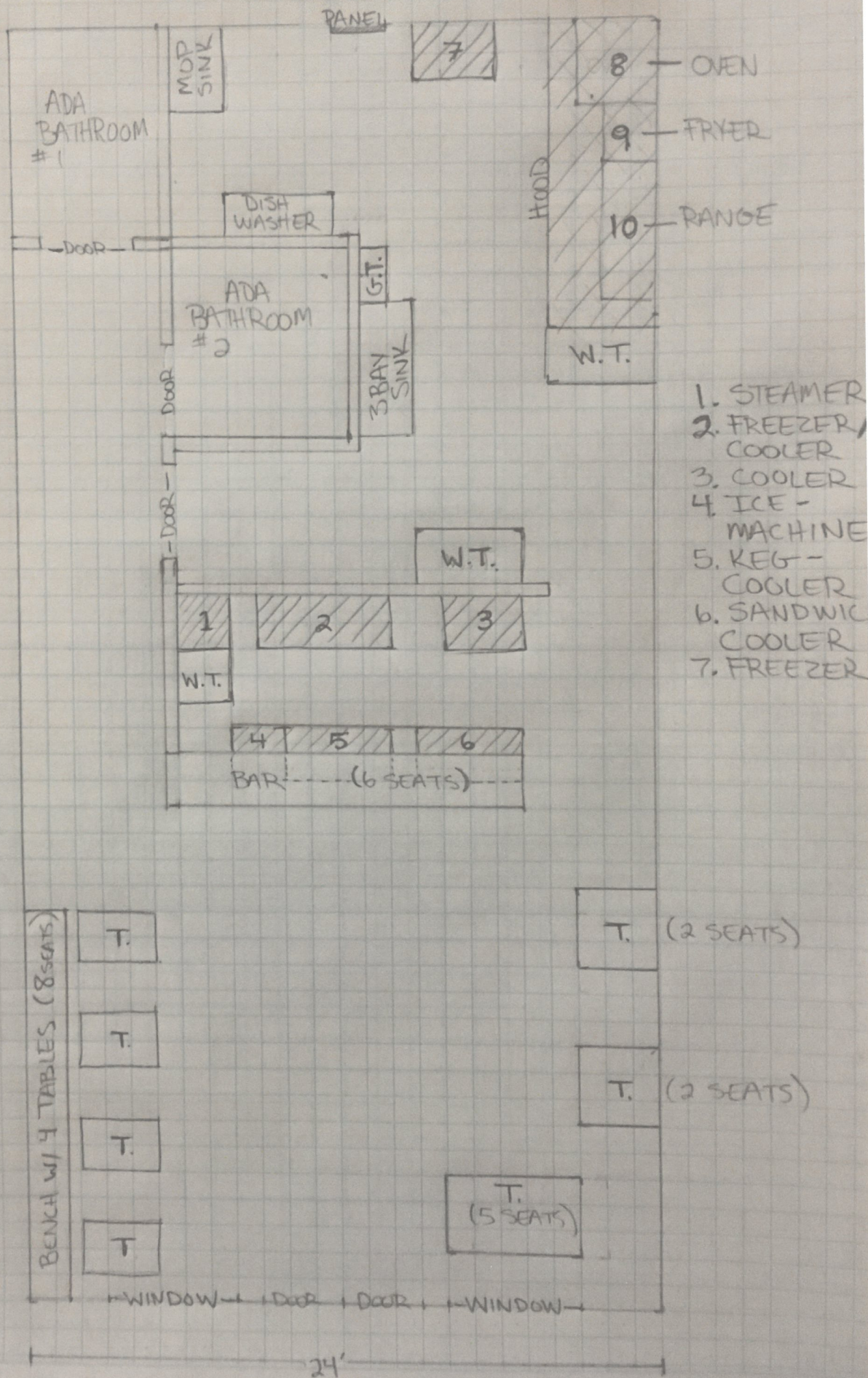
Floor Plan

KEY:

■ = 1 ft

T. = TABLE

W.T. = Work
TABLE

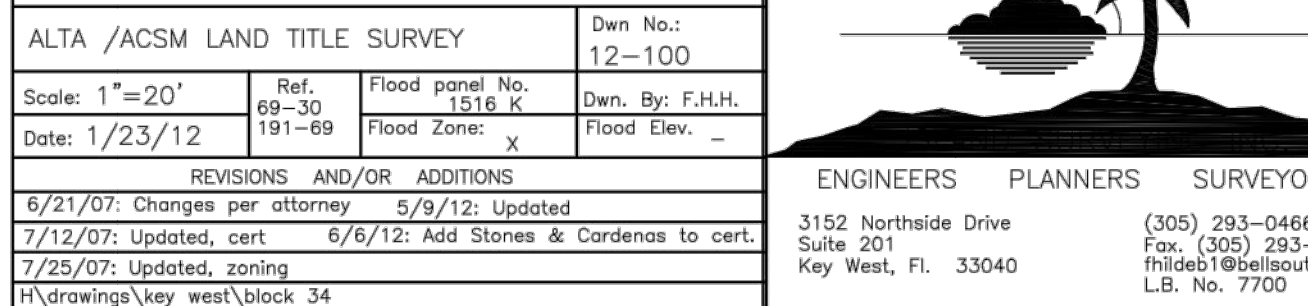
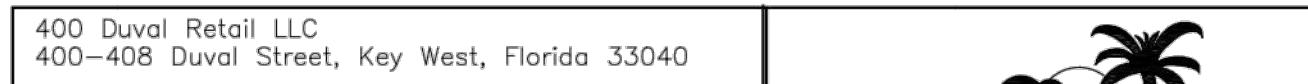
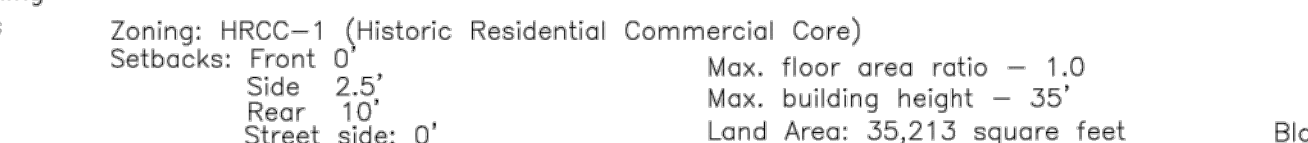
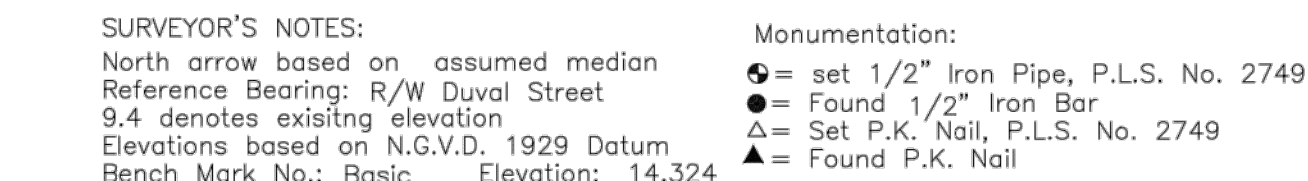


1. STEAMER
2. FREEZER, COOLER
3. COOLER
4. ICE - MACHINE
5. KEG - COOLER
6. SANDWICH COOLER
7. FREEZER

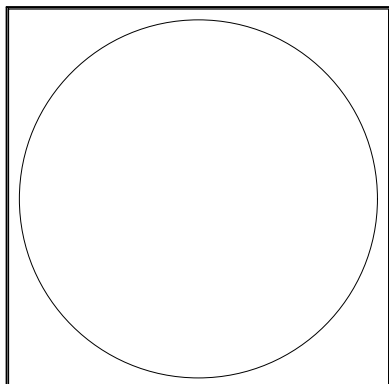




Boundary Survey



DUVAL STREET STOREFRONT
400, 400B, 400C DUVAL STREET
KEY WEST, FLORIDA, 33040



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.d.

Project No: 1415

SURVEY

Date: 07/27/2016

A0.1

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Property Record Card

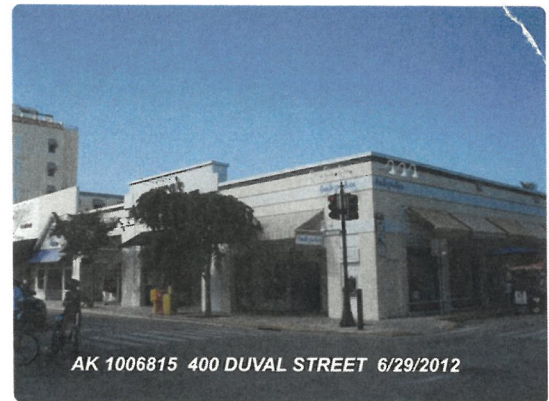
Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00006580-000000
 Account# 1006815
 Property ID 1006815
 Millage Group 10KW
 Location 424 EATON St, KEY WEST
 Address
 Legal KW PT LOTS 2 AND 3 SQR 38 G62-344/46 G66-277 OR10-415/16 OR84-389/90
 Description OR328-360/63 OR328-560/61 OR632-772 OR1076-381/82 OR1467-821/23
 OR1506-1866 OR1506-1867 OR1506-1868/69 OR1971-1155/61 OR2314-1679/80
 OR2575-426/31
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property RETAIL-MULTI TENANT (1101)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

400 DUVAL RETAIL LLC
 1119 Von Phister St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$3,312,199	\$3,222,965	\$3,407,134	\$3,107,701
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$5,186,488	\$5,186,488	\$4,116,260	\$4,116,260
= Just Market Value	\$8,498,687	\$8,409,453	\$7,523,394	\$7,223,961
= Total Assessed Value	\$8,498,687	\$8,275,733	\$7,523,394	\$7,223,961
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,498,687	\$8,409,453	\$7,523,394	\$7,223,961

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	35,032.00	Square Foot	176	200.4

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 34,496
 Finished Sq Ft 33,297
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 1997

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,163	0	0
FLA	FLOOR LIV AREA	33,297	33,297	0
OPF	OP PRCH FIN LL	36	0	0
TOTAL		34,496	33,297	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/8/2012	\$19,132,000	Warranty Deed		2575	426	37 - Unqualified	Improved
8/9/2007	\$18,000,000	Warranty Deed		2314	1679	U - Unqualified	Improved
2/1/1975	\$182,000	Conversion Code		632	772	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3129	11/1/2019		\$2,350	Commercial	ILLUMINATED REVERSE CHANEL LETTERS ON WIRE WAY 20.16 SQ/FT
BLD2019-3833	10/24/2019		\$7,400	Commercial	MECHANICAL HVAC
BLD2019-3556	10/16/2019	11/26/2019	\$11,000	Commercial	12.5 PKG Unit
BLD2019-3289	9/13/2019	11/18/2019	\$54,318	Commercial	Electrical remodel of space
BLD2019-3098	9/4/2019	9/6/2019	\$950	Commercial	Furnish & Install 30 linear feet of membrane, Furnish and Install " 12x8" pitch pan.
BLD2019-1688	8/27/2019	9/6/2019	\$165,000	Commercial	Minor interior demolition, new drywall, framing, ceilings, acoustical ceilings. New flooring & cabinetry for full build out.
BLD2019-1695	8/27/2019	8/30/2019	\$28,000	Commercial	Replace existing 2 split systems on roof including new ducts & diffusers.
BLD2019-1697	8/27/2019	9/5/2019	\$31,500	Commercial	New electrical system to include new panels, lights, switches & outlets. Revision #1: Relocate main panel and add disconnect.
BLD2019-3017	8/26/2019	11/5/2019	\$14,360	Commercial	Remove existing pendants + arm over back to 2" Branch lines; Turn branch lines (2") up to accommodate new upright protection drop 3 new pendant heads in dressing rooms + restroom.
BLD2019-2581	8/8/2019	8/30/2019	\$17,980	Commercial	Install 12 fire sprinkler heads, tie into existing fire sprinkler system
BLD2019-2621	7/25/2019	8/8/2019	\$1,900	Commercial	Fabricate and install new awning canvas fabric.
BLD2019-2422	7/22/2019	11/6/2019	\$200,000	Commercial	Remodel interior of existing retail store
BLD2019-0918	6/28/2019		\$3,986	Commercial	Remove and replace a 9000 BTU mini split system, Mitsubishi MUZGE09 & MSZGE09. Condenser on roof stand - existing. Same for same. **NOC exempt** HARC INSPECTION REQUIRED **Mechanical equipment not to be publicly visible
BLD2019-1990	6/4/2019		\$32,772	Commercial	Rough and install 2 water closets, 2 wall hung lavatories
BLD2019-1696	6/3/2019	8/30/2019	\$15,000	Commercial	New plumbing connected to existing for: 2 new bathrooms & 1 break room sink
BLD2019-1698	6/3/2019	9/4/2019	\$6,000	Commercial	New CAT5 & low-voltage cables for internet, phone, alarm, & access control.
18-3039	7/27/2018		\$19,350	Commercial	200A/208V3PHS ELECTRICAL SERVICE WITH 200A/240/3PHS BREAKER PLANELS WIRE BRANCH CIRCUITS FOR GENERAL RECPS. WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR LIGHTING AND LIGHTING CONTROLS, WIRING EXIT/EMERGENCY LIGHTS PER NEC WIRING HOOD SYSTEM WIRING SMOKE DETECTORS/STROBES LIGHTS PER NEC. N.O.C.
18-2801	7/1/2018		\$11,500	Commercial	REPAIR EXISTING AWNINGS
17-0838	6/5/2017	6/5/2019	\$10,000	Commercial	WALL SIGN 10' BY 2.3" COPY (RIVER STREET SWEETS, SAVANNAH CANDY KITCHEN) AWNING RECOVER EXISTING W RED. COY (WORLD FAMOUS PALINGS) FLAG MOUNT 25 SQ/FT COPY RSTS, SAVN CK WINDOW 16" BY 9" 2 X.
17-609	3/10/2017	3/10/2019	\$53,000	Commercial	REMODEL INTERIOR OF EXISTING RETAIL STORE. WORK INCLUDES: CONTINUATION OF DRYWALL TO CEILING, PUTTING IN WALL, INSTALLING DOORS, PAINTING
17-928	3/8/2017	4/23/2017	\$18,750	Commercial	DEMO OF CURRENT ELECTRICAL, THEN COMPLETE ELECTRICAL INSTALLATION OF BRANCH CIRCUITS FOR GENERAL LIGHTING CONTROLS, LIGHT FIXTURES, CEILING FANS, EXIT AND EMERGENCY LIGHTING, SMOKE DETECTORS AND POWER FOR REGISTER
17-118	3/1/2017	6/16/2017	\$26,900	Commercial	DMO OF PLUMBING ASSOCIATED W/EXISTING BATHROOM. INSTALLATION OF NEW PLUMBING WASTE FOR NEW BATHROOM FIXTURES AND THE NEW SINKS AND FLOOR DRAINS. NEW WATER SYSTEM AND HOT WATER TANK. NEW FLOOR RECESSED GREASE TRAP
17-40	3/1/2017	6/15/2017	\$49,200	Commercial	DEMO OF EXISTING ELECTRICAL SERVICE ADN INSTALLATION OF NEW. NEW OUTLETS AND DEVICES AND NEW LIGHTING.
17-43	2/24/2017	6/16/2017	\$62,800	Commercial	DEMO OF EXISTING AC SYSTEM. ININSTALL OF 4 NEW RTU'S FOR TOTAL OF 14 TONS W/NEW AIR DISTRIBUTION AND CONTROL SYSTEM. TWO NEW EXHAUST FANS.
17-39	2/6/2017	6/16/2017	\$200,000	Commercial	INTERIOR BUILDOUT WITHIN AN EXISTING TENANT SPACE SHELL FOR A CANDY & ICE CREAM STORE.

17-00000249	1/29/2017	3/27/2018	\$8,500	Commercial	INTERIOR DEMO OF RETAIL SPACE. (NOC REQ).
16-3660	12/20/2016		\$100,000	Commercial	RELOCATING THE STOREFRONTS AND DOORS FOR 400, 400B AND 400C DUVAL.
15-4425	11/10/2015	5/12/2017	\$45,000	Commercial	MINOR INTERIOR DEMO, PANELING PAINTING INSTALL CABINETS
14-5503	12/3/2014	12/18/2014	\$8,000	Commercial	NETWORK WIRING FOR PHONE CAMERA AND VIDEO
14-5523	12/1/2014	1/14/2015	\$6,000	Commercial	RUN WATER PIPES TO ADA RESTROOM AND EMPLOYEE BATHROOM, AND LAUNDRY SINK
14-4797	11/20/2014	3/27/2015	\$20,000	Commercial	NEW STOREFRONT AND RESTROOM: REDO INTERIOR SPACE AND MILLWORK TOTAL 3563 SF.
14-4282	10/2/2014	3/27/2015	\$55,000	Commercial	Level 2 alteration includes impact rated storefront reconfiguration, ADA accessible entrance and interior millwork and finishes throughout front retail area of unit. Total area of work includes 2492.7SF. (noc rec'd 10/6/14).
14-4115	9/18/2014	10/8/2014	\$2,500	Commercial	Install new sewer 3-lavatories; rough and set 3-toilet. *NOC EXEMPT** ***9/18/2014 12:00:00 AM APPLIED \$150.00 TOWARDS PERMIT FEE. T/S09/18/14 1:30 AM KEYWGRC --- *9/23/2014 12:00:00 AM REVISION: GROUND "ROUGH ONLY" ADA BATHROOM, 1-DRINKING FOUNTAIN, 1-MOP SINK, 1-LAUNDRY. N.O.C. EXEMPT
14-3193	9/17/2014	9/16/2016	\$548	Commercial	12mm thick ultraboard w/digital print overlay. To be hung with stainless steel hardware on existing awning arm at the entrance. Sign is 8' above the sidewalk. (NOC exempt).
14-4110	8/29/2014	3/24/2017	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4111	8/29/2014	12/16/2015	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4112	8/29/2014	5/14/2017	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4113	8/29/2014	12/18/2014	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-3958	8/27/2014	12/16/2015	\$300	Commercial	INSTALLATION OF 40 S.F. OF TILE. N.O.C. EXEMPT.
13-1389	5/19/2013		\$4,380	Commercial	NEW AWNING FABRIC ON 1 EXISTING AWNING ON DUVAL STREET. NEW AWNING FABRICS ON 5 EXISTING RETRACTABLE AWNINGS ON EATON STREET SIDE OF THE STORE.
13-1132	4/22/2013		\$1,000	Commercial	REMOVE AND REPLACE 45 SF ENTRY WAY TILES; AND 9' THRESHOLD.
13-0164	1/22/2013		\$300	Commercial	STOP WORK ORDER, AFTER THE FACT REMOVE TWO REFLECTORS OVER SIDEWALK
13-0166	1/22/2013		\$300	Commercial	AFTER THE FACT, INSTALL 3 GOOSE NECK LIGHTS
12-1732	5/17/2012		\$12,698	Commercial	REPLACE A 10 TON SPLIT SYSTEM WITH EXISTING POWER AND STAND.
11-4669	4/5/2012	4/5/2012	\$0	Commercial	C.O. DATED 4/5/12. CHANGE USE FROM RETAIL TO 10 SEAT RESTAURANT, INCLUDING PLUMBING AND MECHANICAL. 420 EATON ST GLAZED DONUTS.
11-3896	11/2/2011		\$2,350	Commercial	TAKE DOWN TEN (10) 8' FLUORESCENT FIXS. RUN NEW CONDUIT & CIRCUIT FOR TWENTY (20) 8' TRACK LITES & FOUR (4) NEW FIXS RUN NEW CIRCUITS & CONDUIT FOR FIFTEEN OUTLETS AROUND THE STORE.
11-4020	11/1/2011		\$1,628	Commercial	CONSTRUCT 27' X 14' WALL WITH 1 DOOR; HANG AND FINISH DRYWALL.
11-1091	7/21/2011	7/21/2011	\$0	Commercial	RENOVATION, ADDITION, CONVERSION
11-1593	5/24/2011		\$9,000	Commercial	INSTALL ROOFTOP A/C SYSTEM.
11-1503	5/12/2011		\$7,500	Commercial	BUILD OUT 1224SF WIRING
11-1502	5/10/2011		\$7,000	Commercial	REPLACEMENT OF TWO BATHROOMS.
11-1090	4/12/2011		\$2,000	Commercial	DEMO FLOORING
11-0114	2/9/2011		\$25,000	Commercial	REVISION: INSTALL ONE 100A 120/240V SUBPANEL. REPLACE SERVICE RISER PULL NEW 3 PHASE 200A SUBFEED APPROX. 23 SQFT 4/0 WIRE INSTEAD OF 120 FT 3/0 AS PER PLANS.
11-0424	2/9/2011		\$5,570	Commercial	INSTALL BURGLAR ALARM; 300 FT WIRE AND INSTALL CATV SYSTEM
11-0442	2/9/2011		\$2,400	Commercial	REPLACE GLASS FUSE TYPE ELECTRICAL PANELS. INSTALL TWO 2-EMERGENCY LIGHTS. REMOVE ADANDOMED WIRING.
11-0348	2/7/2011		\$2,000	Commercial	INSTALL NEW 200 AMP 3 PH METER BASE DISCONNECT. INSTALL NEW SERVICE RISER CONDUIT
11-0339	2/4/2011		\$1,000	Commercial	LOW-VOLTAGE SATELLITE ANTENNA & CABLING.
11-0004	1/31/2011		\$11,000	Commercial	REVISION: INSTALL 2 1/2 CONDUIT FROM EXISTING METER BASE FOR UNIT #404 TO EXISTING ELECTRICAL PANEL IN UNIT 404. INSTALL FIRE COLLARS AS REQUIRED.
11-0230	1/26/2011		\$1,500	Commercial	ALUMINUM HURRICANE PANELS FOR STORE FRONT.
11-0254	1/26/2011		\$1,000	Commercial	INSTALL 12 COMPUTER DRAPE FOR REGISTER
11-0004	1/21/2011		\$11,000	Commercial	REPLACE EXISTING SERVICES ONE FOR 406 & ONE FOR 408 DUVAL STREET. UNTIL NEW 2 GA 400 AMP METER PACK WITH 2 X 200 AMP DISCONNECTING. INCLUDES NEW SERVICE ENTRANCE AND GROUNDING.
11-0215	1/21/2011		\$1,800	Commercial	INSTALL 1 110 PVC CONDUIT FOR TELEPHONE/CABLE. LOW VOLTAGE.
11-0114	1/13/2011		\$19,000	Commercial	INSTALL ELECTRIC AS PER PLANS PROVIDED.
11-0073	1/11/2011		\$3,900	Commercial	ROUGH AND TRIM: 1 TOILET, 1 WALL HUNG LAVATORY, 1 BI-LEVEL COOLER, 1 FD, AND 1 TANKLESS HEATER
10-4081	1/6/2011		\$12,519	Commercial	INSTALL ONE (1) 7 1/2 TON 13 SEER LENNOX SPLIT SYSTEM HEAT PUMP W/SHEET METAL DUCTWORK, R-6 INSULATION, (12) PIECES OF AIR DISTRIBUTION, ONE EXHAUST FAN, ROOF CAP, FLEXIBLE DUCT RUN OUTS, REFRIGERATION PIPING, LOW VOLTAGE WIRING AND STAR UP
11-0004	1/3/2011		\$23,092	Commercial	REPLACE EXISTING GLASS FUSE PANELS INSTALLING RECEPTACLES LIGHTING SMOKE DETECTORS FOR SMOKE COMPLIANCE.
10-4042	12/29/2010		\$333,262	Commercial	INSTALL FIRE ALARM SYSTEM IN ADDITION TO OVERALL BLDG. SYSTEM IN UNIT 404-A PER ATTACHED DRAWINGS
10-3983	12/21/2010		\$2,000	Commercial	INSTALL NON-STRUCTURAL METAL STUDS 20, WITH 5/8 DRYWALL ON BOTH SIDES TOTALING 360 SQ. FT.
10-1813	10/6/2010		\$4,000	Commercial	1 - INSTALL REVERSE LIT CHANNEL LETTERS ON WALL. 2 - INSTALL BLADE SIGN "RADIO SHACK"
10-1815	10/6/2010		\$400	Commercial	ELECTRICAL CONNECTION TO CHANNEL LETTERS.

10-3159	9/24/2010		\$2,400	Commercial	INSTALL 100SF OF LAMINATED PANELING AROUND FREEZER ENCLOSURE IN CONCESSION EXPANSION
10-2953	9/8/2010		\$13,000	Commercial	DEMOLITION OF EXISTING MEZZANINE CONSTRUCTED OF WOOD 30 X 22
10-2954	9/8/2010		\$1,500	Commercial	DEMO CIRCUITS TO BACK MEZZANINE
10-2818	8/23/2010		\$1,500	Commercial	DEMO EXISTING ELECTRICAL AND INSTALL NEW.
10-2100	8/4/2010		\$14,000	Commercial	INTERIOR WORK ONLY
10-2300	8/3/2010		\$93,500	Commercial	INTERIOR TENANT IMPROVEMENTS; FLOORING, DRYWALL, CEILING, WALL DIVIDERS.
10-2195	7/13/2010		\$83,000	Commercial	INSTALL FIRE SPRINKLER SYSTEM.
10-1428	5/19/2010		\$4,900	Commercial	INTERIOR WORK ONLY.
10-1461	5/19/2010		\$1,200	Commercial	INSTALL 3 OUTLETS AND LIGHT SWITCH
10-0716	3/15/2010		\$1,060	Commercial	INSTALL NEW AWNING AN EXISTING FRAME OVER NON-PERMEABLE SIDEWALK. APPROXIMATELY 19' W X 5' = 95 SQ FT (SAME AS EXISTING) BLACK STUCCO ROOF PARAPET
09-00004276	12/16/2009		\$2,600	Commercial	
09-4276	12/16/2009		\$2,600	Commercial	RE-STUCCO ROOF PARAPET. REAR PARAPET (NOTE SEEN FROM STREET). PRESSURE WASH WALL, BOND WITH BONDING AGENT. SCRATCH COAT & FINISH COAT.
09-00004192	12/10/2009		\$4,390	Commercial	STOP LEAKS AND PATCH ALONG PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA
09-4192	12/10/2009		\$4,390	Commercial	PATCH ALONE PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA.
09-2027	7/2/2009		\$4,500	Commercial	ADD 12 SPRINKLER HEADS TO EXISTING FIRE SPRINKLER
09-1249	5/4/2009		\$0	Commercial	ROOFING
09-0657	4/23/2009		\$38,000	Commercial	INSTALL ONE 3.5 TON PACKAGE UNIT, ONE 5 TON PACKAGE, RTU WITH CURB 8 DUCTWORK OPENINGS & 9000 BTU DUCTLESS SYSTEM
09-0603	3/4/2009		\$8,000	Commercial	DEMO FLOOR COVERING. 900SF, MEZZANINE 200SF, DEMO WALL COVERINGS 800SF, DEMO 14 X 9 OPENING IN EXISTING CONCRETE BLOCK WALL AND DEMO FOR 2 POST FOUNDATION. DEMO SOFFIT 22 X 4, STOREFRONT AND AREA ABOVE STOREFRONT FOR GLASS BLOCK.
09-0652	3/4/2009		\$500	Commercial	DEMO EXISTING ELECTRICAL PRIOR TO RENOVATION
09-0653	3/4/2009		\$150	Commercial	REMOVE ONE TOILET AND LAVATORY, CAP PIPES
08-4313-4314	11/21/2008		\$4,600	Commercial	REPAIR EXISTING CEILING
08-4089	11/4/2008		\$3,000	Commercial	INTERIOR DEMO
08-3985	10/24/2008		\$4,000	Commercial	DEMO INTERIOR
08-3068	8/25/2008		\$5,000	Commercial	REPLACE EXISTING 7.5 TON, CONDENSING UNIT ON EXISTING STAND AND HOOK-UP TO EXISTING LINE SET.
07-4953	11/2/2007		\$4,800	Commercial	REPLACE A 5 TON CONDENSER.
07-4404	9/27/2007		\$2,400	Commercial	REPAIR EXTERIOR
07-4470	9/26/2007		\$2,400	Commercial	INSTALL 6 GOOSENECK FIXTURES
06-6676	5/25/2007		\$234,537	Commercial	MOVE & INSTALL NEW STORE FRONT, AND INTERIOR RENOVATIONS
07-1435	3/23/2007	3/23/2007	\$2,488	Commercial	CHANGE OUT A 3-TON A/C
07-0218	2/20/2007	3/8/2007	\$25,000	Commercial	INTERIOR RENOVATIONS ONLY STEP FLOORS
06-6529	12/20/2006	3/8/2007	\$6,475	Commercial	INSTALL FIRE ARLARM; 17 DEVICES AND CONTOL PANEL
06-6369	11/29/2006	12/19/2006	\$4,000	Commercial	REPLACE 15 REGISTERS
06-6342	11/28/2006	3/8/2007	\$4,500	Commercial	CHANGE OUT 10 TON CONDENSOR
06-6179	11/15/2006	12/19/2006	\$2,800	Commercial	ADD ADA BATHROOM
06-6043	11/8/2006	12/19/2006	\$0	Commercial	REVISE ADA BATHROOM LOCATION
06-5954	11/2/2006	12/19/2006	\$9,000	Commercial	INSTALL NEW LIGHTS, EMERGENCY LIGHTING SMOKE DETECTORS
06-4836	10/10/2006	12/19/2006	\$48,500	Commercial	INTERIOR RENOVATION NEW SHELVING/ COUNTERS
06-5452	9/29/2006	12/19/2006	\$3,500	Commercial	REPLACE 7.5 TON CONDENSING UNIT
06-1177	3/9/2006	7/25/2006	\$4,000	Commercial	DEMO INTERIOR WALLS NEW HEADER & SUPPORT BEAMS
05-4410	10/4/2005	10/7/2005	\$4,000	Commercial	CHANGE OUT THE EXISTING 5-TON A/C ON TOP OF ROOF.
05-4214	9/26/2005	12/31/2005	\$11,000	Commercial	REMODEL EXISTING SIDEWALK&ENANCE AREA
05-2530	6/24/2005	11/2/2005	\$1,990	Commercial	COVER ALL FRONT WITH STORM PANELS
05-2533	6/24/2005	11/2/2005	\$2,000	Commercial	INSTALL STORM PANELS FRONT OPENINGS
05-2534	6/24/2005	11/2/2005	\$2,000	Commercial	STORM PANELS ON STORE FRONT
05-1413	5/2/2005	12/31/2005	\$1,400	Commercial	REPLACE REAR STOREROOM A/C
05-0497	2/14/2005	11/2/2005	\$1,800	Commercial	ELECTRICAL PERMIT
04-3584	11/19/2004	10/4/2004	\$3,000	Commercial	REPLACE A/C
04-0263	2/10/2004	10/4/2004	\$150,000	Commercial	BUILD OUT FOR KW FILM SOC
03-3330	10/21/2003	10/4/2004	\$995	Commercial	AWNINGS
03-3225	9/10/2003	10/4/2004	\$2,000	Commercial	PAINT EXTERIOR
03-3227	9/10/2003	10/4/2004	\$38,000	Commercial	ENLARGE WALKWAY
03-1385	4/22/2003	10/4/2004	\$304,000	Commercial	INT RENOVATION
02-0080	12/2/2002	2/20/2003	\$24,500	Commercial	INSTALL 5-TON A/C
02-0820	4/11/2002	2/20/2003	\$2,600	Commercial	AWINGS AFTER THE FACT
01-3780	12/13/2001	2/20/2003	\$56,000	Commercial	RENOVATION
01-3878	12/7/2001	2/20/2003	\$1,100	Commercial	EX. PAINT
01-3819	11/30/2001	2/20/2003	\$20,000	Commercial	REPLACE A/C

01-3847	11/30/2001	2/20/2003	\$1,500	Commercial	AWING
00-04546	10/2/2001	11/16/2001	\$3,200	Commercial	INTERIOR WORK
01-03970	12/1/2000	11/16/2001	\$30,000	Commercial	INTERIOR RENOVATIONS
00-02369	10/25/2000	11/1/2000	\$115,000	Commercial	BUILD OUT
0002369	9/8/2000	11/1/2000	\$100,000	Commercial	BUILD OUT
00-02316	8/21/2000	11/1/2000	\$1,700	Commercial	INTERIOR DEMOLITION
00-01183	7/17/2000	11/1/2000	\$330,000	Commercial	ROOF
00-01948	7/13/2000	11/1/2000	\$3,000	Commercial	A/C DUCT RELOCATION
00-01354	5/17/2000	11/1/2000	\$454,000	Commercial	BUILD OUT
00-00952	4/25/2000	11/1/2000	\$5,100	Commercial	HANDICAPP BATHROOM
0000913	4/10/2000	11/1/2000	\$5,000	Commercial	A/C
00-00305	2/3/2000	11/1/2000	\$4,000	Commercial	ELECTRICAL
99-03632	10/26/1999	11/3/1999	\$5,400	Commercial	CHANGEOUT AC
99-01757	5/27/1999	11/3/1999	\$7,000	Commercial	INTERIOR RENOVATIONS
99-01368	4/23/1999	11/3/1999	\$1,500	Commercial	CHANGE OUT AC
99-01253	4/13/1999	11/3/1999	\$600	Commercial	ELECTRICAL
99-00962	3/18/1999	11/3/1999	\$185	Commercial	SEC ALARM
99-00553	2/16/1999	11/3/1999	\$1,000	Commercial	ELECTRICAL
99-00382	2/2/1999	11/3/1999	\$8,000	Commercial	DEMO INTERIOR
99-00150	1/19/1999	11/3/1999	\$2,000	Commercial	RENOVATIONS
99-00066	1/8/1999	11/3/1999	\$52,023	Commercial	REPLACE ROOFING
97-03002	10/3/1998	7/23/1998	\$5,000	Commercial	INSTALL ATM
98-02065	7/2/1998	7/23/1998	\$400	Commercial	ROOF REPAIRS
98-01713	6/23/1998	7/23/1998	\$185	Commercial	SIGN
97-01890	6/16/1998	7/23/1998	\$9,000	Commercial	9 WATER METERS
98-00383	5/29/1998	7/23/1998	\$300	Commercial	ELECTRICAL
98-00345	2/25/1998	7/23/1998	\$850	Commercial	AWNING
97-04173	2/20/1998	7/23/1998	\$600	Commercial	SIGN
97-04039	12/1/1997	7/23/1998	\$500	Commercial	PLUMBING
97-03982	11/21/1997	7/23/1998	\$3,500	Commercial	ELECTRICAL
97-03769	11/14/1997	7/23/1998	\$10,000	Commercial	INTERIOR BUILDOUT
97-03548	10/17/1997	7/23/1998	\$2,000	Commercial	DEMO INTERIOR
97-03482	10/10/1997	7/23/1998	\$5,000	Commercial	ELECTRICAL
97-03372	10/8/1997	7/23/1998	\$4,000	Commercial	DEMO INTERIOR
97-02965	9/3/1997	7/23/1998	\$4,400	Commercial	FIRE ALARM SYSTEM
97-02508	7/29/1997	7/23/1998	\$700	Commercial	PAINT OUTSIDE WALLS
97-02376	7/16/1997	7/23/1998	\$5,000	Commercial	10 NEW FIXTURES
97-02377	7/16/1997	7/23/1998	\$9,550	Commercial	FIRE PREVENTION BACKFLOW
9701298	4/29/1997	7/23/1998	\$75,000	Commercial	INTERIOR ARCADE
9602263	6/1/1996	8/1/1996	\$1,600	Commercial	MECHANICAL
9601494	4/1/1996	8/1/1996	\$1,400	Commercial	ELECTRICAL
9601405	3/1/1996	8/1/1996	\$10,000	Commercial	RENOVATIONS
9601421	3/1/1996	8/1/1996	\$370	Commercial	RENOVATIONS
9601442	3/1/1996	8/1/1996	\$1,200	Commercial	PLUMBING
9601454	3/1/1996	8/1/1996	\$263	Commercial	SIGN
B951848	6/1/1995	8/1/1995	\$650	Commercial	CANVAS AWNING
B950191	1/1/1995	8/1/1995	\$3,000	Commercial	RECONSTRUCT STORE FRONT
B943497	10/1/1994	11/1/1994	\$750	Commercial	90 SF AWNING STORE FRONT
M942858	9/1/1994	11/1/1994	\$1,200	Commercial	REPLACE 5 TON AC
B940704	3/1/1994	11/1/1994	\$1,000	Commercial	PRESSURE WASH/REPAINT
B940760	3/1/1994	11/1/1994	\$10,000	Commercial	4500 SF TILE
B940203	1/1/1994	11/1/1994	\$9,900	Commercial	RENOVATE 2 STORE FRONTS
02/2688	10/2/1922	10/22/2002	\$1	Commercial	STORM PANELS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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

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Version 2.3.172

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Benton W. Langley, in my capacity as Manager & Authorized Signer of the Corp.
(print name) (print position; president, managing member)
of 400 Duval Retail, LLC
(print name of entity)

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:

422 Eaton St.

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

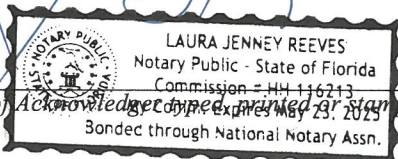
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

BWL
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/25/22 by
date
Benton W. Langley
Name of Applicant

He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledged Party or Parties Stamped

HH 116213

Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Benton W. Langley as
Please Print Name of person with authority to execute documents on behalf of entity

Manager & Authorized Signer of the Corp of 400 Duval Retail, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize _____
Please Print Name of Representative

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

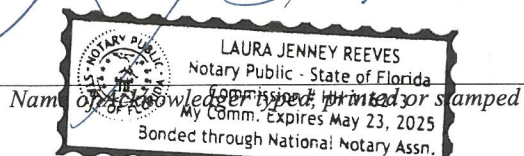
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 1/25/22
Date

by Benton W. Langley
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal





































































HH 116213
Commission Number, if any





















































Distance Separation Maps

Results

59 Results

☐ Show Property Photos

Parcel ID ⇅	Alternate ID ⇅	Owner ⇅	Property Address ⇅	City ⇅
 00004160-000000	1004324	 MOLONEY SUE CLAY RICE SUSAN MOLONEY CORLEY LUCY CLAY MOLONEY	523 EATON St	KEY WEST
 00004310-000000	1004481	 KEY WEST WOMANS CLUB	319 DUVAL St	KEY WEST
 00004320-000000	1004499	 CASA 325 SUITES LLC	325 DUVAL St REAR	KEY WEST
 00004320-000100	8877617	 329 DUVAL ASSOCIATES LLC	327 DUVAL St 329 DUVAL St	KEY WEST
 00004330-000000	1004502	 ZERBY OLD TOWN LLC	511 EATON St	KEY WEST
 00004340-000000	1004511	 COOPER LAND TRUST 12/26/1990	335 DUVAL St	KEY WEST
 00004350-000000	1004529	 WHITE J LARRY STURTEVANT SUSAN R	517 EATON St	KEY WEST
 00004360-000000	1004537	 336 DUVAL STREET LLC	336 DUVAL St	KEY WEST
 00004360-000100	1004545	 425 EATON STREET LLC	425 EATON St	KEY WEST
 00004360-000200	1004553	 GIRONET HELENE	421 EATON St	KEY WEST
 00004380-000200	9102622	 SEASIDE HOSPITALITY CORPORATION	417 EATON St	KEY WEST
 00004380-000300	9102624	 COLONIAL SUITES INC	326 DUVAL St 330 DUVAL St	KEY WEST
 00004390-000000	1004588	 BOT TIIF	322 DUVAL St 320 DUVAL St	KEY WEST
 00004420-000000	1004600	 TILLMAN FRED W LIVING TRUST 6/18/08	314 DUVAL St 314_1 DUVAL St 314_2 DUVAL St 314_3 DUVAL St 314_4 DUVAL St 314_5 DUVAL St 314_6 DUVAL St 314_7 DUVAL St 314_8 DUVAL St 314_9 DUVAL St	KEY WEST
 00004440-000000	1004626	 425 CAROLINE ST LLC	425 CAROLINE St	KEY WEST
 00004500-000100	8730985	 BANYAN TREE OF KW CODNO AND OWNER ASSOC IN PH VI	321 WHITEHEAD St	KEY WEST
 00004530-000100	8709803	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH IV	323 WHITEHEAD St	KEY WEST
 00004540-000100	8730977	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH III	323 WHITEHEAD St	KEY WEST
 00004550-000100	8659458	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PHASE I	323 WHITEHEAD St	KEY WEST
 00004560-000100	8750421	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH II	323 WHITEHEAD St	KEY WEST
 00004570-000100	8708904	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PHASE V	323 WHITEHEAD St	KEY WEST
 00004570-000200	8753861	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH VII	323 WHITEHEAD St	KEY WEST
 00004580-000100	8766289	 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH VIII	323 WHITEHEAD St	KEY WEST
 00004590-001500	8732619	 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCIATION INC	R/W EATON St	KEY WEST
 00004590-002000	8732660	 FIRST HORIZON BANK	330 WHITEHEAD St	KEY WEST
 00004590-002100	8732678	 328 WHITEHEAD STREET LLC	328 WHITEHEAD St	KEY WEST
 00006510-000000	1006742	 ST PAULS CHURCH	401 DUVAL St	KEY WEST
 00006520-000000	1006751	 INTER-OCEAN HOLDINGS LLC	418 BAHAMA St	KEY WEST
 00006520-000100	8729367	 RAPPAPORT ROBERT	419 DUVAL St	KEY WEST
 00006530-000000	1006769	 423 DUVAL STREET LLC	423 DUVAL St	KEY WEST
 00006550-000000	1006785	 SPOTTSWOOD PARTNERS II LTD	431 DUVAL St	KEY WEST
 00006560-000000	1006793	 ONDERDONK DIANE M ONDERDONK GARY R	513 FLEMING St 521 FLEMING St	KEY WEST
 00006570-000000	1006807	 SPOTTSWOOD PARTNERS II LTD	430 DUVAL St	KEY WEST

 00006580-000000	1006815	 400 DUVAL RETAIL LLC	424 EATON St 400 DUVAL St A 400 DUVAL St B 400 DUVAL St C 402 DUVAL St 404 DUVAL St 406 DUVAL St 408 DUVAL St 416 EATON St 418 EATON St 400 DUVAL St 104	KEY WEST
 00006590-000000	1006823	 MITCHELL PAUL J	412 EATON St 414 EATON St	KEY WEST
 00006600-000000	1006831	 408 EATON HOTEL LLC	408 EATON St	KEY WEST
 00006610-000000	1006840	 WHITEHEAD PROPERTIES II LLC	401 WHITEHEAD St 403 WHITEHEAD St	KEY WEST
 00006620-000000	1006858	 WHITEHEAD PROPERTIES I LLC	407 WHITEHEAD St	KEY WEST
 00006670-000000	1006904	 C AND D PROPERTIES OF KEY WEST I LLC	405 FLEMING St 101 405 FLEMING St 102	KEY WEST
 00006680-000000	1006912	 409 FLEMING STREET LLC	409 FLEMING St	KEY WEST
 00006680-000100	8869347	 411 FLEMING STREET LLC	411 FLEMING St	KEY WEST
 00006690-000000	1006921	 SPOTTSWOOD PARTNERS II LTD	413 FLEMING St	KEY WEST
 00006700-000000	1006939	 USA POSTAL SERVICE	400 WHITEHEAD St	KEY WEST
 00006700-001100	8959765	 FIRST STATE BANK OF THE FLORIDA KEYS	444 WHITEHEAD St	KEY WEST
 00009540-000100	8843909	 CARR JOE ALAN REAMS JR CALUDE	514 FLEMING St	KEY WEST
 00009540-000200	8843917	 512 FLEMING LLC	512 FLEMING St	KEY WEST
 00009540-000300	8843925	 SANFELIPPO MICHAEL L REV LIVING TRUST 06/10/2016	510 FLEMING St	KEY WEST
 00009550-000000	1009806	 SPOTTSWOOD PARTNERS LTD	506 FLEMING St	KEY WEST
 00009550-000100	1009814	 SHARPE HUMAN SOLUTIONS LLC	508 FLEMING St	KEY WEST
 00009560-000000	1009822	 SPOTTSWOOD PARTNERS LTD	501 DUVAL St	KEY WEST
 00009570-000000	1009831	 SPOTTSWOOD PARTNERS II LTD	505 DUVAL St 503 DUVAL St	KEY WEST
 00009850-000000	1010111	 OLD KRESS BUILDING COMPANY INC FERBER PAUL L IRREVOCABLE TRUST 11/21/1968	500 DUVAL St 424 FLEMING St A 430 FLEMING St 301	KEY WEST
 00009860-000000	1010120	 KEY WEST PROFESSIONAL OFFICES INC	422 FLEMING St	KEY WEST
 00009860-000100	1010138	 420 FLEMING LLC	420 FLEMING St	KEY WEST
 00009900-000000	1010171	 STROMBUS CORPORATION	416 FLEMING St	KEY WEST
 00009910-000000	1010189	 VREHIII MARREROS LLC	410 FLEMING St	KEY WEST
 00009920-000100	8929419	 CARRRELLO ANTHONY G	406 FLEMING St	KEY WEST
 00009920-000200	8929420	 0 MILE BUILDING LLC	501 WHITEHEAD St	KEY WEST
 00009930-000000	1010201	 505-507 WHITEHEAD STREET LLC	507 WHITEHEAD St 1 505 WHITEHEAD St 1 505 WHITEHEAD St 2 507 WHITEHEAD St 2	KEY WEST

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Version 2.3.178



422 Eaton St, Key West, FL 33040



St. Paul's Episcopal Church, 401 Duval St

Add destination

Leave now ▾

Options



Send directions to your phone



via Eaton St and Duval St

1 min

Fastest route, despite the usual traffic

203 ft

Details

Explore St. Paul's Episcopal Church



Restaurants



Hotels



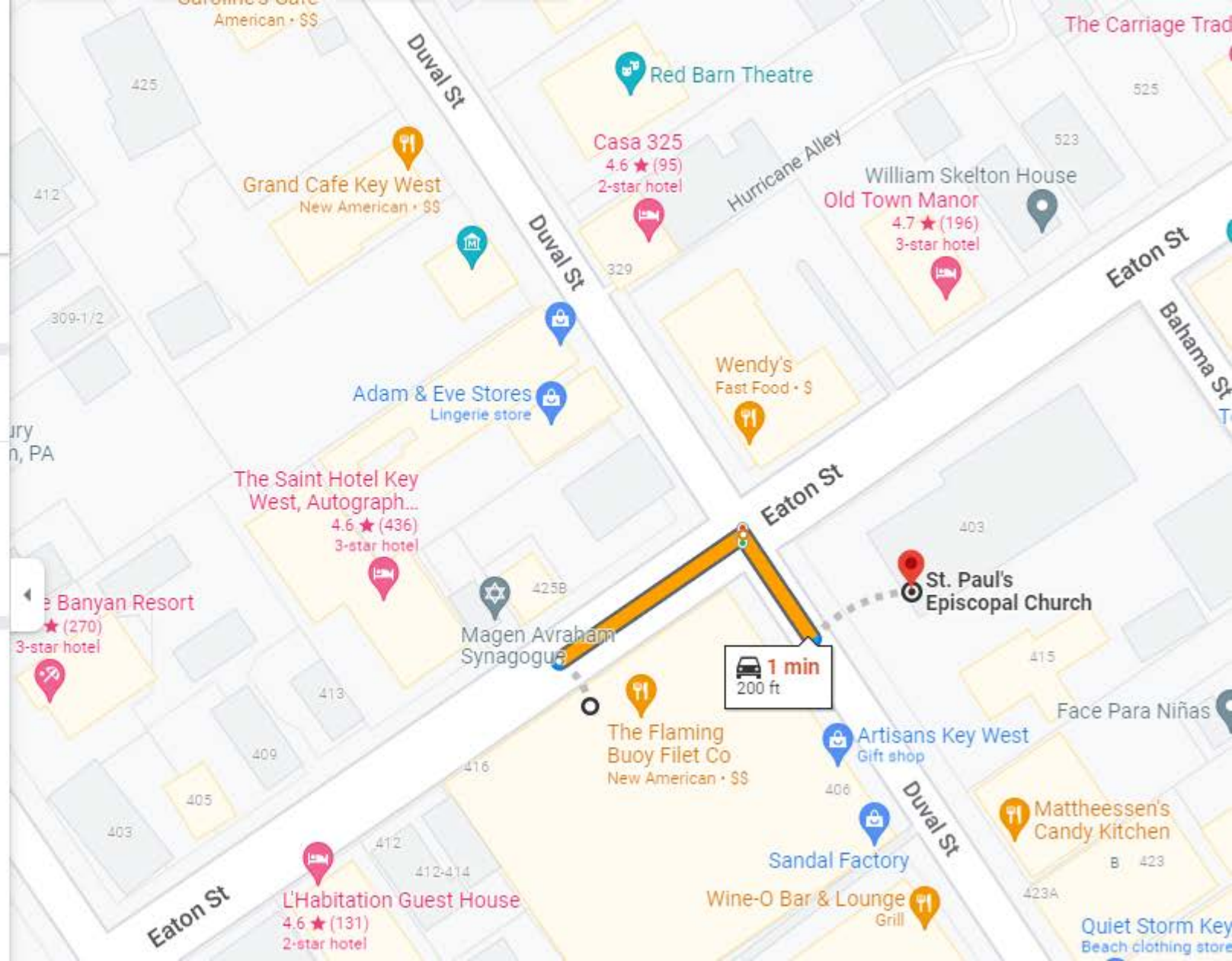
Gas stations



Parking Lots



More



← from 422 Eaton St, Key West, FL 33040
to Dean-Lopez Funeral Home, 418 Simonton St, ...

2 min (0.2 mile)

via Eaton St and Simonton St

Fastest route, despite the usual traffic

422 Eaton St

Key West, FL 33040

↑ Head northeast on Eaton St toward Duval St

📍 Pass by Bully AI (on the right)

0.1 mi

➡ Turn right onto Simonton St

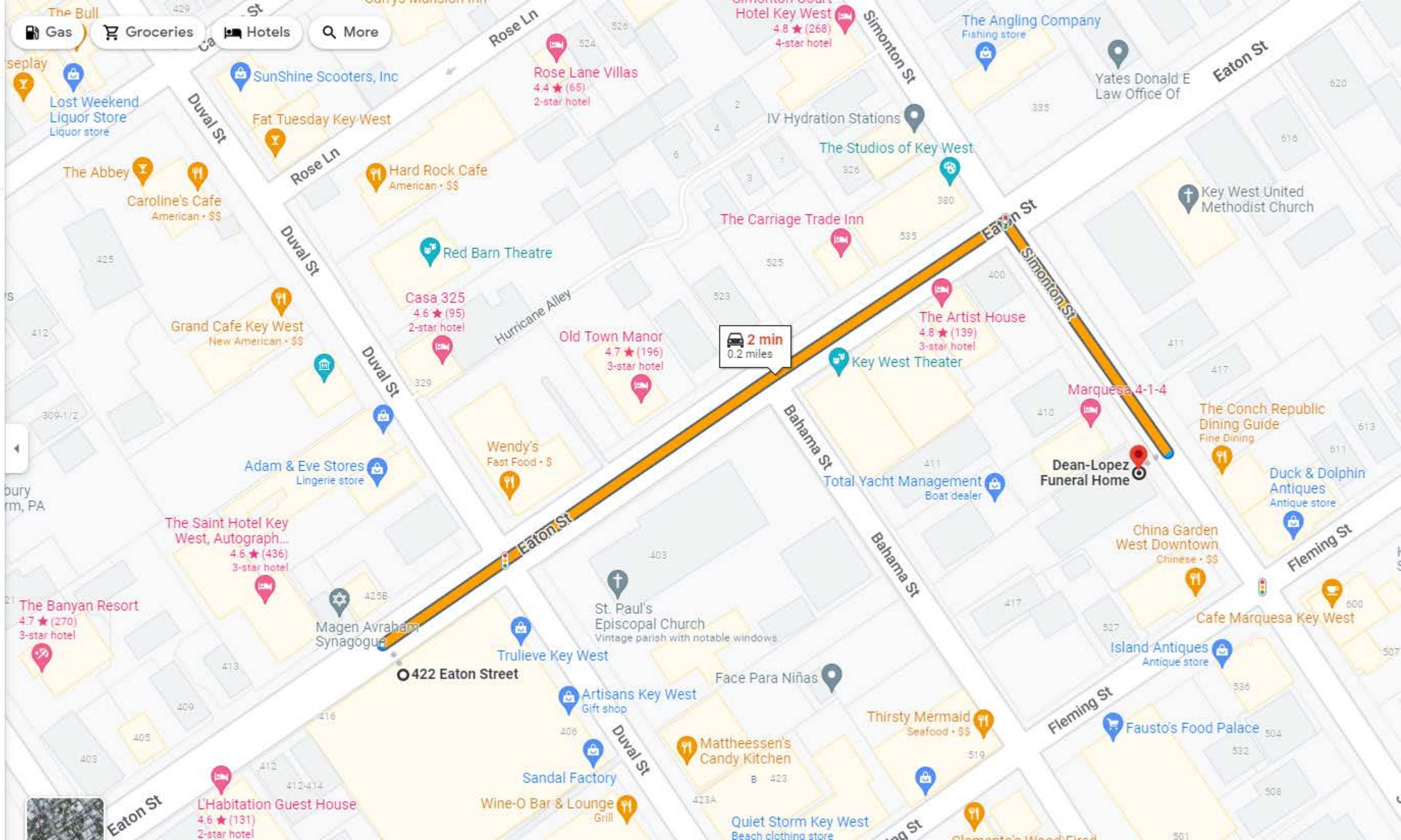
📍 Destination will be on the right

246 ft

Dean-Lopez Funeral Home

418 Simonton St, Key West, FL 33040

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



422 Eaton St, Key West, FL 33040

Key West Cemetery, 701 Passover Ln, Ke

Add destination

Leave now

Options

Send directions to your phone

via Eaton St and Margaret St

Fastest route, despite the usual traffic

Details

via Fleming St and Margaret St

Some traffic, as usual

via Simonton St

Some traffic, as usual

Explore Key West Cemetery

Restaurants

Hotels

Gas stations

Parking Lots

More

A detailed map of Key West, Florida, showing a route from 422 Eaton Street to Key West Cemetery. The route is highlighted in blue and orange, with a 4-minute travel time and 0.6 miles distance. The map includes various landmarks, streets, and points of interest. Key locations include the Key West Museum of Art & History, the Key West Shipwreck Museum, the Key West Cemetery, and the Key West First Legal Rum Distillery. The map also shows the Key West waterfront, the Key West Harbor, and the Key West International Airport. The route is shown as a blue line with a 4-minute travel time and 0.6 miles distance. The map includes various landmarks, streets, and points of interest. Key locations include the Key West Museum of Art & History, the Key West Shipwreck Museum, the Key West Cemetery, and the Key West First Legal Rum Distillery. The map also shows the Key West waterfront, the Key West Harbor, and the Key West International Airport.

from 422 Eaton St, Key West, FL 33040
to The Basilica School of Saint Mary Star of the ...

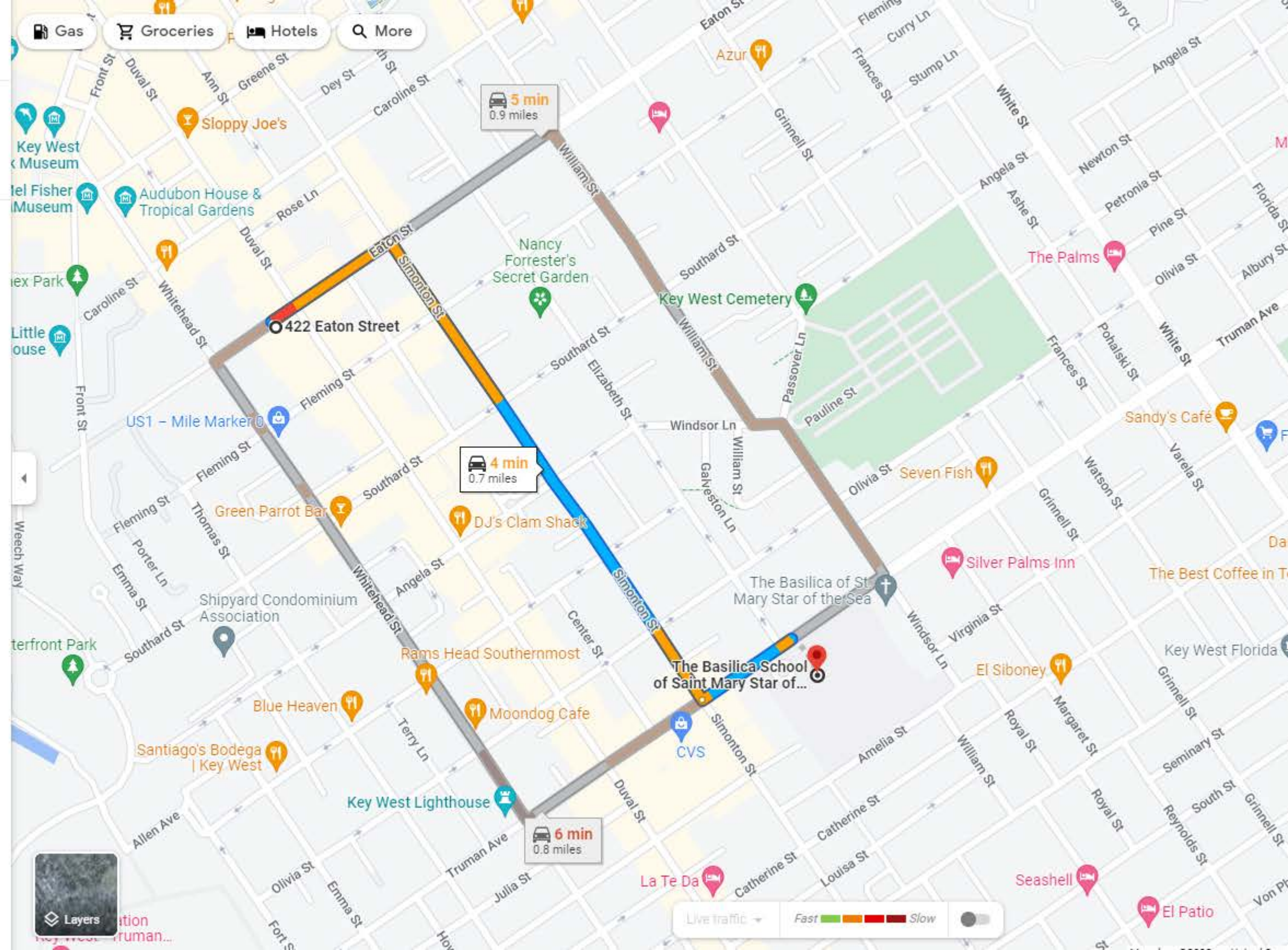
4 min (0.7 mile)
via Simonton St
Fastest route, despite the usual traffic

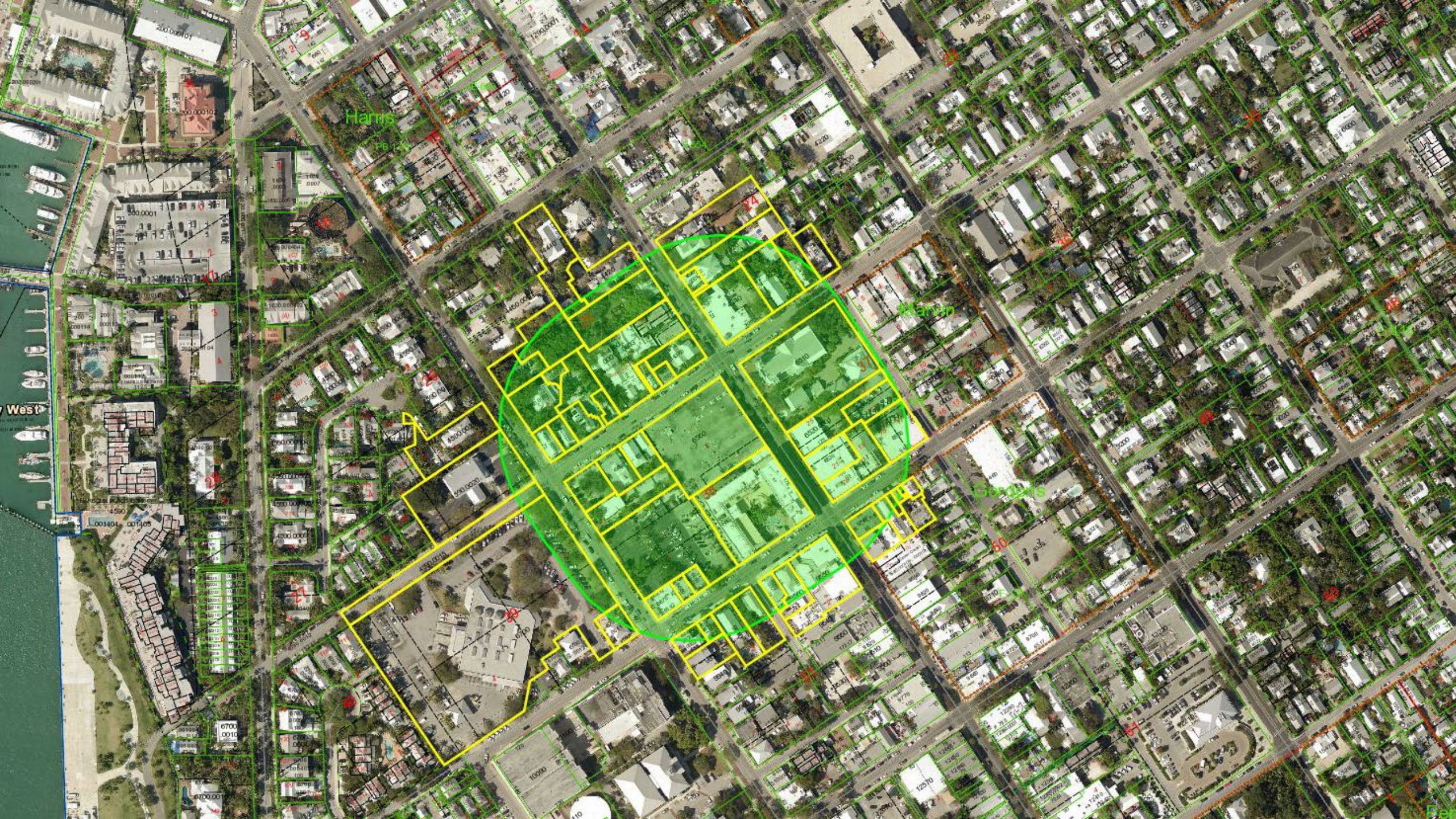
422 Eaton St
Key West, FL 33040

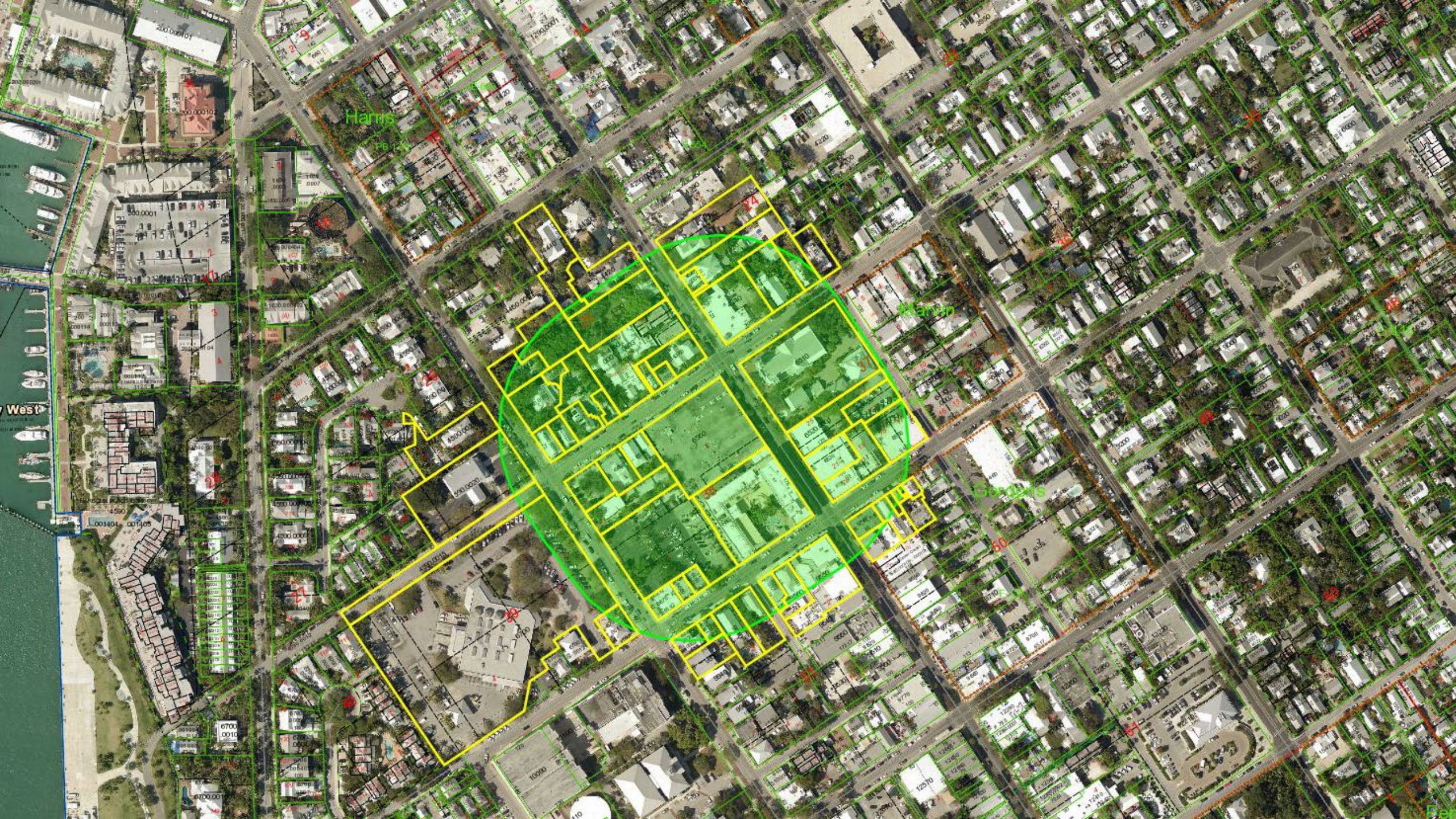
- ↑ Head northeast on Eaton St toward Duval St
Pass by Bully AI (on the right)
0.1 mi
- ↪ Turn right onto Simonton St
0.5 mi
- ↩ Turn left onto Truman Ave
Destination will be on the right
499 ft

The Basilica School of Saint Mary Star of the Sea
700 Truman Ave, Key West, FL 33040

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Deed

\$ 19,132,000

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2 Park Avenue
New York, New York 10016
Attn: Gina M. Mavica, Esq.

Doc# 1887438
Bk# 2575 Pg# 426

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of June, 2012, by and between Duval Street Retail Center, LLC, a Delaware limited liability company, whose address is c/o JBK Capital, LLC, 561 Broadway, 10th Floor, New York, NY 10012 ("Grantor"), and 400 Duval Retail LLC, a Delaware limited liability company, whose address is 1119 Von Phister Street, Key West, FL 33040 ("Grantee").

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Monroe, State of Florida, and more particularly described as follows (the "Property"):

See Exhibit "A", attached hereto and made a part hereof

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

SUBJECT TO all exceptions, liens, easements, encumbrances and other matters appearing of record or from a physical inspection of the Property (collectively, the "Permitted Exceptions").

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

SELLER:

Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company

By: JBK 400 Duval Street, LLC, its member

By: _____
J.P. Josephson
Member

(Witness Signature)

(Witness Signature)

By: JBK 400 Duval Street Management, LLC, its manager

By: JBK Capital, LLC, its sole member

By: _____
J. Bray Kelly
President

(Witness Signature)
Jeremy M. Chao

(Witness Signature)
William Palmer

Doc# 1887438
Bk# 2575 Pg# 427

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____
Print Name: _____
State and County Aforesaid
My commission expires:

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me this __ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____
Print Name: Jeremy M Chao
State and County Aforesaid
My commission expires:

JEREMY M CHAO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6245813
Qualified in New York County
My Commission Expires August 08, 2015

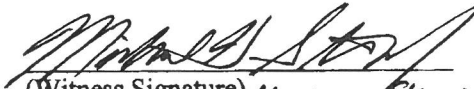
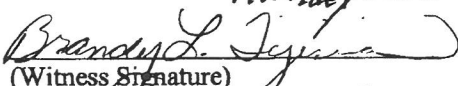
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

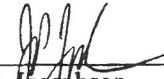
SELLER:

Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company


By: JBK 400 Duval Street, LLC, its member


(Witness Signature) Michael Stander, Jr.

(Witness Signature) Brandy L. Tejerina

By: 
J.P. Josephson
Member

By: JBK 400 Duval Street Management, LLC, its manager

By: JBK Capital, LLC, its sole member

By: 
J. Bray Kelly
President

(Witness Signature)

(Witness Signature)

Doc# 1887438
Bk# 2575 Pg# 429

STATE OF FLORIDA
COUNTY OF PALM BEACH

Doc# 1887438
Bk# 2575 Pg# 430

The foregoing instrument was acknowledged before me this 8 day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)



MICHAEL H. STAUDER, JR.
MY COMMISSION # EE 105637
EXPIRES: August 20, 2015
Bonded Thru Budget Notary Services

Notary Public

Sign: [Signature]
Print Name: MICHAEL STAUDER JR
State and County Aforesaid
My commission expires:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____
Print Name: _____
State and County Aforesaid
My commission expires:

Exhibit A

Property Description

That piece or parcel of land in the Island of Key West, lying and being in the County of Monroe and State of Florida, described as follows:

PARCEL 1:

A portion of Lots 2 and 3, Square 38, Whitehead's map in the City of Key West, and more particularly described as follows:

Begin at a corner of Duval and Eaton Streets, thence Southwesterly along Eaton Street 200 Feet 4 inches; thence run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 2 feet 7 inches; then run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 47 feet 9 inches; thence run Northwesterly parallel to Duval Street 25 feet; thence run Northeasterly parallel to Eaton Street 150 feet; thence run Northwesterly along Duval Street 151 feet to the Point of Beginning; and

PARCEL 2:

Commencing at a point on Duval Street a distance of 151 feet Southeasterly from the corner of Duval and Eaton Streets, and then running in a Southeasterly direction along the line of Duval Street, for a distance of 25 feet; thence at right angles along the line of Lot 1 in said square for a distance of 150 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street, for a distance of 25 feet; thence at right angles in a Northeasterly direction and parallel with Eaton Street for a distance of 150 feet to the Point of Beginning.

PARCEL 3:

Easement for the benefit of Parcel 1, recorded in Official Records Book 1971, Page 1155, in the Public Records of Monroe County, Florida.

**MONROE COUNTY
OFFICIAL RECORDS**