

Application



Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 423 Duval

Zoning District: _____ Real Estate (RE) #: 00006530-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: Joseph Cohen / 423 Duval Street LLC

Mailing Address: 45 NW 21st St

City: Miami State: FL Zip: 33127-4928

Home/Mobile Phone: (305) 923-3222 Office: _____ Fax: _____

Email: _____

PROPERTY OWNER (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

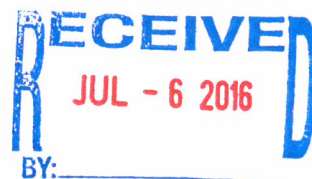
Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of requested easement and use: repairs to overhang in front of building remove overhang

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____



REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ 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
- ☒ Property record card
- ☒ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☒ Photographs showing the proposed easement area

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Joseph Cohen, in my capacity as managing member
(print name) (print position; president, managing member)
of 423 Duval Street LLC
(print name of entity serving as Authorized Representative)

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

423 Duval St. Keywest FL
Street Address of subject property

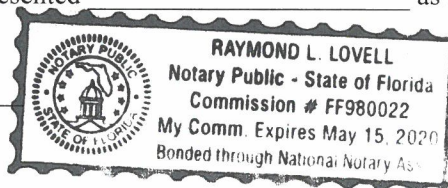
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4/29/16 by
date
Joseph Cohen
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Raymond L Lovell
Name of Acknowledger typed, printed or stamped

FF980022
Commission Number, if any

Authorization

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, Joseph Cohen as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 4123 Duval Street LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Gary Burchfield
Please Print Name of Representative

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

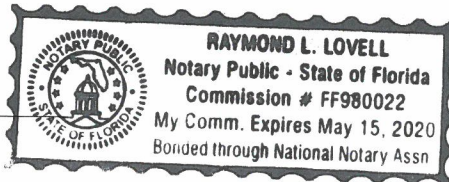
~~X~~ [Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 6/29/16
Date

by Joseph Cohen
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Raymond L Lovell
Name of Acknowledger typed, printed or stamped

FF980022
Commission Number, if any

Deed

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 15-110-Kavoura

Sales price.: \$6,800,000.-

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of June, 2015 between Dimitri Kavoura, a single man whose post office address is P.O. Box 308, Key West, FL 33041, grantor, and 423 Duval Street, LLC, a Florida limited liability company whose post office address is 45 NW 21st Street, Miami, FL 33127, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Part of Lot 4 in Square 37, according to William A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829.

Commencing at a point on Duval Street 44 feet from the NE Corner of Duval and Fleming Streets and running thence along Duval Street in a NW'y direction 66 feet; thence at right angles in a NE'y direction 100 feet; thence at right angles in a SE'y direction 66 feet; thence at right angles in a SW'y direction 100 feet back to the Point of Beginning.

Said lands situate, lying and being in Monroe County, Florida.

Parcel Identification Number: 00006530-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Tania Ortiz

[Signature]
Witness Name: Cindy Sawyer

Dimitri Kavoura (Seal)
Dimitri Kavoura
by Adeli V. Stouss
his attorney in fact

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4 day of June, 2015 by Dimitri Kavoura, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: 2-10-16

Closing Statement Addendum

Seller: Dimitri Kavoura, a single man
Buyer: 423 Duval Street, LLC, a Florida limited liability company
Property: 423 Duval Street, Key West, FL 33040
Closing Agent: Stones & Cardenas
Closing Date: June 5, 2015
File Number: 15-110-Kavoura

TAX RE-PRORATION AGREEMENT: If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the actual taxes, if different, will be adjusted between the parties upon demand. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any, and shall not be liable should any of the parties to this transaction fail or refuse to re-prorate the taxes.

AGREEMENT TO COOPERATE: If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and/or the remittance of any additional sums.

HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS: Intentionally deleted.

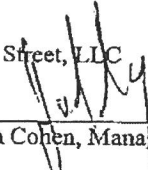
MISCELLANEOUS: Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

DISBURSEMENT AUTHORIZATION, ETC.: Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

PERMITS: The parties release Stones & Cardenas and Chicago Title Insurance Company from any and all liability related to the open building permits, if any.

Buyer:

423 Duval Street, LLC

By: 
Joseph Cohen, Managing Member

(Corporate Seal)

Seller:

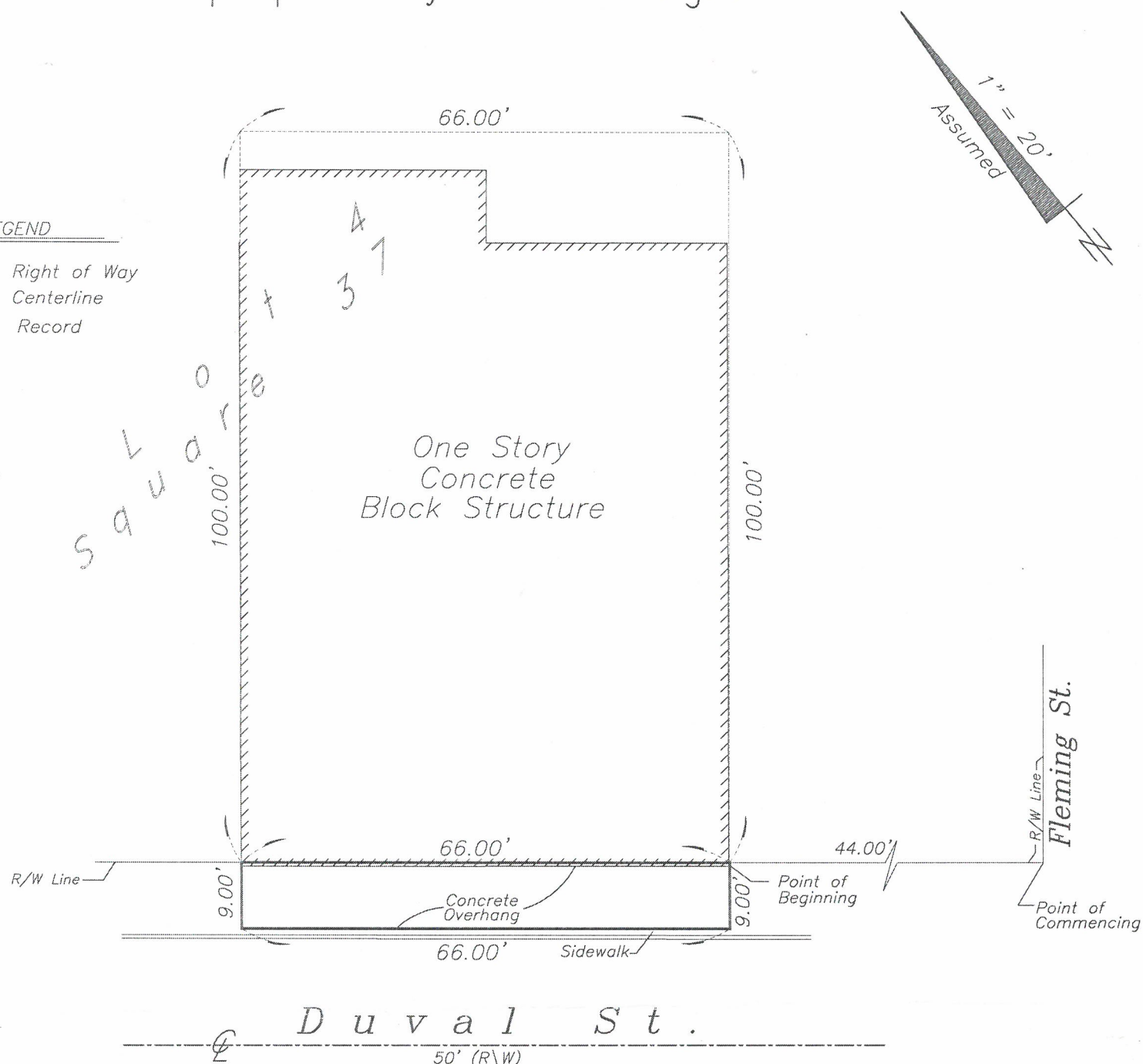
Dimitri Kavoura by Adel K. Strous
Dimitri Kavoura his attorney in fact

Survey

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Survey to illustrate a legal description of a portion of Duval Street, Island of Key West, prepared by the undersigned

LEGEND	
R/W	Right of Way
℄	Centerline
(r)	Record



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 423 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and is part of the Right-of-Way of Duval Street adjacent to Lot Four (4) in Square Thirty-seven (37) according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, said parcel being described by metes and bounds as follows:
Commence at the intersection of the Northwestern right of way line of Fleming Street with the Northeasterly right of way line of Duval Street and run thence Northwesternly along the Northeasterly right of way line of the said Duval Street for a distance of 44.00 feet to the Point of Beginning; thence continue Northwesternly along the Northeasterly right of way line of the said Duval Street for a distance of 66.00 feet; thence Southwesterly and at right angles for a distance of 9.00 feet; thence Southeasterly and at right angles for a distance of 66.00 feet; thence Northeasterly and at right angles for a distance of 9.00 feet back to the Point of Beginning, containing 594 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Joseph Cohen;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 25, 2016

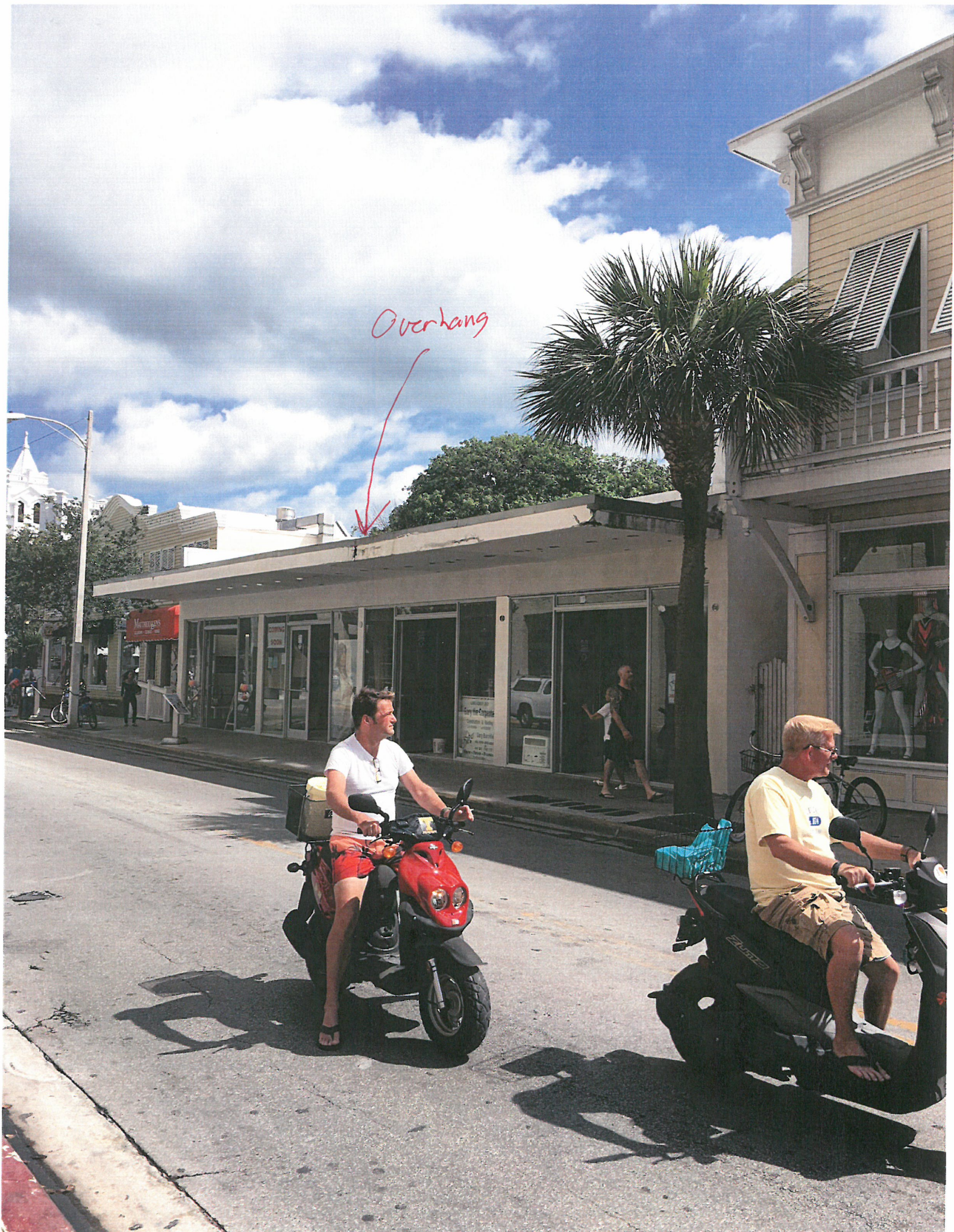
J. LYNN O'FLYNN, Inc.



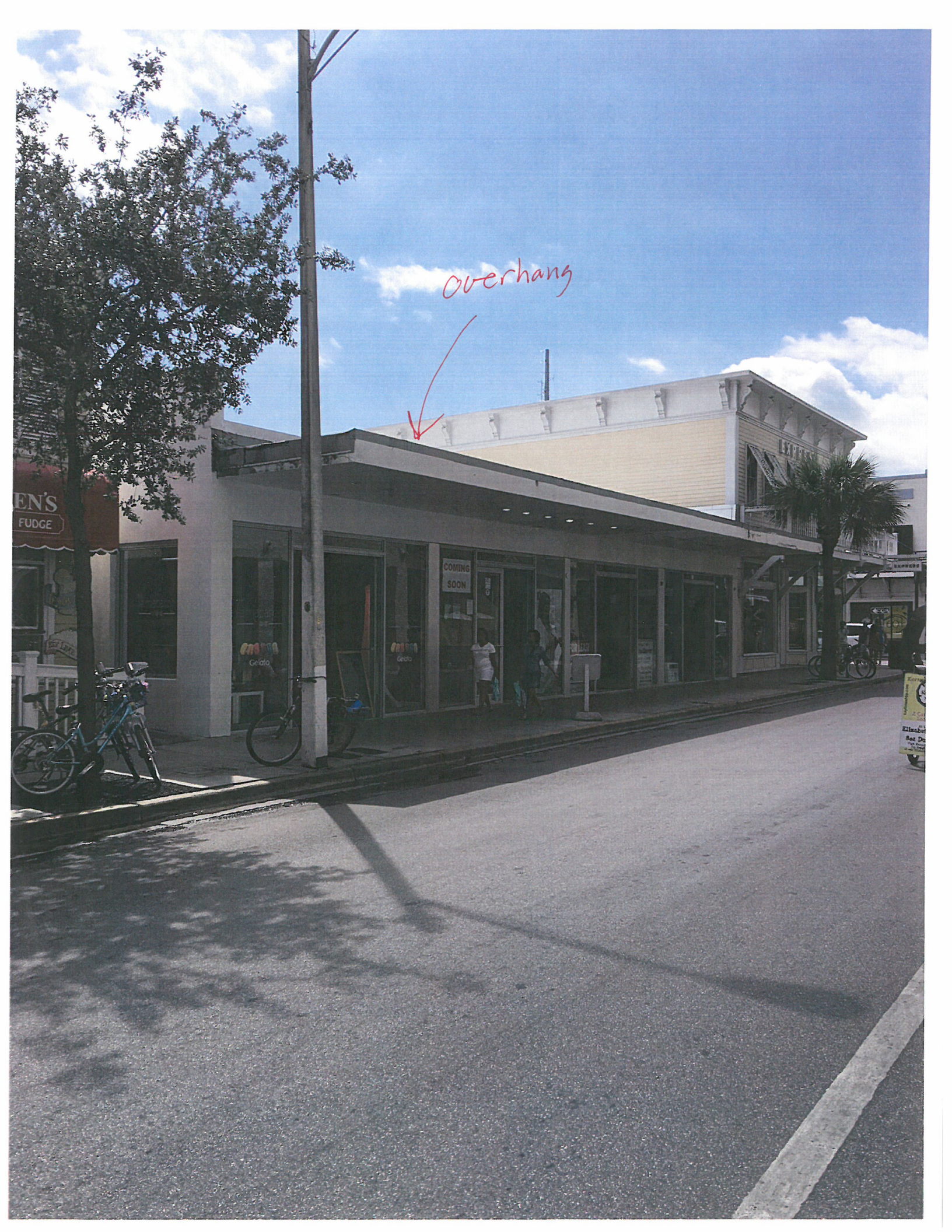
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

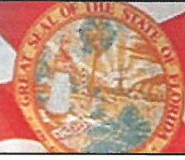
Site Photos



overhang



Property Appraiser



Detail by Entity Name

Florida Limited Liability Company

423 DUVAL STREET, LLC

Filing Information

Document Number	L15000070667
FEI/EIN Number	47-3895585
Date Filed	04/22/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/20/2015
Event Effective Date	NONE

Principal Address

423 Duval Street
Key West, FL 33040

Changed: 01/25/2016

Mailing Address

45 NW 21st Street
MIAMI, FL 33127

Changed: 01/25/2016

Registered Agent Name & Address

SHEVLIN, BARRY T, ESQ.
SHEVLIN & ATKINS
1111 KANE CONCOURSE, SUITE 619
BAY HARBOR ISLANDS, FL 33154

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

Annual Reports

Report Year

2016

Filed Date

01/25/2016

Document Images[01/25/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/20/2015 -- LC Amendment](#)[View image in PDF format](#)[04/22/2015 -- Florida Limited Liability](#)[View image in PDF format](#)

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State of Florida, Department of State



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1006769 Parcel ID: 00006530-000000

Ownership Details

Mailing Address:
423 DUVAL STREET LLC
45 NW 21ST ST
MIAMI, FL 33127-4928

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 423 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 37 G75-370/371 OR864-1361 OR1257-953/57ORD OR1343-984/99FJ OR2744-1745/46

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	66	100	6,600.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 5670
Year Built: 1953

Building 1 Details

Building Type
Effective Age 19
Year Built 1953
Functional Obs 0

Condition A
Perimeter 346
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 5,670

Inclusions:

Roof Type
Heat 1
Heat Src 1

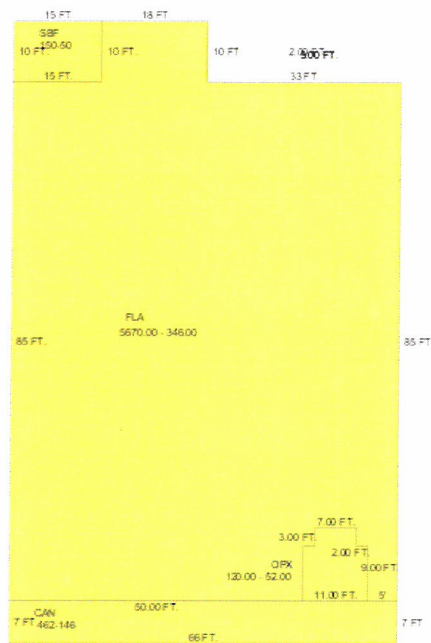
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1953					5,670
2	SBF		1	1953					150
3	OPX		1	1953					120
4	CAN		1	1953					462

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1627	1 STY STORE-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
446	C.B.S.	100

Appraiser Notes

SURF WORLD/VENUS WORLD/BODY ZONE/SKYWARE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0531	02/28/2008		600	Commercial	REMOVE AND REPLACE ILLEGAL WIRING FOR 12 LIGHTS
08-0493	02/27/2008		9,460	Commercial	INTERIOR REPAIRS & REMODELING
10-3414	10/20/2010		300	Commercial	AFTER THE FACT: INSTALL 1X8 VINYL SIGN ON FACADE
10-3412	10/20/2010		300	Commercial	AFTER THE FACT: INSTALL SIGN
15-0023	01/07/2015		250		INSTALL 20 AMP FOR EXHAUST FAN
15-4669	12/04/2015		2,500	Commercial	TENANT BUILD-OUT; INSTALL 3 COMPARTMENT SINK, ADA SINK, BAR SINK.
15-4665	12/01/2015		15,000	Commercial	TENANT BUILD-OUT INTERIOR RENOVATION, NEW PARTITION WALLS, FLOOR TILE.
15-1932	01/04/2016		400	Commercial	INSTALL 2 WINDOW SIGNS ON STOREFRONT GLASS EITHER SIDE OF DOORS.
15-4084	11/16/2015		48,000	Commercial	INSTALL (4) 7.5 TON PACKAGE SYSTEMS ON ROOF WITH 48 DROPS & 5 EXHAUST.
1 99-3421	10/29/1999	12/07/1999	1,300	Commercial	SIGNS
2 00-0122	01/14/2000	11/01/2000	950	Commercial	PAINTING
3 00-1213	05/18/2000	11/01/2000	1,100	Commercial	SIGNS
4 00-2936	09/19/2000	11/01/2000	2,000	Commercial	ELECTRICAL
5 01-3793	12/03/2001	08/16/2002	4,000	Commercial	BUILD OUT INT
6 01-3933	12/11/2001	08/16/2002	4,000	Commercial	CHANGEOUT AC
7 04-3797	12/20/2004	12/16/1947	2,100	Commercial	CHANGE OUT A ONE TON A/C
8 04-3779	12/13/2004	12/16/2004	700	Commercial	TRACK LIGHTS
9 06-6366	11/28/2006		55,000	Commercial	INSTALL 55SQS OF M/B RUBBER ROLL ROOFING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	581,279	0	1,332,916	1,914,195	1,914,195	0	1,914,195
2014	581,279	0	1,301,180	1,882,459	1,882,459	0	1,882,459
2013	581,279	0	1,237,708	1,818,987	1,818,987	0	1,818,987
2012	581,279	0	1,237,708	1,818,987	1,818,987	0	1,818,987
2011	581,279	0	1,237,708	1,818,987	1,818,987	0	1,818,987
2010	611,475	0	1,271,299	1,882,774	1,882,774	0	1,882,774
2009	611,475	0	1,303,616	1,915,091	1,915,091	0	1,915,091
2008	641,672	0	1,716,000	2,936,237	2,936,237	0	2,936,237
2007	428,361	0	1,716,000	2,936,237	2,936,237	0	2,936,237
2006	428,361	0	594,000	2,394,177	2,394,177	0	2,394,177
2005	436,929	0	495,000	2,325,731	2,325,731	0	2,325,731
2004	426,883	0	415,800	2,325,731	2,325,731	0	2,325,731
2003	426,883	0	409,200	2,325,731	2,325,731	0	2,325,731
2002	395,810	0	409,200	2,325,731	2,325,731	0	2,325,731
2001	385,497	0	409,200	1,879,934	1,879,934	0	1,879,934
2000	385,497	0	343,200	1,831,392	1,831,392	0	1,831,392
1999	416,936	0	343,200	1,831,392	1,831,392	0	1,831,392
1998	278,520	0	343,200	1,152,024	1,152,024	0	1,152,024
1997	278,520	0	330,000	1,152,024	1,152,024	0	1,152,024
1996	219,440	0	330,000	1,006,857	1,006,857	0	1,006,857
1995	219,440	0	330,000	1,006,857	1,006,857	0	1,006,857
1994	219,440	0	330,000	953,864	953,864	0	953,864
1993	219,440	0	330,000	684,672	684,672	0	684,672
1992	223,136	0	330,000	684,672	684,672	0	684,672
1991	223,136	0	330,000	684,672	684,672	0	684,672
1990	217,416	0	265,650	684,672	684,672	0	684,672
1989	150,735	0	264,000	684,672	684,672	0	684,672
1988	138,112	0	211,200	420,729	420,729	0	420,729
1987	135,289	0	101,063	385,386	385,386	0	385,386
1986	135,724	0	99,000	353,533	353,533	0	353,533
1985	130,701	0	71,280	332,121	332,121	0	332,121
1984	129,126	0	71,280	205,416	205,416	0	205,416
1983	129,126	0	46,200	175,326	175,326	0	175,326
1982	104,788	0	39,732	144,520	144,520	0	144,520

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/4/2015	2744 / 1745	6,800,000	WD *****	03 *****
10/1/1982	864 / 1361	212,500	WD *****	U ****

This page has been visited 193 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176