

Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00
(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 825 DUVAL STREET KEY WEST FL 33040

Zoning District: HRCC-3

Real Estate (RE) #: 00016830-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: T. SETH NEAL

Mailing 22974 OVERSEAS HWY Address:

City: CORDOBE KEY, FL 33042 State: _____ Zip: _____

Home/Mobile Phone: 251-422-9547 Office: 305-340-8857 Fax: _____

Email: SETHNEAL@TSNARCHITECTS.COM

PROPERTY OWNER: (if different than above)

Name: SUBA 825 LLC

Mailing P.O. BOX 29 Address:

City: KEY WEST, FL 33040 State: _____ Zip: _____

Home/Mobile Phone: 305-797-4860 Office: _____ Fax: _____

Email: sbanks@subamanagement.com

Description of Proposed Construction, Development, and Use: _____

NEW CANVAS AWNING, TO EXTEND EXISTING AWNING DOWN BUILDING LENGTH

List and describe the specific variance(s) being requested:

BUILDING COVERAGE, 152 s.f.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCL-3			
Flood Zone	X			
Size of Site	10,730 s.f.			
Height	18'-6"	18'-6"	EX.	-
Front Setback	5'	EXISTING	NO CHANGE	-
Side Setback	5'	EXISTING	NO CHANGE	-
Side Setback	7'-5"			
Street Side Setback	7.5'	24'-7 1/2"	24'-7 1/2"	
Rear Setback	15'	2'-1 1/2"	2'-7 1/2" AWNING	12'-4 1/2" AWNING
F.A.R	1.0	-	-	
Building Coverage	50%, 5,365	7,423 s.f.	7,575 s.f.	152 s.f.
Impervious Surface	60%, 6,438	10,659 s.f.	10,659 s.f.	
Parking		6		
Handicap Parking	#	1		
Bicycle Parking				
Open Space/ Landscaping	30%, 3,219	71 s.f.	71 s.f.	
Number and type of units				
Consumption Area or Number of seats		# 45 EXISTING	-	

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

None

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

N/A

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges to be conferred

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

No hardship conditions. Just attempting to provide more shade and water protection.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only minimal variance requested

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Non injurious to public welfare.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

N/A

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

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
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, SUZANNE D. BANKS, in my capacity as MANAGING MEMBER
(print name) (print position; president, managing member)
of SUBA 825 LLC & SUBA MANAGEMENT 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:

825 DUVAL ST, 503-505-507 OLIVIA ST.
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.

Suzanne Banks
Signature of Authorized Representative

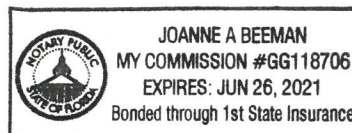
Subscribed and sworn to (or affirmed) before me on this 6th day of Feb 2020 by
Suzanne D Banks
Name of Authorized Representative

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

Joanne A Beeman
Notary's Signature and Seal

Joanne A Beeman
Name of Acknowledger typed, printed or stamped

GG 118706
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, SUZANNE D. BANKS as
Please Print Name of person with authority to execute documents on behalf of entity
MANAGING MEMBER of SUBA 825 LLC &
Name of office (President, Managing Member) *Name of owner from deed*
SUBA MANAGEMENT LLC
authorize T. SETH NEAL, TS NEAL ARCHITECTS INC
Please Print Name of Representative

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

Suzanne D Banks

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

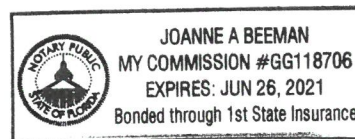
Subscribed and sworn to (or affirmed) before me on this 6th day of Feb 2020 by
date

Suzanne D Banks
Name of Authorized Representative

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

Joanne A Beeman
Notary's Signature and Seal

Joanne A Beeman
Name of Acknowledger typed, printed or stamped



GG 118706

Commission Number, if any

Site visit/photos
Crt kn52, 2020



503

TOW AWAY
ZONE
UNAUTHORIZED VEHICLES &
VESSELS WILL BE TOWED
AT OWNER'S EXPENSE.
AWAYD & TOWING
\$200.00 PER HOUR.



Ukg'Rnc p

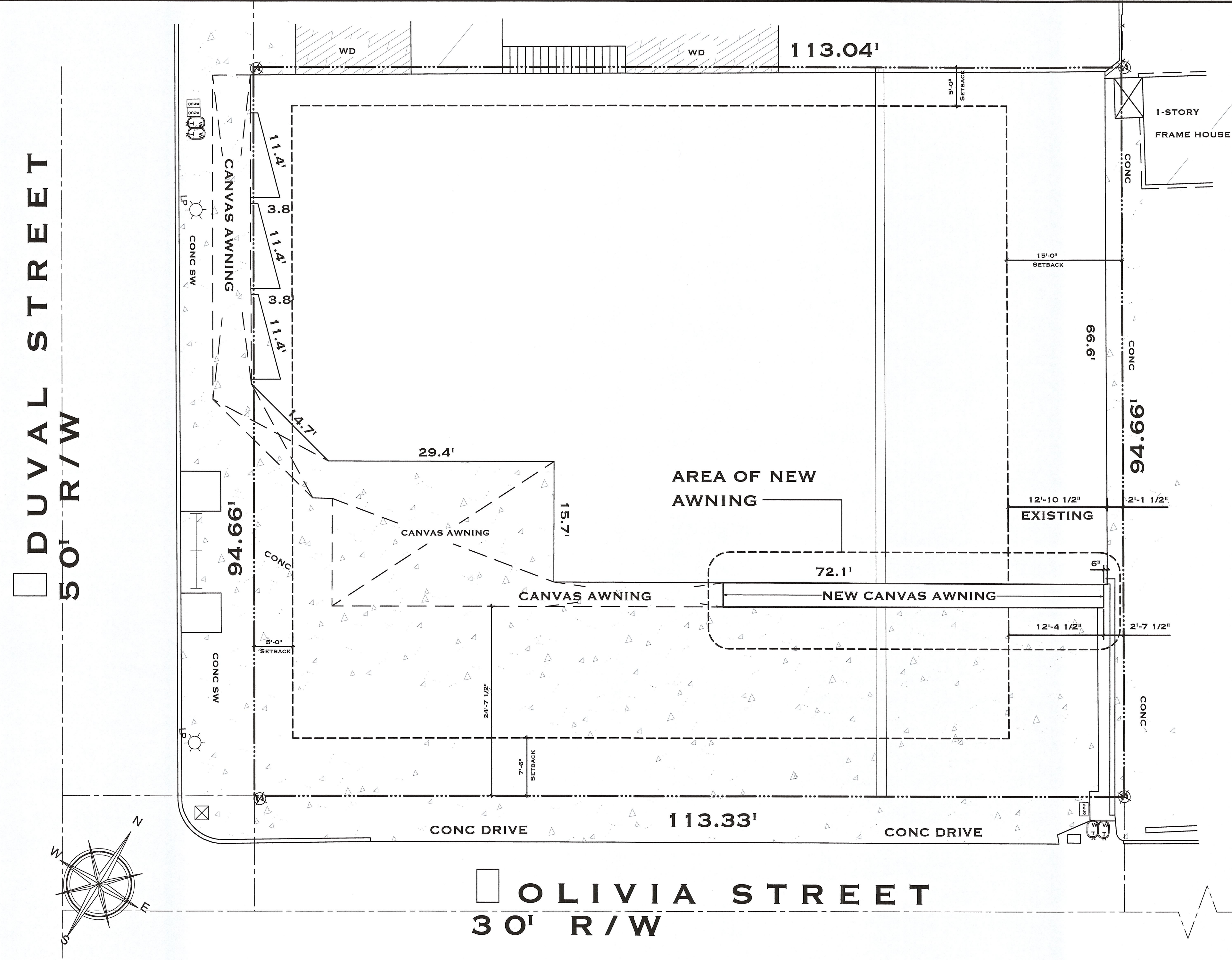
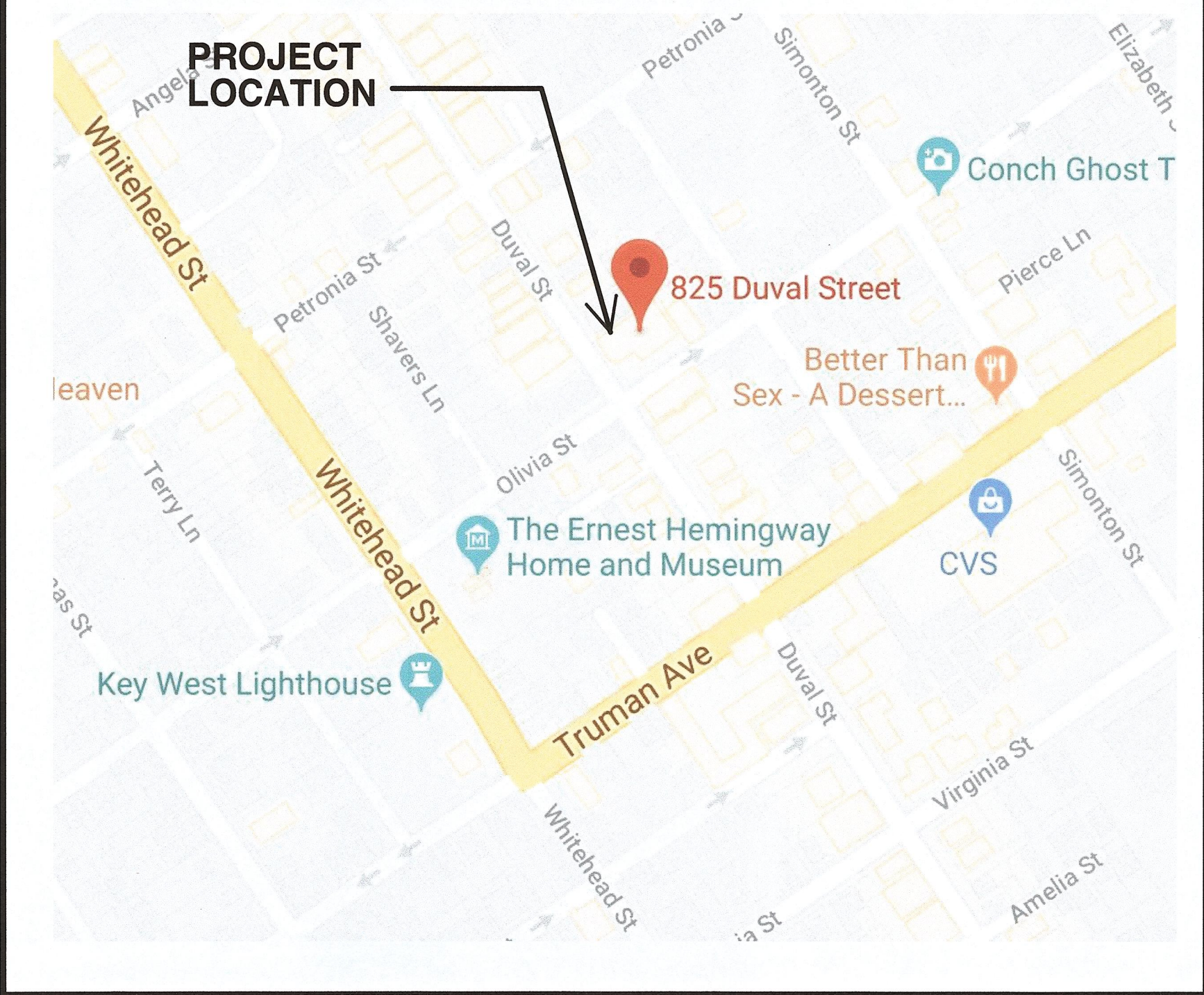
SITE DATA				
ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HRCC-3	HRCC-3	HRCC-3	DUVAL STREET OCEANSIDE DISTRICT
SITE AREA	4,000 SF MIN.	10,730 SF		NO CHANGE
LOT SIZE	40'X90'	94.66'X113.33' SEE SURVEY		NO CHANGE
IMPERVIOUS	60%, 6,438 SQ. FT.	10,659 SQ. FT.	10,659 SQ. FT.	NO CHANGE
OPEN SPACE	30%, 3,219 SQ. FT.	71 SQ. FT.	71 SQ. FT.	NO CHANGE
MAX. BUILDING COV.	50%, 5,365 SQ. FT.	7,423 SQ. FT.	7,575 SQ. FT.	VARIANCE REQUIRED 152 SF

SETBACKS				
SIDE SETBACK	NO CHANGE	5'	EXISTING NO CHANGE	NO CHANGE
STREET SIDE SETBACK	24'-7 1/2"	7.5'	24'-7 1/2" NO CHANGE	CONFORMS
REAR SETBACK	NO CHANGE	15'	12'-10 1/2" EXISTING BLD. AND AWNING 12'-4 1/2"	AWNING 12'-4 1/2" VARIANCE
FRONT SETBACK	NO CHANGE	5'	EXISTING NO CHANGE	NO CHANGE
BUILDING HEIGHT	NO CHANGE	35'	EXISTING NO CHANGE	NO CHANGE

FEMA MAP: FLOOD ZONE X



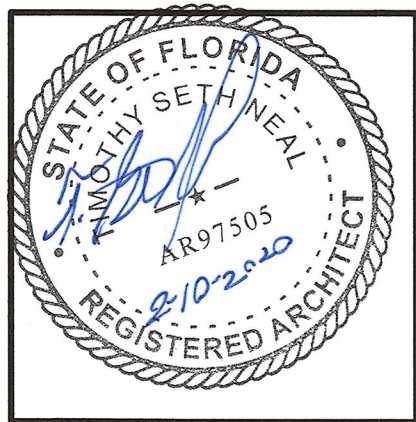
SITE LOCATION MAP



- GENERAL NOTES:**
- DO NOT SCALE ANY DRAWING.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
 - CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
 - ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
 - ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
 - ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
 - ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
 - ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 - ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

- DRAWING SCHEDULE:**
- A-1 TITLE, PROJECT INFORMATION, SITE DATA, & SITE PLAN**
A-2 FLOOR PLAN & ELEVATION
- SCOPE OF WORK:**
- EXTEND EXISTING AWNING ON OLIVIA STREET SIDE.
REQUESTING VARIANCE FOR BUILDING COVERAGE & SIDE YARD SETBACK FOR AWNING.

T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUJJOE KEY, FL
33042
305-340-8857
251-422-9547



825 DUVAL STREET
KEY WEST, F L 33040

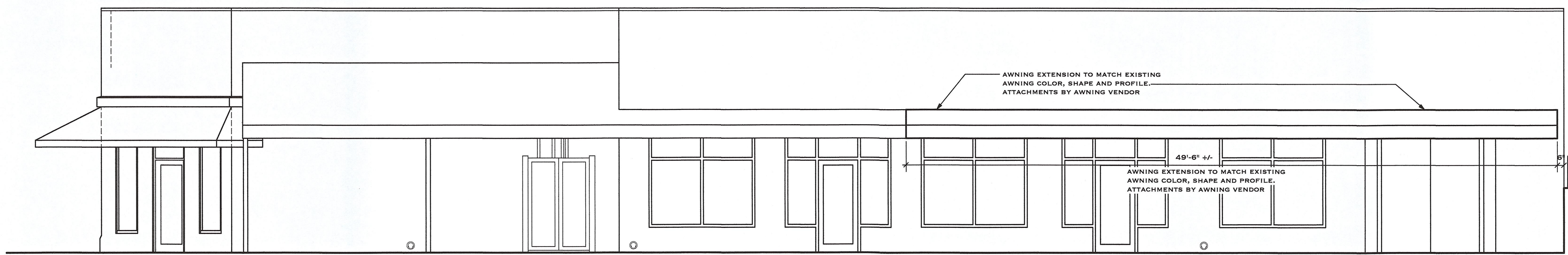
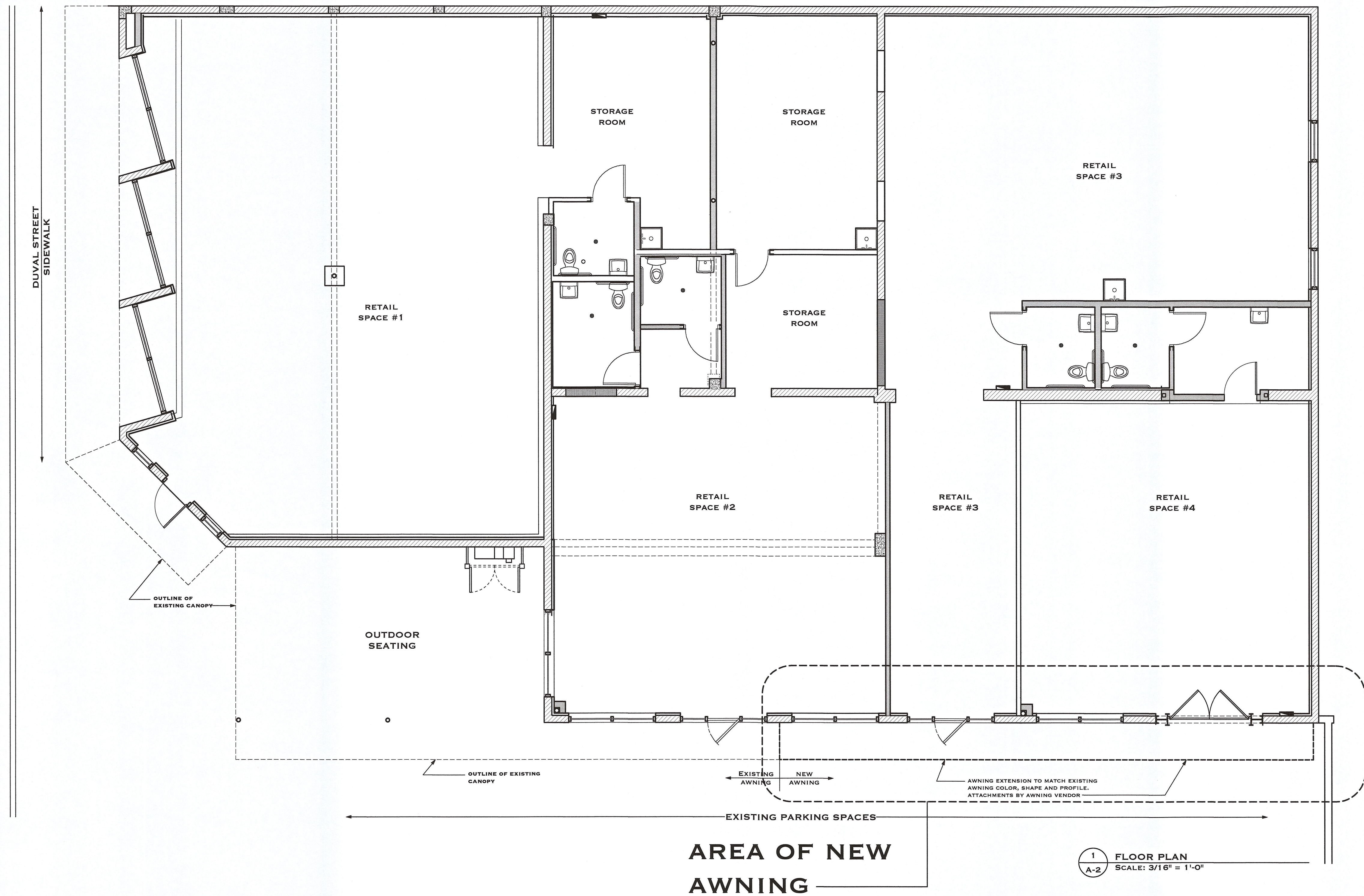
DRAWING TITLE:
TITLE, PROJECT INFORMATION,
SITE DATA, & SITE PLAN

DRAWN: TSN
CHECKED: TSN
DATE: 02-10-2020

REVISION #	DATE

T1.1
SHEET #

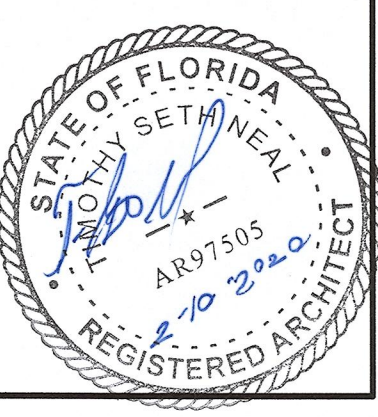




2 OLIVIA STREET ELEVATION
SCALE: 3/16" = 1'-0"

1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



825 DUVAL STREET
KEY WEST, F L 33040

DRAWING TITLE:
FLOOR PLAN & ELEVATION

DRAWN: TSN
CHECKED: TSN
DATE: 02-10-2020

REVISION #	DATE

A-2
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.

Warranty Deed

Doc# 2117022 04/03/2017 1:09PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/03/2017 1:09PM
DEED DOC STAMP CL: Krys \$0.70

Record and return to:

Doc# 2117022
Bk# 2847 Pg# 76

Paul Rampell, Esq.
400 Royal Palm Way, Suite 410
Palm Beach, FL 33480

Alternate Key Number:
1017230

WARRANTY DEED

THIS WARRANTY DEED is made this 1st day of April, 2017,
between Dion Rental Properties, LLC, a Florida limited liability company, whose mailing
address is 2226 Harris Avenue, Unit 2, Key West, FL 33040 ("Grantor") and Suba 825, LLC, a
Florida limited liability company, whose mailing address is 2226 Harris Avenue, Unit 2, Key
West, FL 33040 ("Grantee").

WITNESSETH: Grantor, for and in consideration of Ten Dollars (\$10.00) to
Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged,
has granted, bargained, and conveyed to Grantee, and Grantee's successors and assigns forever,
certain real property in Monroe County, Florida, described as follows:

See Exhibit A attached hereto;

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

Subject to valid conditions, covenants, limitations, restrictions, reservations and
easements of record, which are not reimposed hereby; taxes for the year 2017 and subsequent
years; and valid zoning restrictions imposed by any governmental or quasi-governmental
authorities;

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said
land in fee simple; that Grantor has good and lawful authority to sell and convey said land; and
that Grantor hereby fully warrants title to said land and will defend the same against the lawful
claims of all persons whomsoever.

Note to Recorder: This transfer is exempt from Florida documentary stamp tax pursuant to
Florida Administrative Code, Sections 12B-4.013(28)(a) and 12B-4.014(2) and (4) as there is no
consideration, no change in beneficial ownership, and the deed is the equivalent of a Personal
Representative's Deed as the Grantor is solely owned by the Estate of Lawrence R. Dion and the
Grantee is solely owned by the primary beneficiary of such Estate.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first written above.

Signed and delivered in our
Presence:

Grantor:

Dion Rental Properties, LLC

By: Dion Partnership, Ltd.,
Managing Member

By: Larry Dion Corporation,
General Partner

By: Suzanne D. Banks
Suzanne D. Banks, President

Joanne Beenan
Signature of First Witness

Joanne Beenan
Printed Name of First Witness

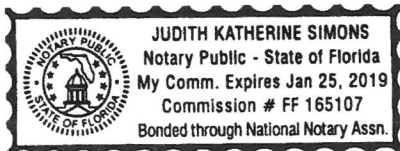
Kristie Hernandez
Signature of Second Witness

Kristie Hernandez
Printed Name of Second Witness

State of Florida

County of Monroe

The foregoing instrument was sworn to and subscribed and acknowledged before me this 1st day of April, 2017, by Suzanne D. Banks and she is personally known to me or produced reasonable proof of her identity.



Judith Katherine Simons
Notary Public

SEAL:
EXHIBIT A

(Alternate Key Number 1017230)

That certain real property more fully described in the Deed recorded in Official Records Book 175, Page 151, Public Records of Monroe County, Florida.

Also known as:

825 Duval Street
Key West, FLorida

""Rt kqt "T guqnwkppu

**PLANNING BOARD
RESOLUTION No. 2012-48**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING A LANDSCAPE WAIVER ON PROPERTY
LOCATED AT 825 DUVAL STREET (RE# 00016830-000000)
IN THE HISTORIC NEIGHBORHOOD COMMERCIAL
CORE ZONING DISTRICT, ALLOWING THE WAIVER OF
LANDSCAPE REQUIREMENTS ALONG STREET
FRONTAGE IN THE HRCC-3 ZONING DISTRICT AS PER
SECTION 108-413 OF THE OF THE LAND DEVELOPMENT
REGULATIONS OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, the applicant is requesting to waive the landscaping requirements of Section 108-415 of the Land Development Regulations. Section 108-415 Perimeter Landscape Requirements, subsection (b) states that required plant material in perimeter landscape strip is: "One canopy shade tree and ten shrubs per 35 linear feet or fraction thereof is required in perimeter landscaped areas;" and

WHEREAS, The City estimated that the total length of the perimeter landscape strip required would be 145 linear feet, therefore four (4) trees and forty (40) shrubs are required to bring the property up to the Code requirements; and

WHEREAS, the proposed landscaping would have a positive impact on the property and the adjacent properties with the addition of trees and shrubs. Currently the corner lacks landscaping elements. The property is located within the HRCC-3 zoning district, which is a corridor that serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations; and

 _____ Chairman
 _____ Planning Director

WHEREAS, the granting of this waiver would not be discriminatory since other areas on that portion of Duval Street have landscaping; and there are trees on Olivia Street as it runs toward Simonton Street; and

WHEREAS, the addition of landscaping to the area; and this landscape waiver is a condition of the parking variance approved by the Planning Board at the September 20, 2012 regular meeting; and

WHEREAS, the strict application of the landscaping requirements would limit the outdoor consumption area; and

WHEREAS, the addition of trees and shrubs to the site will improve the current conditions and create a more pedestrian friendly site; and

WHEREAS, not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variance/waiver requested. However, the Planning Board approved the applicant's parking waiver with the condition that the applicant must apply for a landscape waiver, and the waiver must be accompanied by a landscape plan prepared by a licensed landscape architect for the areas marked "No Parking Area" and "Concrete Curbed Area;" and

WHEREAS, it was then discovered this area has monitoring wells remaining from a previous business (Boa Tire Service). The property owner wrote a letter to the City expressing concern about landscaping being planted in the ground at this area due to potential damage to the existing wells, and that landscaping might hinder sampling from the wells. The owner supplied a letter from the Florida Department of Environmental Protection that references a letter from the Bureau of Petroleum Storage Systems that states the work was performed satisfactorily; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the landscape waiver application, and by addressing the objections expressed by those neighbors; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the application for a landscape waiver be conditionally approved, per Sections 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as follows: the condition that the applicant locate an additional six (6) shrubs in planters (less than 30 inches in height) in the “No Parking Area” so as to prevent parking of

automobiles in this area. The "No Parking Area" is referenced on the Planting Plan signed and dated 11-6-2012.

Section 3. It is a condition of this landscape waiver that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

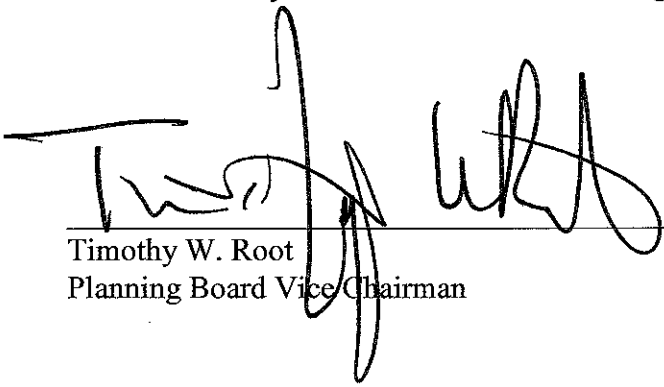
Section 5. This waiver does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of November, 2012.


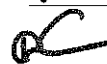
Authenticated by the Chairman of the Planning Board and the Planning Director.



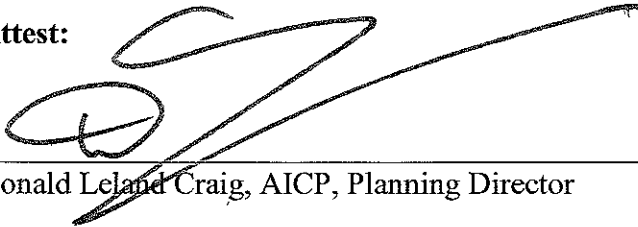
Timothy W. Root
Planning Board Vice Chairman

11/19/12

Date

 Chairman
 Planning Director

Attest:

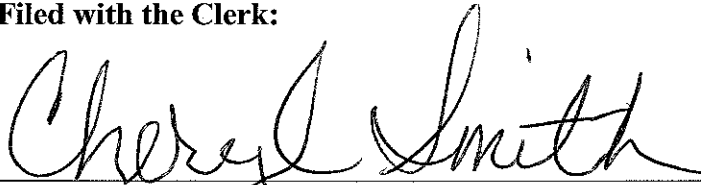


Donald Leland Craig, AICP, Planning Director

11-19-12

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

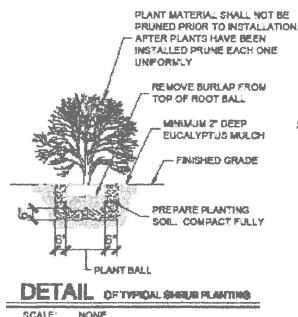
11-19-12

Date



Chairman

Planning Director



PLANT LIST:

(15)	<i>Capparis cynophallophora</i>	Jamaican Caper	3' Planted Height, full, single leader
(2)	<i>Myrcianthes fragrans</i>	Simpson Stopper	4' Planted Height, standard, single leader—FF#1

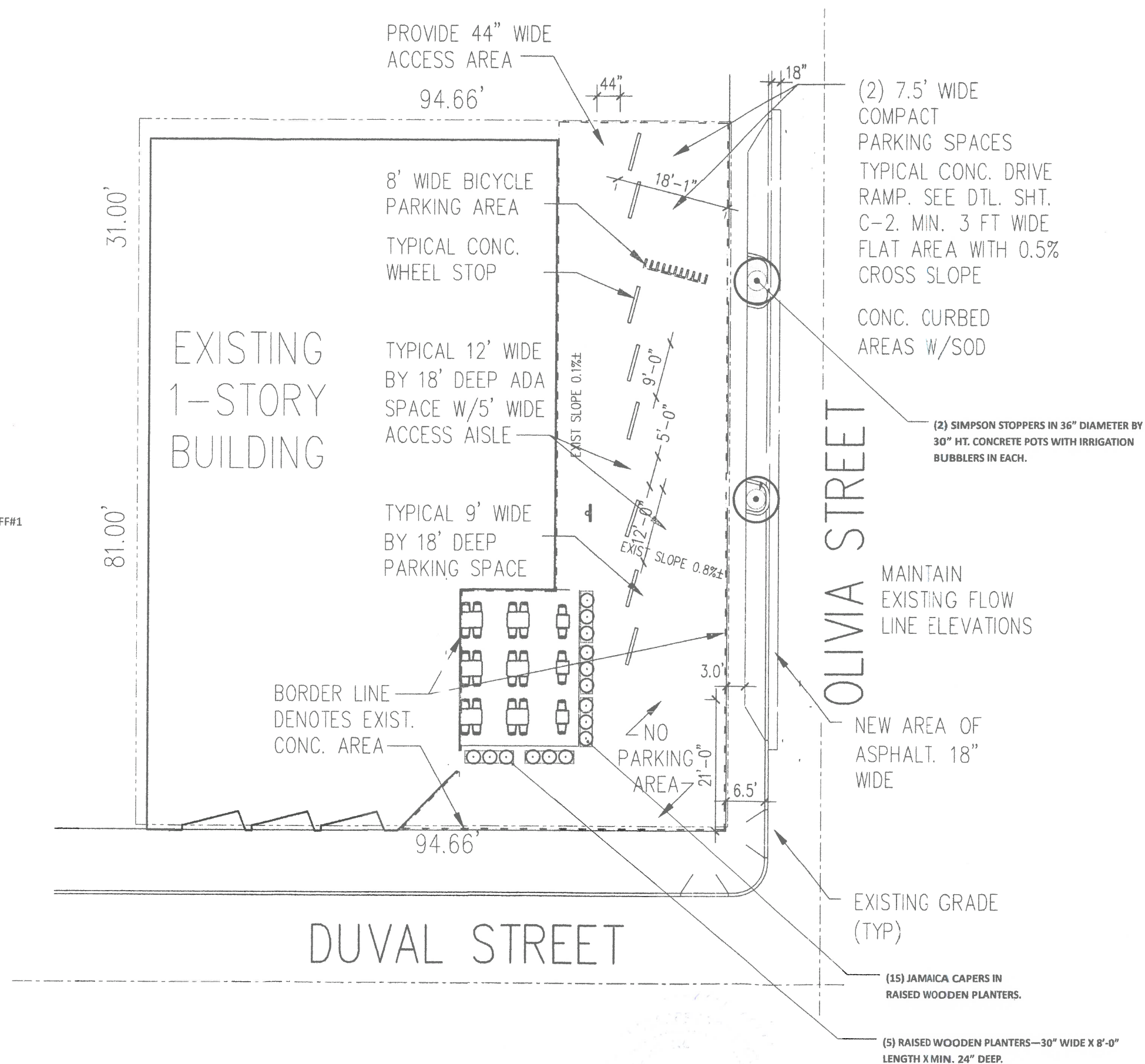
TBD	3/8" Granite Gravel	Per plan, in lieu of mulch in all planters
TBD	50/50 Sand/Soil	Per plan for pots and wood planters

IRRIGATION NOTES:

1. All plantings will be hand watered by owner on an on-going basis.
- END

GENERAL NOTES:

1. Concrete pots and wood planters to have 3/8" granite gravel in lieu of mulch. Keep gravel minimum 3" away from trunks.
2. Landscape contractor to visit site to determine soil/fill requirements prior to bid and install.

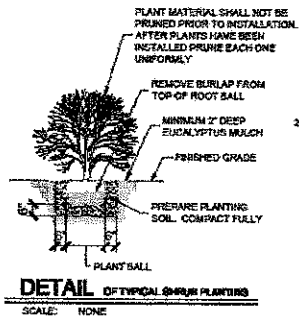


825 DUVAL STREET

PLANTING PLAN

SHEET: LP-1
DATE: 11-1-2012
SCALE: N.T.S.

 **CRAIG REYNOLDS**
landscape architecture
3255 FLAGLER AVE. SUITE 305 KEY WEST
FLORIDA 33040



PLANT LIST:

(15)	<i>Capparis cynophallophora</i>	Jamaican Caper	3' Planted Height, full, single leader
(2)	<i>Myrcianthes fragrans</i>	Simpson Stopper	4' Planted Height, standard, single leader—FF#1
TBD	3/8" Granite Gravel	Per plan, in lieu of mulch in all planters	
TBD	50/50 Sand/Soil	Per plan for pots and wood planters	

IRRIGATION NOTES:

1. All plantings will be hand watered by owner on an on-going basis.
- END

GENERAL NOTES:

1. Concrete pots and wood planters to have 3/8" granite gravel in lieu of mulch. Keep gravel minimum 3" away from trunks.
2. Landscape contractor to visit site to determine soil/fill requirements prior to bid and install.

31.00'

81.00'

EXIST
1-ST
BUILD

825 DUVAL STREET

PLANTING

**PLANNING BOARD
RESOLUTION No. 2012-40**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING A PARKING VARIANCE ON PROPERTY
LOCATED AT 825 DUVAL STREET (RE# 00016830-000000)
IN THE HISTORIC NEIGHBORHOOD COMMERCIAL
CORE ZONING DISTRICT, ALLOWING THE WAIVER OF
PARKING REQUIREMENTS FOR 9 AUTOMOBILE SPACES
REQUIRED FOR NEW COMMERCIAL FLOOR AREA AS
PER SECTION 108-572 (9), AND ALLOWING ONLY 8
SPACES; WAIVING 1 SPACE FOR BICYCLE
SUBSTITUTION AS PER SECTION 108-574 OF THE OF THE
LAND DEVELOPMENT REGULATIONS OF THE CITY OF
KEY WEST, FLORIDA.**

WHEREAS, Section 108-572(9) of the Land Development Regulations provides that restaurants within the City must provide 1 off-street parking space per 45 square feet of serving and/or consumption area; and

WHEREAS, the subject property is located in the HRCC-3 zoning district, which is within the historic commercial pedestrian-oriented area pursuant to Land Development Regulation Section 108-573; and

WHEREAS, the applicant is increasing consumption and floor area on the site, which pursuant to Section 108-573(c)(1) requires that off-street parking regulations apply; and

WHEREAS, the applicant has requested to waive 9 off-street automobile parking spaces and

allow only 8 spaces as a result of a variance to expand the outdoor seating in an existing restaurant by means of adding 418 square feet of outdoor consumption area, and limited to not more than 30 seats for a total of 45 seats, inside and outside; and


WHEREAS, Section 108-574 of the Land Development Regulations provides that an applicant may file a request for a variance to substitute additional bicycle parking; and

WHEREAS, the applicant has requested to utilize bicycle substitution, as provided for in Section 108-574 of the Land Development Regulations, and has proposed 4 bicycle spaces as an equivalency for 1 automobile parking space; and

WHEREAS, Section 108-574 of the Land Development Regulations provides that hardship conditions shall not be a mandatory condition of obtaining a variance to substitute additional bicycle parking ; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 20, 2012; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

 Chairman

 Planning Director

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands,

structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS the Planning Board finds that the standards established in Section 90-395(a) have been met by the applicant for a variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the application for a parking variance be conditionally approved, per Sections 108-572(9) and 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as follows: to vary the parking requirements for 9 automobile spaces required for new commercial floor area, and allow only 8 spaces; waiving 1 space for bicycle substitution, (RE# 00016830-000000), see attached plans with the following conditions:

1. The size of the outdoor consumption area be limited to not more than 418 square feet (19' X 22'), and limited to not more than 30 seats, for a total of 45 seats, inside and out;

2. Applicant must apply for a landscape buffer waiver per Sections 108.413 and 108.517 of the Code of Ordinances, and the request for the waiver must be accompanied by a landscape plan prepared by a licensed landscape architect for the areas marked "No Parking Area," and "Concrete Curbed Area" on the site plan dated August 17, 2012;
3. Any fence, barrier, lighting, and signage for the outdoor area shall be approved by HARC;
4. The access route should be 4.5 feet (not 3.0 feet) with a drive apron of 30 inches (24 inch + 6 inch curb);
5. The ADA parking space can be reduced in size (10 feet) to allow for garbage can totes at edge of property.

Section 3. It is a condition of these variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal


authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of September 2012.

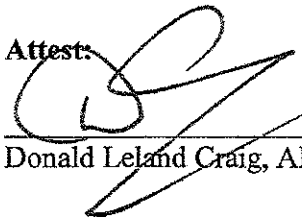
Authenticated by the Chairman of the Planning Board and the Planning Director.


Richard Klitenick
Planning Board Chairman

10/2/12
Date

 Chairman
 Planning Director

Attest:

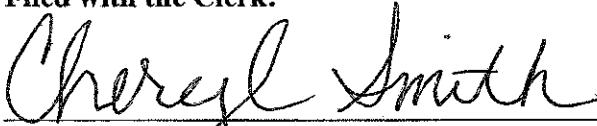


Donald Leland Craig, AICP, Planning Director

10.2.12

Date

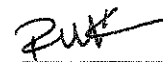
Filed with the Clerk:



Cheryl Smith, City Clerk

10-3-12

Date



Chairman

Planning Director

**PLANNING BOARD
RESOLUTION NO. 2014-03**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MAXIMUM BUILDING COVERAGE ON PROPERTY LOCATED AT 825 DUVAL STREET (RE # 00016830-000000; AK # 1017230) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-750(4)A. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant proposes to erect a new vinyl canopy over an existing outdoor dining area on property located at 825 Duval Street (RE # 00016830-000000; AK # 1017230); and

WHEREAS, the property is currently nonconforming to the maximum building coverage, maximum impervious surface ratio, minimum front setback, minimum side setback and minimum rear setback within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District; and


WHEREAS, Section 122-750 of the City of Key West (the “City”) Land Development Regulations (the “LDRs”) provides that the maximum building coverage is 50%; and

WHEREAS, the proposed building coverage is 68.6%; and

WHEREAS, the applicant requests a variance to these proposed non-conformities; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 16, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which

 Vice- Chairman

 Planning Director

are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the

variance application, and by addressing the objections expressed by these neighbors.



NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for a variance to allow the construction of a vinyl canopy over an existing outdoor dining area per the attached plans dated April 30, 2013 by Cesar I. Castillo, P.E., on property located at 825 Duval Street (RE # 00016830-000000; AK # 1017230) in the HRCC-3 Zoning District pursuant to Sections 122-750(4)a. of the City of Key West Land Development Regulations with the following conditions:

Conditions required to be completed prior to the issuance of a building permit:

1. The owner shall bring the property into compliance with Planning Board Resolution Nos. 2012-40 and 2012-48, including but not limited to the installation of six shrubs in the "No Parking Area," one simpson stopper tree in the concrete curbed area between parking spaces 3 and 4, and the location of the bicycle parking area between parking spaces 6 and 7.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development.
3. The owner shall submit a scaled site plan prepared by a professional architect or engineer as part of a building permit application for the proposed canopy, and shall indicate the required landscaping and bicycle parking referenced in condition #1 above.

 Vice-Chairman
 Planning Director

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

4. Fireproofing of the canopy material shall be required as approved by the City Fire Marshall and Building Official.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of January, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

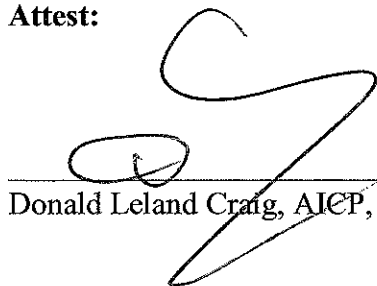


Timothy Root, Planning Board Vice-Chairman

1/17/14

Date

Attest:



Donald Leland Craig, AICP, Planning Director

1.17.14

Date



Filed with the Clerk:

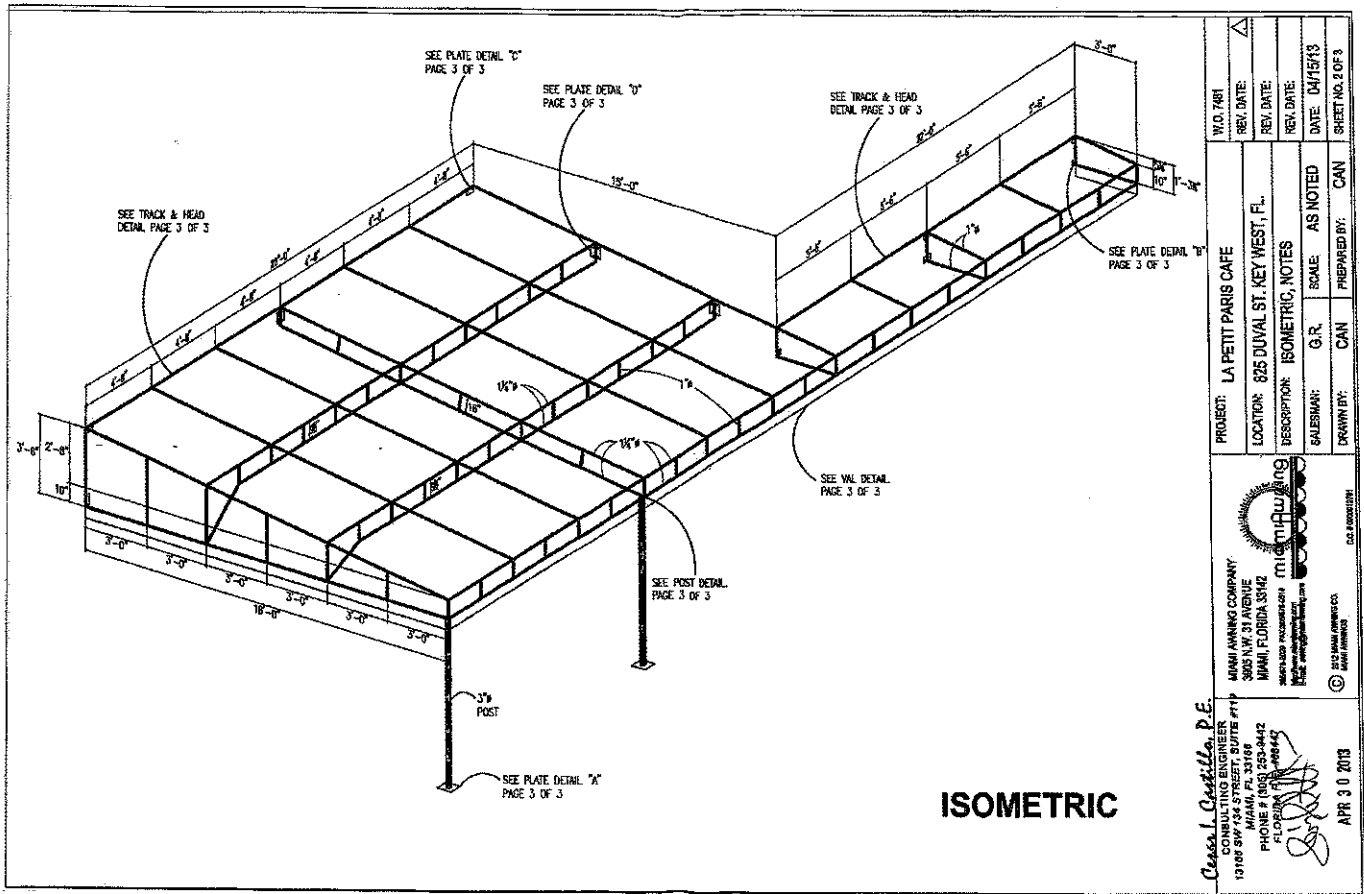



Cheryl Smith, City Clerk

1-17-14

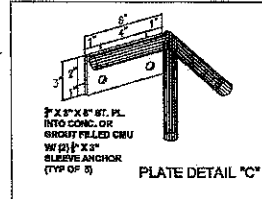
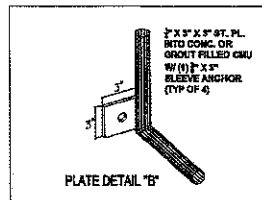
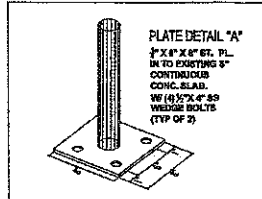
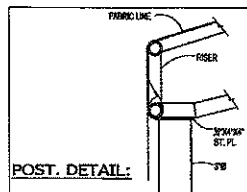
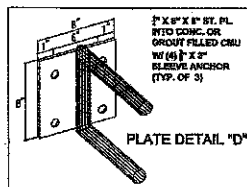
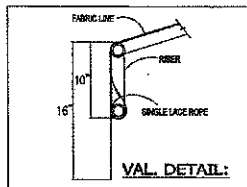
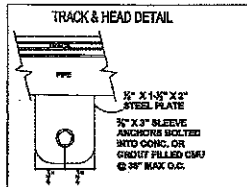
Date

 Vice-Chairman
 Planning Director



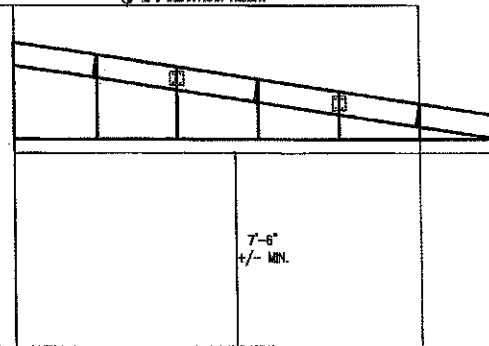
PROJECT: LA PETIT PARIS CAFE		W.D. 7401	
LOCATION: 825 DUVAL ST. KEY WEST, FL.		REV. DATE:	
DESCRIPTION: ISOMETRIC, NOTES		REV. DATE:	
DRAWMAN: G.R.		REV. DATE:	
SCALE: AS NOTED		DATE: 04/15/13	
COUNTRY: CAN		SHEET NO. 2 OF 3	
 MICROPLAZING 13185 SW 134 STREET, SUITE #111 MIAMI, FLORIDA 33142 PHONE: (305) 253-4442 FAX: (305) 253-4443 WWW.MICROPLAZING.COM		1313 MIAMI AVENUE, CO. MIAMI, FLORIDA	
Cesar L. Castillo, P.E. CONSULTING ENGINEER 13185 SW 134 STREET, SUITE #111 MIAMI, FLORIDA 33142 PHONE: (305) 253-4442 FAX: (305) 253-4443 WWW.MICROPLAZING.COM		APR 30 2013	

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- GENERAL NOTES:**
1. ALL STRUCTURAL MEMBERS TO BE AIA SCHEDULE 40 GALVANIZED STEEL PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONNECTIONS TO BE FULLY WELDED.
 3. ALL WELDS COVERED WITH CORROSION RESISTANT COATING.
 4. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE (OR ASCE 7-10) EXPOSURE D, V=95.
 5. NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
 6. OWNER HAS BEEN NOTIFIED THAT FABRIC AWARINGS WILL REQUIRE REMOVAL OF THE FABRIC WHEN A HURRICANE WARNING IS ISSUED.
 7. FABRIC TO MEET CURRENT WPA-701 FIRE CODE.

12'-0" MEAN ROOF HEIGHT



SIDE VIEW

W.C. 7401	PROJECT: LA PETIT PARIS CAFE	MAKIN WINING COMPANY	C.O. 8 0001701
REV. DATE:	LOCATION: 825 DUVAL ST. KEY WEST, FL.	305 N.W. 31 AVENUE	CONSULTING ENGINEER
REV. DATE:	DESCRIPTION: ISOMETRIC, NOTES	MIAMI, FL 33136	13155 SW 234 STREET, SUITE #119
REV. DATE:	SALESMAN: G.R.	MIAMI, FL 33142	MIAMI, FL 33142
DATE: 04/15/13	SCALE: AS NOTED	PHONE: 305 331-1111	PHONE: 305 331-1111
SHEET NO. 3 OF 3	PREPARED BY: CAN	2013 MAKIN WINING CO.	APR 30 2013

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Property Record Card



Monroe County, FL

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 00016830-000000
 Account# 1017230
 Property ID 1017230
 Millage Group 10KW
 Location 825 DUVAL St, KEY WEST
 Address
 Legal KW PT LT 4 SQR 5 TR 4 G65-317 OR175-151-152 OR1913-1695/97 OR1913-1698/1700 OR2471-2244D/C OR2471-2250/54 OR2847-76/78
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class STORE (1100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SUBA 825 LLC
 PO Box 29
 Key West FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$628,649	\$662,217	\$662,217	\$602,636
+ Market Misc Value	\$16,058	\$16,058	\$16,058	\$16,058
+ Market Land Value	\$1,192,838	\$1,216,694	\$865,205	\$859,097
= Just Market Value	\$1,837,545	\$1,894,969	\$1,543,480	\$1,477,791
= Total Assessed Value	\$1,837,545	\$1,894,969	\$1,543,480	\$1,477,791
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,837,545	\$1,894,969	\$1,543,480	\$1,477,791

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	10,603.00	Square Foot	94.7	112

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 6,682
 Finished Sq Ft 6,682
 Perimeter 354
 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 1
 Half Bathrooms 0
 Heating Type
 Year Built 1958
 Year Remodeled 0
 Effective Year Built 2015

Condition	GOOD			
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,682	6,682	354
TOTAL		6,682	6,682	354

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	3967 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/1/2017	\$100	Warranty Deed	2117022	2847	76	11 - Unqualified	Improved
6/2/2010	\$100	Quit Claim Deed		2471	2250	11 - Unqualified	Improved

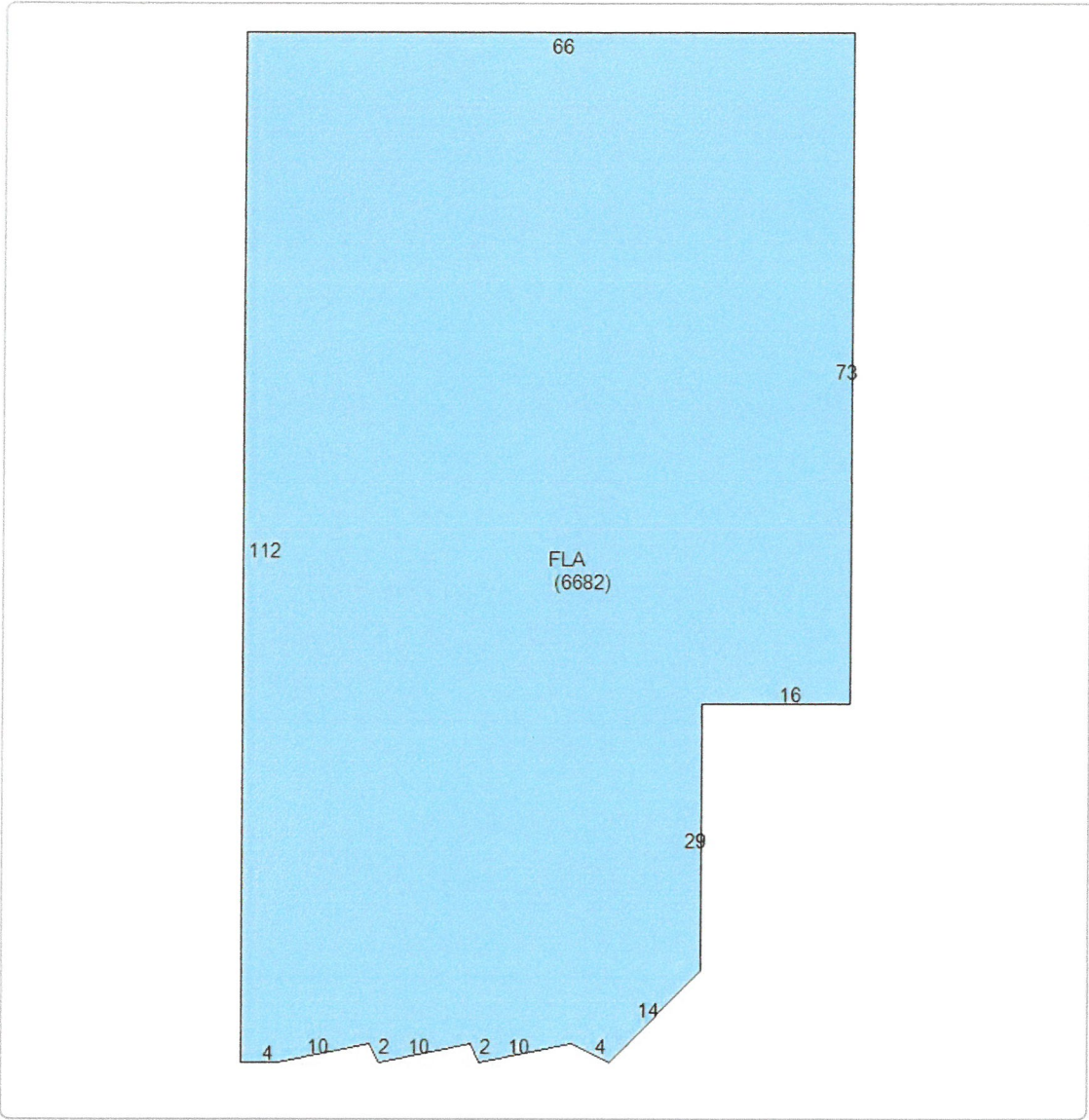
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-2077	6/10/2019		\$118,000	Commercial	Replace existing roofing with membrane and tapered insulation (7000sf) 70 squares).
BLD2019-1702	5/15/2019	12/13/2019	\$65,672	Commercial	Rough in and install 5 wc 5 wall hung lavs 2 mop sinks 5 floor drains 2 water heaters/service sink, 4 roof drains 4 overflow roof drains per plans P-1 and P-2.
BLD2019-0137	5/8/2019		\$93,953	Commercial	Installation of new gang meter center 120/208 V. 600A installation of lighting power and HVAC for 4 units with associated conduit boxes disconnects
BLD2018-0896	12/3/2018		\$85,000	Commercial	INTERIOR FRAMING DRYWALL NEW DOORS CEILING TILE CEILING TILE FLOOR TILE INTERIOR PAINTING REPLAC KITCHEN HOOD. N.O.C. REQUIRED. GH. ADDITIONAL INFORMATION PROVIDED IN THE FORM OF ADDED RESTROOM FOR RESTURANT ON THE PLANS 11-28-2018.
BLD2018-0908	12/3/2018		\$120,000	Commercial	SELECTIVE INTERIOR DEMOLITION. CONCRETE SPALLING REPAIR, EXTERIOR PAINTING. INSTALL EXTERIOR WINDOWS IN EXISTING INFILLED OPENINGS. N.O.C. REQUIRED . GH.
13-3281	8/13/2013		\$2,000	Commercial	AFTER THE FACT: DECK OVER SLAB
13-2729	6/25/2013		\$1,200	Commercial	AFTER THE FACT: REMOVE WOOD FROM PLANTER AND BUILDING, AND WOOD FLOORING FROM PATIO
11-3686	10/13/2011		\$5,500	Commercial	REMOVE & REPLACE EXISTING 3 1/2 TON A/C SYSTEM. INSTALL ONE NEW 4 TON ROOF MAINT. PKG. A/C SYSTEM W/7-DUCT OPENINGS.
06*5298	9/20/2006	11/8/2006	\$5,000		10 TON CENTRAL UNIT
06-4272	7/17/2006	11/8/2006	\$28,825		RUBBER ROLL ROOFING
06-3132	6/7/2006	11/8/2006	\$30,800		REPAIR EXISTING CONCRETE STRUCTURAL DMG-INSTALL NEW IMPACT WINDOWS
05-5364	12/6/2005	11/8/2006	\$50,000	Commercial	REPAIR CONCRETE STRUCTURE NEW IMPACK WINDOWS & DOOR UNITS PHASE 1
03-0622	4/24/2003	12/8/2003	\$2,400	Commercial	INSTALL AWNING
02/2202	8/23/2002	10/30/2002	\$1	Commercial	NEW DUCTS
02/2202	8/22/2002	10/30/2002	\$1	Commercial	ADD NEW ADA BATH
02/2202	8/21/2002	10/30/2002	\$12,000	Commercial	INTERIOR RENOVATIONS
9901195	4/8/1999	12/7/1999	\$500	Commercial	ELECTRICAL
9901057	3/26/1999	12/7/2000	\$3,500	Commercial	REPLACE AC UNIT
9900612	2/19/1999	12/7/1999	\$400	Commercial	ELECTRICAL
9803481	1/27/1999	12/7/1999	\$10,000	Commercial	RENOVATIONS/ALTERATIONS
9803939	1/7/1999	12/7/1999	\$8,000	Commercial	NEW FACADE/WINDOWS/DOORS
98-3740	10/22/1998	12/12/1998	\$5,000	Commercial	DEMOLISH BLOCK WALL
98-0976	3/27/1998	12/12/1998	\$2,500	Commercial	CHANGE 10 TON AC
98-0456	2/11/1998	12/12/1998	\$18,000	Commercial	REPLACE ROOF
9604063	10/1/1996	10/1/1996	\$4,150	Commercial	MECHANICAL
9603740	9/1/1996	10/1/1996	\$5,000	Commercial	RENOVATIONS
9603862	9/1/1996	10/1/1996	\$1	Commercial	ELECTRICAL
9603250	8/1/1996	10/1/1996	\$15,000	Commercial	RENOVATIONS
E951466	5/1/1995	9/1/1995	\$300	Commercial	200 AMP SERVICE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

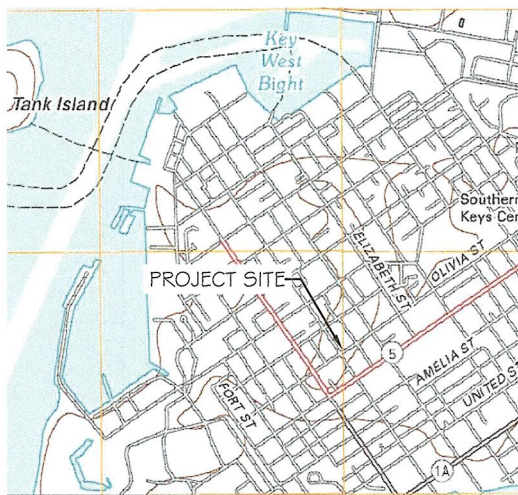
Developed by
 **Schneider**
GEOSPATIAL

Last Data Upload: [2/11/2020, 2:15:57 AM](#)

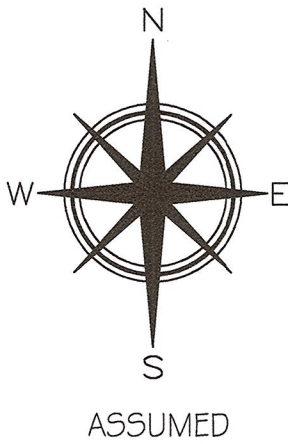
[Version 2.3.39](#)

Boundary Survey

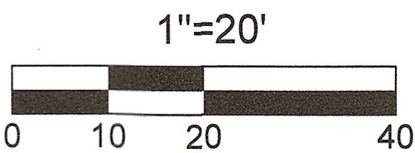
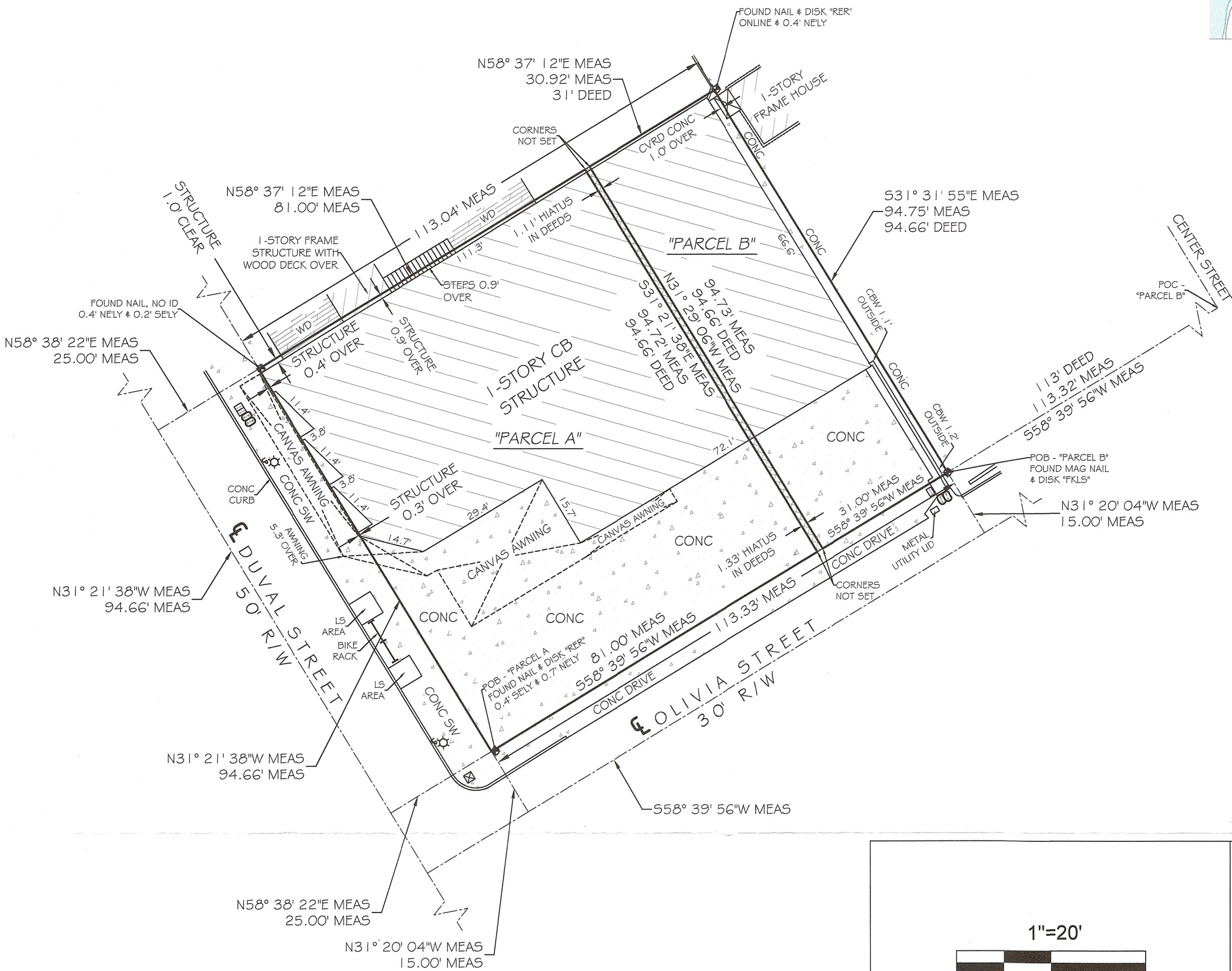
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS SEC. 06-T685-R25E



ASSUMED



*VERIFY ORIGINAL SCALE OF 2"

- TOTAL AREA -

"PARCEL A" = 7,670.07 SQFT±

"PARCEL B" = 2,933.20 SQFT±

SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N31°21'38"W ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 825 DUVAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 01/27/2020.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X; BASE ELEVATION: N/A

- LEGAL DESCRIPTION(S) -

"PARCEL A"
On the Island of Key West and known as part of Lot 4 in Square 5 of Tract 4, SIMONTON AND WALL'S ADDITION to the City of Key West, according to Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.
Beginning at the corner of Duval and Olivia Streets and running thence in a NWly direction along Duval Street 94.66 feet; thence at right angles in a NEly direction 81 feet; thence at right angles in a SEly direction 94.66 feet, to Olivia Street; thence at right angles in a SWly direction along Olivia Street 81 feet to place of beginning.

"PARCEL B" - AND ALSO
On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 4, but now better known as part of Lot 4, Square 5, of said Tract 4, according to Simonton & Walls Addition, plat of which is recorded in the Public Records of Monroe County, Florida.
Commencing at a point on the Northwest side of Olivia Street, distant 113 feet from the corner of Olivia and Center Streets and running thence along Olivia Street in a Southwesterly direction 31 feet; thence at right angles in a Northwesterly direction 94.66 feet; thence at right angles in a Northeasterly direction 31 feet; thence at right angles in a Southeasterly direction 94.66 feet, back to the point of beginning.


CERTIFIED TO -
SUBA 825 LLC;

- NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BPV = BACKFLOW PREVENTER | GW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | R = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | L = ARC LENGTH | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | LS = LANDSCAPING | R = RADIUS |
| CL = CENTERLINE | MB = MEASUREMENT | R/W = RIGHT OF WAY LINE |
| CUT = CHAINLINK FENCE | MF = METAL FENCE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MHWL = MEAN HIGH WATER LINE | SW = SIDE WALK |
| CONC = CONCRETE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TBM = TEMPORARY BENCHMARK |
| CPT = CONCRETE POWER POLE | NTS = NOT TO SCALE | TOB = TOP OF BANK |
| CVRD = COVERED | OH = ROOF OVERHANG | TOS = TOP OF SLOPE |
| DEASE = DRAINAGE EASEMENT | OWH = OVERHEAD WIRES | TS = TRAFFIC SIGN |
| EL = ELEVATION | PC = POINT OF CURVE | TYP = TYPICAL |
| ENCL = ENCLOSURE | PM = PARKING METER | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PCC = POINT OF COMPOUND CURVE | W = WOOD |
| FF = FINISHED FLOOR ELEVATION | PK = PARKER KALON NAIL | WL = WOOD LANDING |
| FI = FIRE HYDRANT | POB = POINT OF BEGINNING | WM = WATER METER |
| FI = FENCE INSIDE | POI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FND = FOUND | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | | WY = WATER VALVE |
| FOL = FENCE ON LINE | | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 01/27/2020
MAP DATE: 02/06/2020
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 20-120

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, 12087C-1516K



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

Sunbiz.org

**Division of Corporations, an
official State of Florida website**

Detail by Entity Name

Florida Limited Liability Company
SUBA 825 LLC

Filing Information

Document Number L17000042050
FEI/EIN Number 82-0672288
Date Filed 02/22/2017
State FL
Status ACTIVE

Principal Address

2226 HARRIS AVE
UNIT 2
KEY WEST, FL 33040

Mailing Address

P.O. BOX 29
KEY WEST, FL 33041

Registered Agent Name & Address

THOMAS, DAVID J, III
125 BUTLER STREET
WEST PALM BEACH, FL 33407

Authorized Person(s) Detail

Name & Address

Title AMBR

DION HOLDINGS LLC
P.O. BOX 29
KEY WEST, FL 33041

Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	01/17/2019
2020	01/13/2020

Document Images

[01/13/2020 -- ANNUAL REPORT](#)

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[01/17/2019 -- ANNUAL REPORT](#)

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[01/29/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/22/2017 -- Florida Limited Liability](#)

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Public Notice

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, May 21, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Variance – 825 Duval Street (RE # 00016830-000000) – A request for a variance to extend a permanent awning into the required rear setback and an increase in maximum building coverage allowed in the HRCC-3 (Historic Residential Commercial Core) zoning district pursuant to sections 90-395, 122-750 (4)a, and 122-750 (6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



Feed one sheet at a time ↑

↑ Sens d'introduction une feuille à la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

Front Side

Recto

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance - 825 Duval Street (RE# 00016830-000000) - A request for a variance to extend a permanent awning into the required rear setback and an increase in maximum building coverage allowed in the HRCC-3 (Historic Residential Commercial Core) zoning district pursuant to sections 90-395, 122-750 (4)a, and 122-750 (6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: May 21, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

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cityclerk@cityofkeywest-fl.gov, Phone (305) 809-3832

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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STUART DAVID SULLINS III TRUST
3756 LAKE ST
FORT MYERS, FL 33901

907 WHITEHEAD STREET CORP
907 WHITEHEAD ST
KEY WEST, FL 33040

MARTINS ON DUVAL LLC
917 DUVAL ST
KEY WEST, FL 33040

TB KEY WEST PROPERTIES LLC
7378 RESEARCH DR
ALMONT, MI 48003

GEORGIA/CAROLINA I AND D LLC
1215 VARELA ST
KEY WEST, FL 33040

SUBA 821 LLC
PO BOX 29
KEY WEST, FL 33041

BEAVER DENNIS A LIVING TRUST
1207 WHITEHEAD ST
KEY WEST, FL 33040

HEPBURN EMILY B ESTATE
821 SHAVERS LN
KEY WEST, FL 33040

WHYMS ESTHER E
821 SHAVERS LN
KEY WEST, FL 33040

TDT ASSET TRUST
814 SIMONTON ST
KEY WEST, FL 33040

EDGAR LLC
816 DUVAL ST
KEY WEST, FL 33040

CLEMENS KAREN
3709 BIG CREEK RD
ELLIJAY, GA 30536

APPEL MILTON LLC
1460 WEEPING WILLOW WAY
HOLLYWOOD, FL 33019

BAUMLER MARUEEN & THOMAS
19856 E UNION DR
CENTENNIAL, CO 80015

ELLIOTT URSULA WELTERS
222 EANES LN
KEY WEST, FL 33040

SAWYER ELVIRA V
818 SHAVERS LN
KEY WEST, FL 33040

CONCH REPUBLIC COTTAGE LLC
PO BOX 511218
KEY COLONY BEACH, FL 33051

AMANDA REAL ESTATE HOLDINGS LLC
223 EANES LN
KEY WEST, FL 33040

JONES KIMBERLY L
912 TRUMAN AVE
KEY WEST, FL 33040

PARTRICK MATTHEW S
912 TRUMAN AVE
KEY WEST, FL 33040

JONES LOUISE L & RICHARD
912 TRUMAN AVE
KEY WEST, FL 33040

ORTEGA EVELYN A LIV TR
1418 ROSE ST
KEY WEST, FL 33040

LAWSON LESTER AND
HERTISCINE FAMILY TR
2731 WRIGHT AVE
PINOLE, CA 94564

DULLARD ROBERT THOMAS
1833 HENDRY ST
FORT MYERS, FL 33901

ALCOBER ELDA
380 MOUNTAIN RD
UNION CITY, NJ 07087

OCEAN BLUE COMMERCIAL HOLDINGS
PO BOX 1659
BONITA SPRINGS, FL 34133

SUBA 825 LLC
PO BOX 29
KEY WEST, FL 33041

HAFLIN PHILIP & SIMONE
812 SIMONTON ST
KEY WEST, FL 33040

810 KW LLC
PO BOX 21182
SARASOTA, FL 34276

WOO PATRICIA ERNST
REV LIV TRUST AMD
4950 LINDELL BLVD
SAINT LOUIS, MO 63108

AKERS ROGER W
2211 CHICO RD
RATON, NM 87740

DIXON CHARLES
C/O DE CLEMENTE BARBARA
816 CENTER ST
KEY WEST, FL 33040

DIXON CLEARE GEORGE
C/O DE CLEMENTE BARBARA
816 CENTER ST
KEY WEST, FL 33040

DOWNER JOHN CLARK
522 PETRONIA ST
KEY WEST, FL 33040

LORDITCH JOSEPH L REVOCABLE TRUST
PO BOX 1872
KEY WEST, FL 33041

SEPULVEDA ZAIRA I REV TRUST
PO BOX 1614
KEY WEST, FL 33041

NEWMAN-MARINE KEY WEST LLC
1109 DUVAL ST
KEY WEST, FL 33040

ZURSEC501 LLC
1552 CANOPY OAKS BLVD
PALM HARBOR, FL 34683

418-422 PETRONIA ST LLC
728 DUVAL ST
KEY WEST, FL 33040

ORTEGA EVELYN A LIV TR
1418 ROSE ST
KEY WEST, FL 33040

JACKSON JERRY J
513 OLIVIA ST
KEY WEST, FL 33040

CLARK ARTHUR ROY
821 CENTER ST
KEY WEST, FL 33040

MALOUIN FERNAND TRUST
1317 WHITEHEAD
KEY WEST, FL 33040

SAINT PETER'S EPISCOPAL
CHURCH OF KW FL INC
800 CENTER ST
KEY WEST, FL 33040

SOBELMAN WALTER LIVING TRUST
526 PETRONIA ST
KEY WEST, FL 33040

820 CENTER STREET LLC
913 DUVAL ST
KEY WEST, FL 33040

SEISMIC GROUP LLC
2508 SUNSET WAY
ST PETE BEACH, FL 33706

801 BOURBON INC
728 DUVAL ST
KEY WEST, FL 33040

820 CENTER STREET LLC
913 DUVAL ST
KEY WEST, FL 33040

SAWYER ELVIRA V
818 SHAVERS LN
KEY WEST, FL 33040

BOWLINE HOSPITALITY I LLC
500 FLEMING ST
KEY WEST, FL 33040

MARINO ANGELA KAY & MICHAEL
824 SHAVERS LN
KEY WEST, FL 33040

MATHIS MARTHA
522 OLIVIA ST
KEY WEST, FL 33040

HALL MARSHA
522 OLIVIA ST
KEY WEST, FL 33040

MATHIS GEORGEANNIA
2141 GLENVIEW DR
HEBRON, KY 41048

FARLOUGH DEBBIE
522 OLIVIA ST
KEY WEST, FL 33040

KEY WEST HOSPITALITY INNS LLC
913 DUVAL ST
KEY WEST, FL 33040

NESS STEVEN ELLIOTT
524 OLIVIA ST
KEY WEST, FL 33040

911 CENTER STREET LLC
223 ROCKY HILL RD
PLYMOUTH, MA 02360

SCHILPEROORT INA DUINDISTEL 79
2202 DE NOORDWIJK
ZUID-HOLLAND, 2202 DE

VAN RUITENBURG PIETER DUINDISTEL 79
2202 DE NOORDWIJK
ZUID-HOLLAND, 2202 DE

ADELL ESTELLE & RAY
16 LONGACRE DR
HUNTINGTON, NY 11743

CLUB DUVAL INC
3200 RIVIERA DR
KEY WEST, FL 33040

KEHOE ELIZABETH J & GERALD
66 BAY DR
KEY WEST, FL 33040

COWARD NANCY REVOCABLE TRUST
3334 RIVIERA DR
KEY WEST, FL 33040

GARCIA ISABEL HERNANDEZ
820 SIMONTON ST
KEY WEST, FL 33040

ERNST ELAINE W REV TR
4950 LINDELL BLVD
SAINT LOUIS, MO 63108

BOYLE JAMES M
525 OLIVIA ST
KEY WEST, FL 33040

MENDOLA BIQUETTE & CHARLES
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

B & J ENTERPRISES OF KW LLC
5855 51ST ST S
SAINT PETERSBURG, FL 33715

MYAING MARTHA E & RAMON
8629 WILLOW LEAF LN
ODENTON, MD 21113

913 DUVAL ST LLC
913 DUVAL ST
KEY WEST, FL 33040

CENTER COURT –
HISTORIC INN & COTTAGES LC
1402 NEWTON ST
KEY WEST, FL 33040

S AND P MANAGEMENT INC
420 OLIVIA ST
KEY WEST, FL 33040

CABANAS GEORGE CREDIT
SHELTER TRUST SR
526 OLIVIA ST
KEY WEST, FL 33040

FLEMING TODD D
1003 WASHINGTON AVE
RENSSELAER, NY 12144

ROMAN KRISTEN M
1003 WASHINGTON AVE
RENSSELAER, NY 12144

901 DUVAL STREET INC
C/O COHEN JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

903 DUVAL LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041

511 TRUMAN AVENUE LLC
509 WHITEHEAD ST
KEY WEST, FL 33040

TIKAL REAL ESTATE HOLDING II LLC
PO BOX 1778
KEY WEST, FL 33041

CENTER COURT HISTORIC INN AND
COTTAGES LC
1402 NEWTON ST
KEY WEST, FL 33040

CABANAS JR GEORGE
526 OLIVIA ST
KEY WEST, FL 33040

GARZARELLA JOANNE L
4507 BARRY RD
PHILADELPHIA, PA 19114

913 DUVAL ST LLC
913 DUVAL ST
KEY WEST, FL 33040

TYNES KENNETH L
13312 ARCTURUS AVE
GARDENA, CA 90249

BROWN JEAN E
13326 TOWNE AVE
LOS ANGELES, CA 90061

TYNES ALVIN J
1210 W 98TH ST
LOS ANGELES, CA 90044

BUCKNER PATRICIA Y
409 JULIA ST
KEY WEST, FL 33040

GEO AND 517 TRUMAN LLC
517 TRUMAN AVE
KEY WEST, FL 33040

BEAVER DENNIS LIVING TRUST
1207 WHITEHEAD ST
KEY WEST, FL 33040

O'NEIL BRIAN S & SUZANNE
PO BOX 199
TAVERNIER, FL 33070

CLARKE JR CARL
3450 TOLEDO TER
HYATTSVILLE, MD 20782

CLARKE DION
416 OLIVIA ST
KEY WEST, FL 33040

CHELLEY CLAYTON & VALERIE
521 OLIVIA ST
KEY WEST, FL 33040

OCEAN BLUE COMMERCIAL HOLDINGS
PO BOX 1659
BONITA SPRINGS, FL 34133

GARCIA ANITA & MANUEL
30 EVERGREEN AVE
KEY WEST, FL 33040

TEETS JOHN AMD AND REINST TRUST
827 CENTER ST
KEY WEST, FL 33040

RYMER ROBERT AMD AND REINST TR
827 CENTER ST
KEY WEST, FL 33040

MOYER MARCELLINE H
411 HUNTER AVE
BRONX, NY 10464

GARCIA GREGORIO & ISABEL
820 SIMONTON ST
KEY WEST, FL 33040

BATISTE ELIZABETH ESTATE
C/O KERRY D. GARRETT
917 CENTER ST
KEY WEST, FL 33040

JOHN FLUKERS
917 CENTER ST
KEY WEST, FL 33040

JOHNSON ERIC
917 CENTER ST
KEY WEST, FL 33040

RICHARDSON YOUMAN
917 CENTER ST
KEY WEST, FL 33040

HACKER ALTREESE
917 CENTER ST
KEY WEST, FL 33040

KNOWLES GREGORY
3021 ELLIS ST
BRUNSWICK, GA 31520

KNOWLES CARLTON
3021 ELLIS ST
BRUNSWICK, GA 33040

DUGGANS JERROD
5541 SUNNY ACRES DR E
JACKSONVILLE, FL 32209

KNOWLES MONIQUE
2020 W JACKSON ST
ORLANDO, FL 32805

KNOWLES KATHLEEN MELISSA
9465 EMILY
ORLANDO, FL 32817



825

Public
Notice

TSN
T. S. NEAL ARCHITECTS, INC.
305 340 8857



503

Public Notice

505

TOW AWAY ZONE
ALL UNAUTHORIZED VEHICLES & VESSELS WILL BE TOWED AT OWNER'S EXPENSE. NO 24 HOUR TOWING SERVICE.

FOR LEASE
305-304-1063