

Application for Development Plan & Conditional Use

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

	Development Plan & Conditional Use Applic			
(Fees	listed include the \$210.00 advertising/noticing fee and the \$105	5.00 fi	re review fee)	
	elopment Plan		•	
	Minor:			
	Within Historic District	\$	3,150.00	
	Outside Historic District	\$	2,520.00	BEFFER
	Conditional Use	\$	1,470.00	Brown Land Land W
	Extension	\$	840.00	MAR 15 200
	Major: Conditional Use	\$	4,200.00	MAIN 13 COL
	Extension	\$	1,470.00	By Dus
	Minor Deviation	\$ \$	840.00 840.00	
	Major Deviation	\$	1,470.00	
	ditional Use (not part of a development plan)	\$	2,940.00	
	Extension (not part of a development plan)	Ś	840.00	
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	Anniin Alemanii II waa ka aa aa aa dadaa k			
	Applications will not be accepted unle	ess co	<u>omplete</u>	
	Development Plan Conditional Use		Historia	District
	Major		Yes_	
	Minor		No	
			-	
Please	e print or type:			
1 10030	• • • • • • • • • • • • • • • • • • • •			
1)	Site Address: 210-216 Doval Street Name of Applicant: Meridian Engineering do			To GPTS-00 to GPT-00 through the first of the contract of the
2)	Name of Applicant: Meridian Engineering do	Ric	ck Milelli	
3)	Applicant is:			
•	Property Owner:			
	Authorized Representative:			
	(attached Authorization and Verification Forms must be completed)			
4)	Address of Applicant: 201 Front St. Ste 203			
,	Key West FL 33040	u,tora, alta a jujita,		
5)		rm	ilelli e mef	Ikeus. com
6)	Email Address: rmilelli emafikeys. com)
ر (7	Name of Owner, if different than above: 210 Duval St	can t	116	
•		L	ررر	The second of the second secon
8)				Section of the Control of the Contro
9)	Owner Phone #: 305 - 304 - 4464 Email: k	Cey	west nurse	58 @ aul. com

10)	Zoning District of Parcel:
11)	Is Subject Property located within the Historic District? YesNo If Yes: Date of
	approval
	HARC approval # OR: Date of meeting _
12)	Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary) Remove wall as first floor to create open floor plan restaurant and
	stage. Create four (4) apartments on second floor.
13)	Has subject Property received any variance(s)? YesNoIf Yes: Date of
	approvalResolution#
	Attach resolution(s).
14)	Are there any easements, deed restrictions or other encumbrances on the subject
	property? YesNo _/_
	If Yes, describe and attach relevant documents.
	A. For both Conditional Uses and Development Plans, provide the information requested from the attached Conditional Use and Development Plan sheet.
	B. For Conditional Uses only, also include the Conditional Use Criteria required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
	C. For <i>Major Development Plans</i> only, also provide the Development Plan Submission Materials required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land

- Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both Conditional Uses and Development Plans, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:

- 1) Size of site;
- 2) Buildings, structures, and parking;
- 3) FEMA Flood Zone;

- 4) Topography;
- 5) Easements; and
- 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.
- II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.
 - A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - √1) Buildings
 - √2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - ✓5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - √6) Location of garbage and recycling
 - √ 7) Signs
 - √ 8) Lighting
 - √8) Project Statistics:
 - a. Zoning
 - √ b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- √B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - √ 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- ✓D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

III. <u>Solutions Statement</u>. Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

√ Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- √ (2) Project site size (acreage and/or square footage).
- √(3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- √(10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

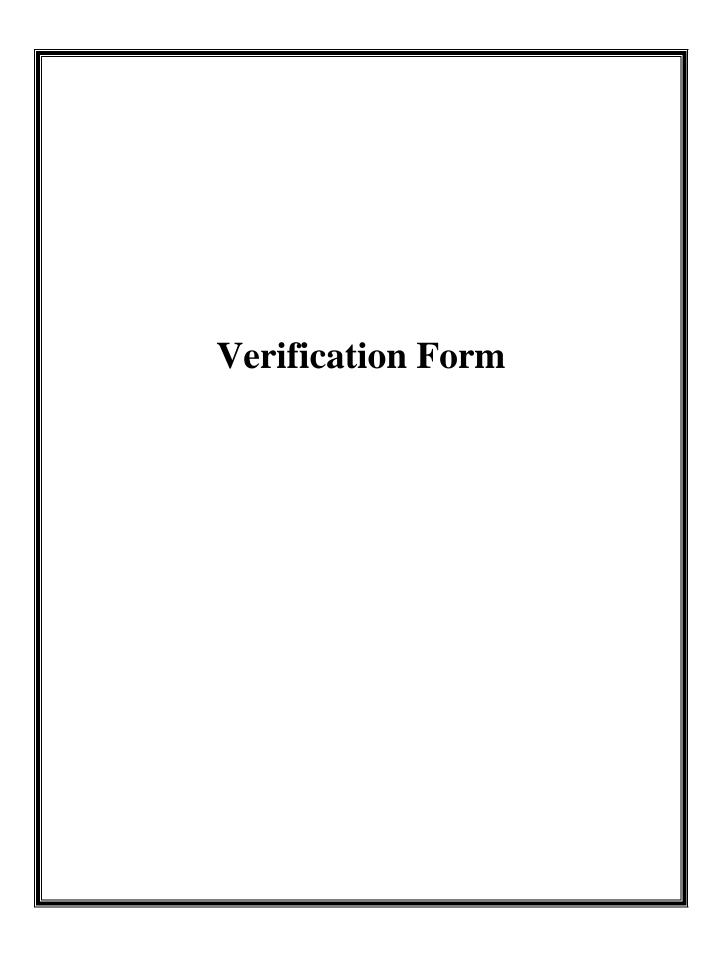
Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.



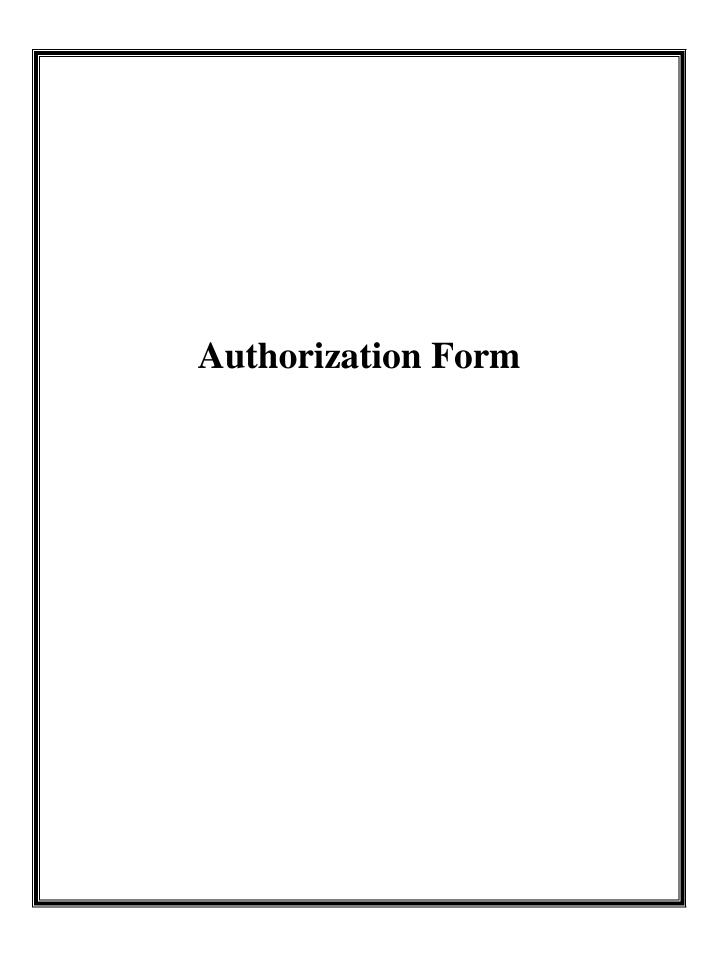
City of Key West Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Richard Milelli (print name)	, in my capacity as	Principal
		(print position; president, managing member)
of Meridian Engineering	ng LLC	
(print name of	entity serving as Aut	horized Representative)
being duly sworn, depose and say the deed), for the following property	that I am the Author identified as the se	orized Representative of the Owner (as appears o ubject matter of this application:
210-216 Duval Str	reet	
	Street Address of st	ubject property
application, are true and correct to	the best of my kn representation he	ans and any other attached data which make up the lowledge and belief. In the event the City or the rein which proves to be untrue or incorrect, any subject to revocation.
Signature of Authorized Representative	2	
Subscribed and sworn to (or affirmed Name of Authorized Representative	d) before me on this	s <u>April 17, 2020</u> by date
He/She is personally known to me or	r has presented	as identification.
Angela B. Kaffent Notary's Signature and Seal Angela B. Kaffent Name of Acknowledger typed, printed of		ANGELA B. KAFFENBERGER MY COMMISSION # GG 158138 EXPIRES: November 6, 2021 Bonded Thru Notary Public Underwriters
Commission Number, if any		



City of Key West Planning Department

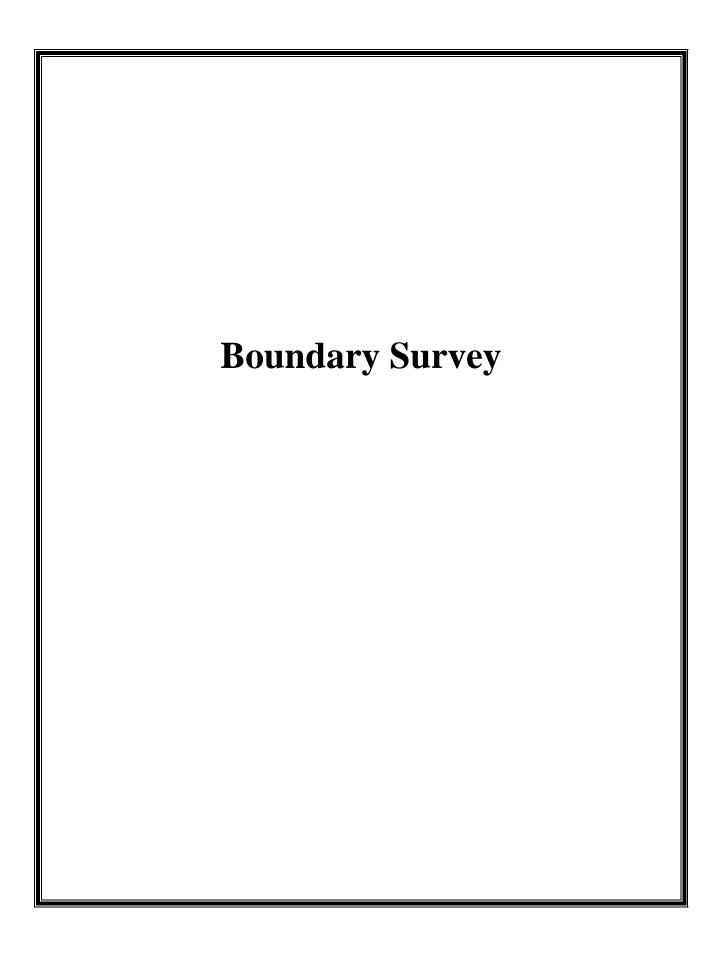


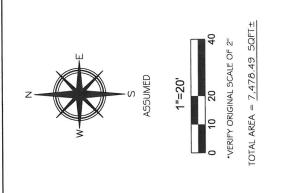
Authorization Form

(Where Owner is a Business Entity)

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

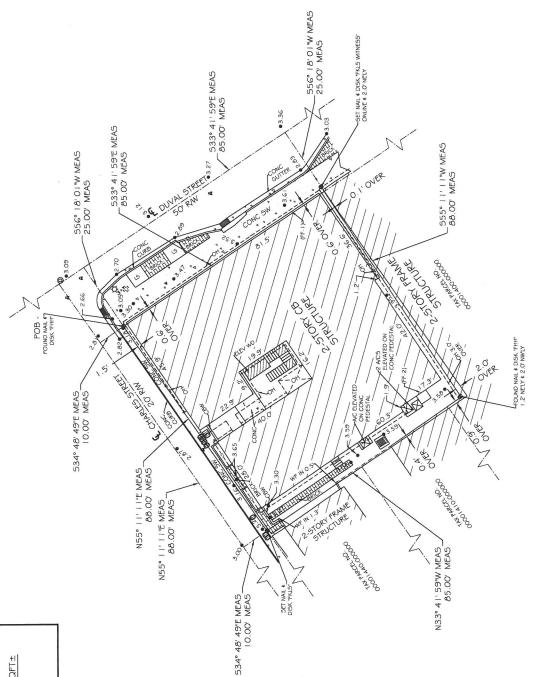
Nancy Price Leach
Please Print Name of person with authority to execute documents on behalf of entity
Managing Member of 210 Duval Street LLC
Name of office (President, Managing Member) Name of owner from deed
authorize Meridian Engineering LLC
Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the City of Key West.
Signature of person with authority to execute documents on behalf on entity owner
Signature of person with authority to execute documents on behalf on entity owner
Subscribed and sworn to (or affirmed) before me on this <u>Seconder 20, 2019</u> Date
by Name of person with authority to execute documents on behalf on entity owner.
He/She is personally known to me or has presented \mathcal{H} . L^{200} - $635\cdot58$ - 768 - 0 as identification.
Motor Hope Casas Notary's Signature and Seal
MARION HOPE CHIAS Name of Acknowledger typed, printed or stamped
Commission Number, if any MARION HOPE CASAS Commission # FF 973800 Expires July 21, 2020 Bonded Thru Troy Fain Insurance 800-385-7010





OF BOUNDARY SURVEY MAP





SYMBOL LEGEND

SURVEYORS NOTES

-
- BEARING BASE: ALL BEARINGS ARE BASED ON 533*4 1'59"E ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.

 ELEVATIONS SHOWN HERON ARE IN FEET AND BASED ON THE MATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

 BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION '872 4560 TIDAL 25" F.I.D. AA0004, ELEVATION=5.11'

 (NGVD 1929).

 ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY 15 PROHIBITED WITHOUT THE WRITTEN CONSENT OF

 THE SIGNING PARTY.

 THE MUSICAL PROMED THE THE MATINES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE

 UNDERGROUND UTLITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE BACT 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 UTLITIES.

 STREET ADDRESS: 2 LO 2 LO BUVAL STREET, KEY WEST, FL 33040.

 ALL MITS ARE SHOWN IN U.S. SURVEY FEET.

 ALL FIELD DATA WAS ACQUIRED ON 02/04/2019.

 ALL FIELD DATA WAS ACQUIRED ON 02/04/2019.

CERTIFIED TO -

VN. MEASURED DIMENSIONS EQUA TERWISE. OUND ON THIS SHEET.	POCE - PONE O COMMUNICATION OF THE STATE OF
I THE SURFACE ARE NOT SHOW SIONS UNLESS INDICATED OTH BBREVIATIONS THAT MAY BE F	COPY - CONTROL OF MISSESSION OF THE CONTROL OF THE
NOTE: FOUNDATIONS BRIEATH THE SURFACE ARE NOT STOWN, MESSURED DIMENSIONS EQUAL PLATED ON DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE SELECT. THE FOLLOWING IS A LIST OF ABBERVATIONS THAT MAY BE FOUND ON THIS SHEET.	The state of the s

NOTE LEGAL DESCRITOUS HAVE BEEN FIRMSHED BY THE CLIENT OR HIGHER REPRESENTATIVE. ADDITIONS OR DELETONS TO SURVEY MAY OR REPORT BY OTHER THAN THE SIGNING PARTY.

PROHISTED WITHOUT WAITEN 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 DETER.

TO THIS SURVEY, THE MARKEN HIGH WATER LINE IS SHOWN FOR REPRESENTS ONLY.

No. o and	19-121	JOB NO.:
ERIC A. ISAAC	KMK	DRAWN BY:
SIGNED	1 OF 1	SHEET
	XXXXXXXXX	REVISION DATE
STATUTES.	MAP DATE 04/05/2019	MAP DATE
AND MAPPERS IN CHAPTI	FIELD WORK 02/04/20 9	FIELD WORK DATE
I HEREBY CERTIFY THAT I	1"=20"	SCALE:
3 1	1"=20"	SCALE:

FLORIDA KEYS	HAT LAND SURVEYING	19960 OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33042	PHONE: (305) 394-3690 FAX: (305) 509-7373	EMAIL: FKLSemail@Gmail.com
THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND METS THE CICE AS SET FORTH BY THE FORDAD, BACARD CHEOFTESCOME, SURVEYCROS THESE 2014. 471 15-11 70.5 FLORIOA ADMINISTRATIVE CODE, PURSUMAT FLORIOA STATUES WITH CHARTER 177, FARTH FLORIOA.	NOT VALID WITHOUT THE	SIGNATURE AND THE RAISED SEAL OF A FLORIDA CALIDACACAD AND AMPRED CALIDACACAD AND AMPRED	JONATION MED MINI EN	C. PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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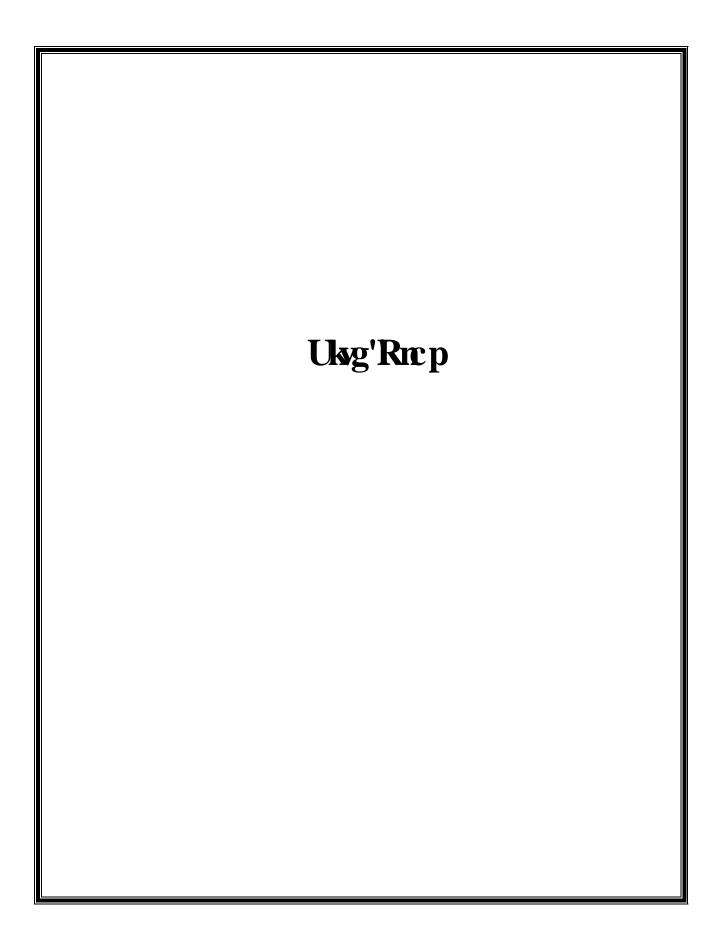
(FF-2) = 4.0' (NGVD 1929)

FINISH FLOOR ELEVATIONS (FF.1 & FF.2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

LEGAL DESCRIPTION -

On the island of Key West and known on William A. Whitehead's Map, delineated in February, A.D. 1829, as parts of Parts of Lots One (1) and Two (2) of Square Fifteen (15).

Commencing on the Southern corner of Charles and Duval Streets, and running in a Southeasterly direction Eighty-five (85) feet in line with Duval Streetl thence in a Southwesterly direction Eighty-eight (86) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northeasterly direction along the line of Charles Street Eighty-eight (88) feet to the Point of Beginning.





PROPOSED DUVAL ELEVATION

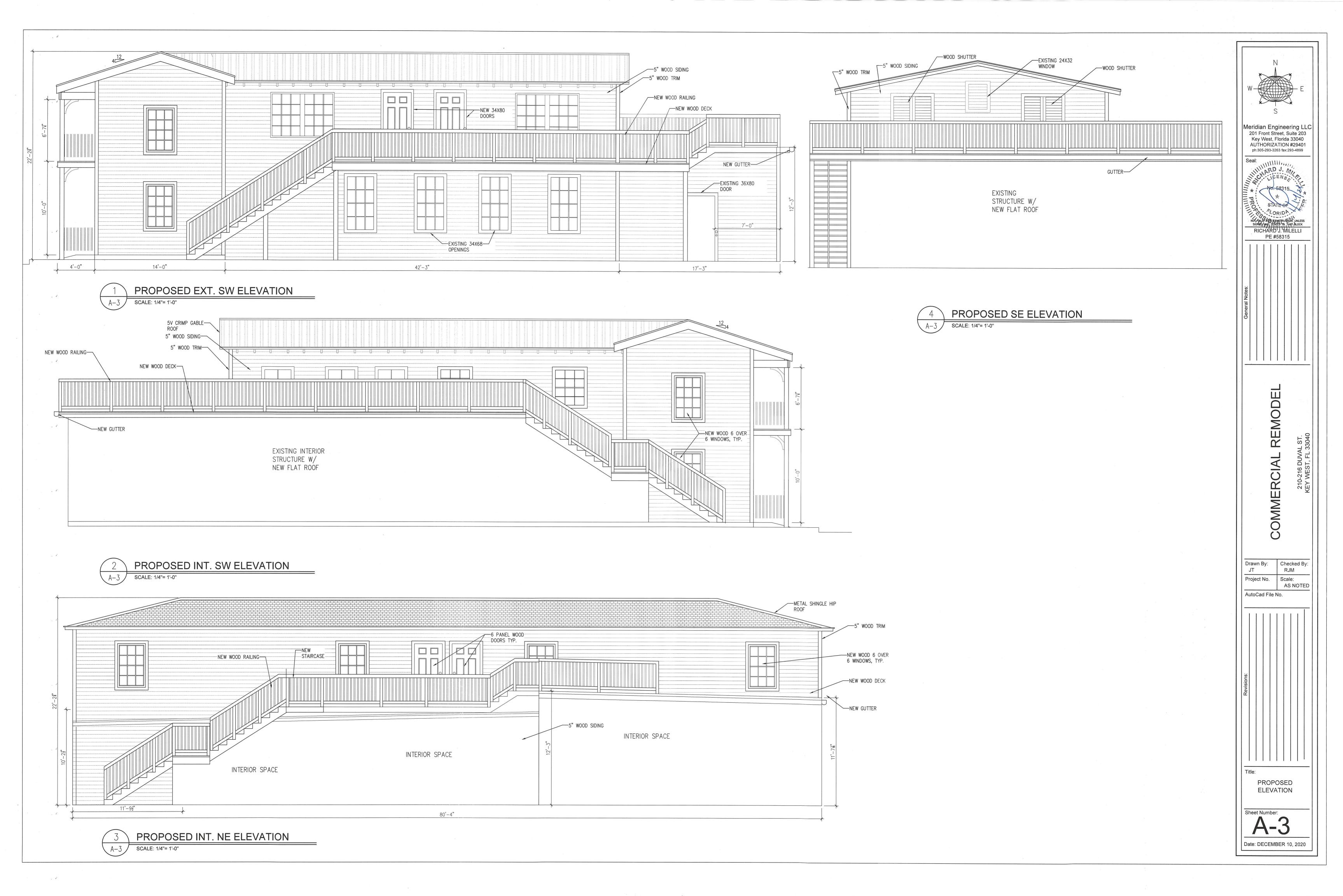
SCALE: 1/4"= 1'-0"

Meridian Engineering LLC 201 Front Street, Suite 203 Key West, Florida 33040 AUTHORIZATION #29401 ph:305-293-3263 fax:293-4899 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED, IN THIS BLOCK
RICHARD J. MILELLI
PE #58315 COMMERCIAL Drawn By: Checked By: RJM Project No. Scale: AS NOTED AutoCad File No.

Title: PROPOSED **ELEVATION**

Date: DECEMBER 10, 2020

Sheet Number:

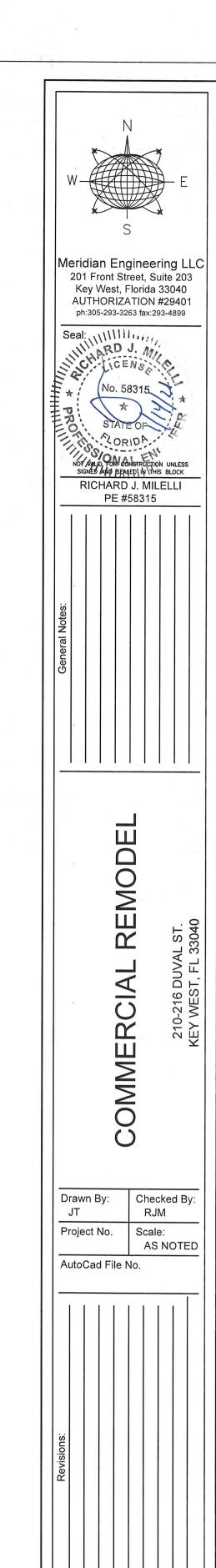


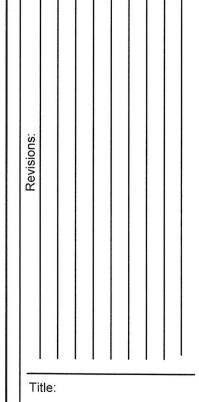


PROPOSED CHARLES ST. ELEVATION SCALE: 1/4"= 1'-0"



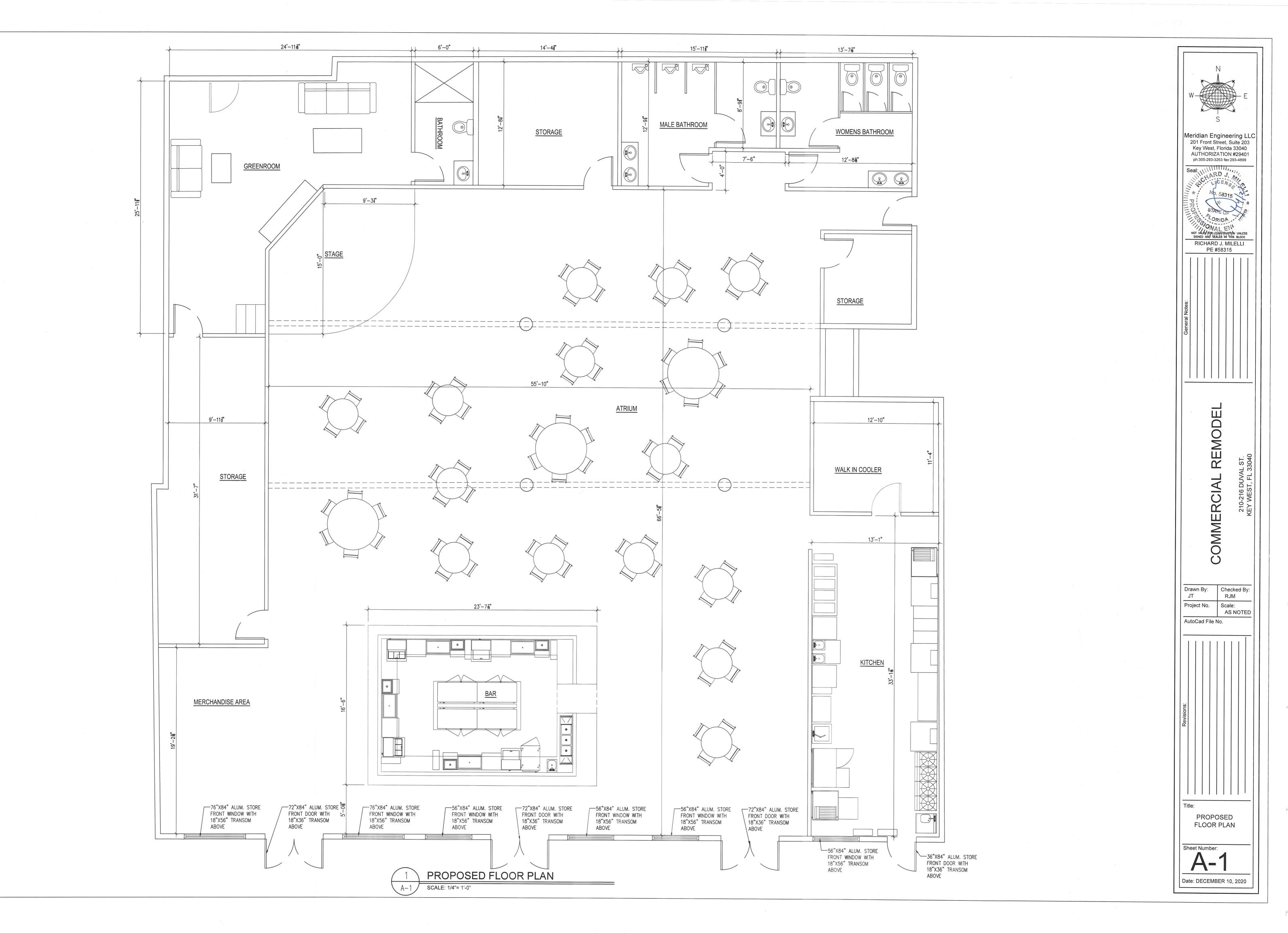


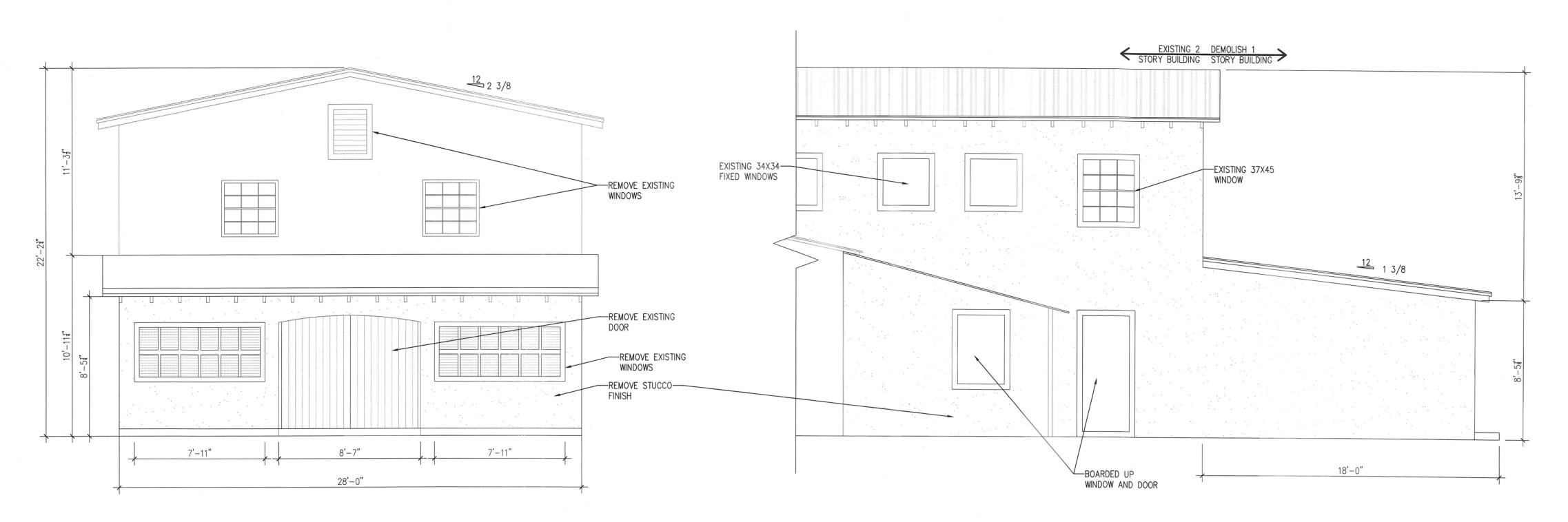




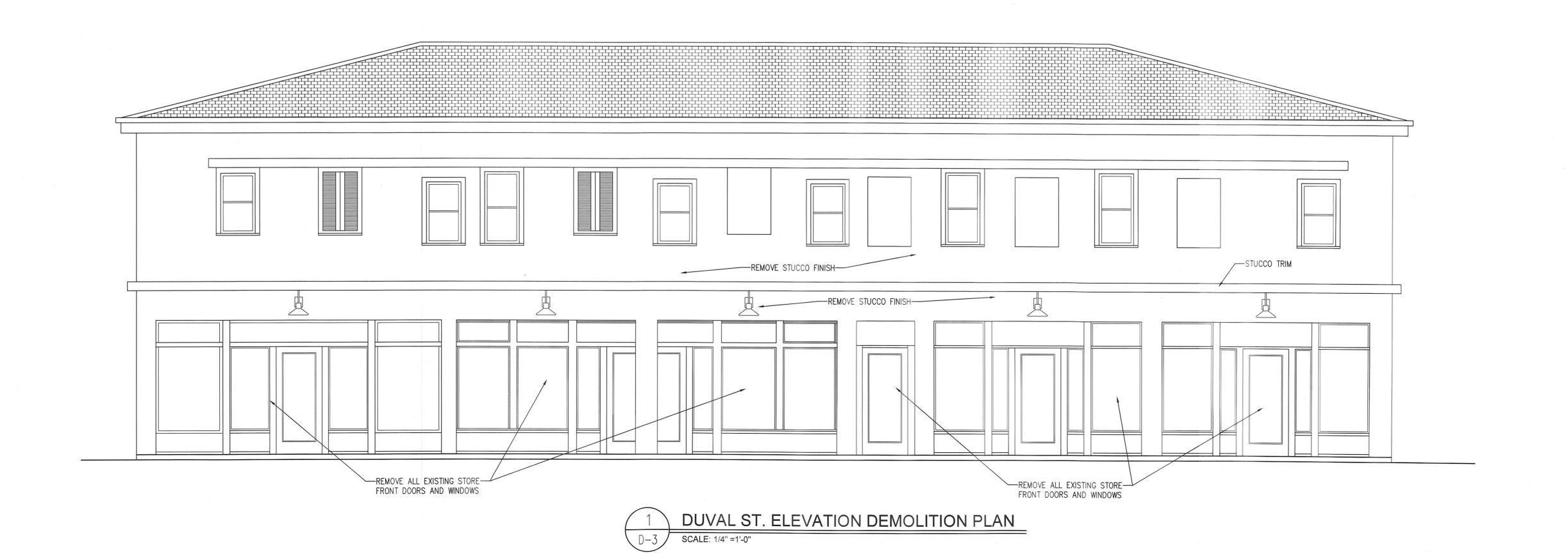
EXISTING ELEVATION

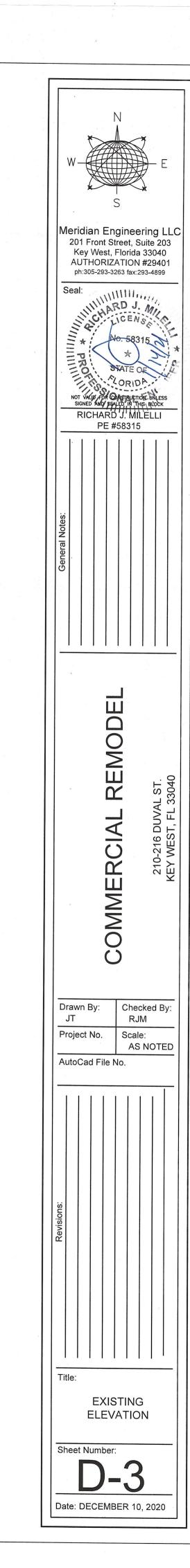
Sheet Number: Date: DECEMBER 10, 2020

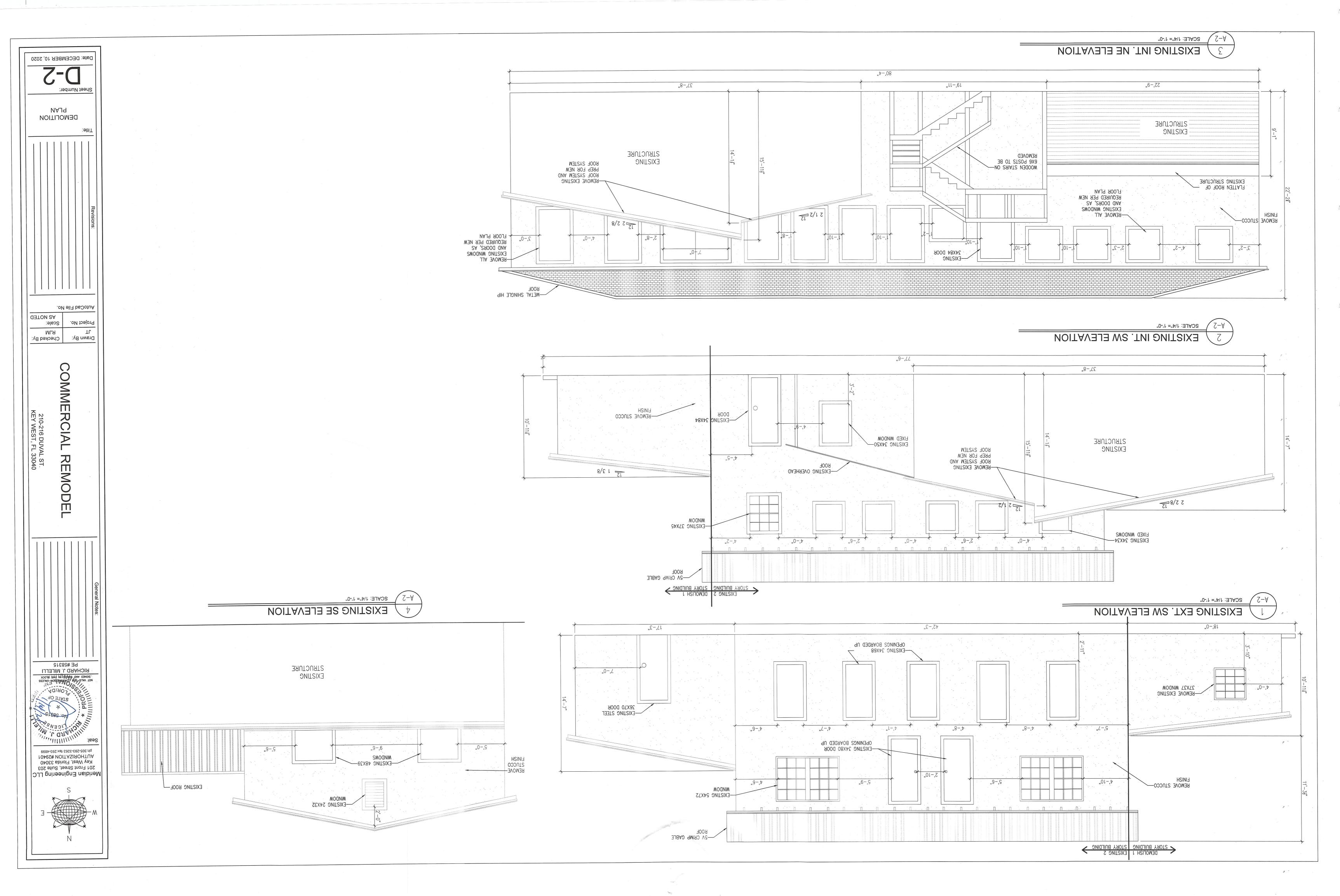


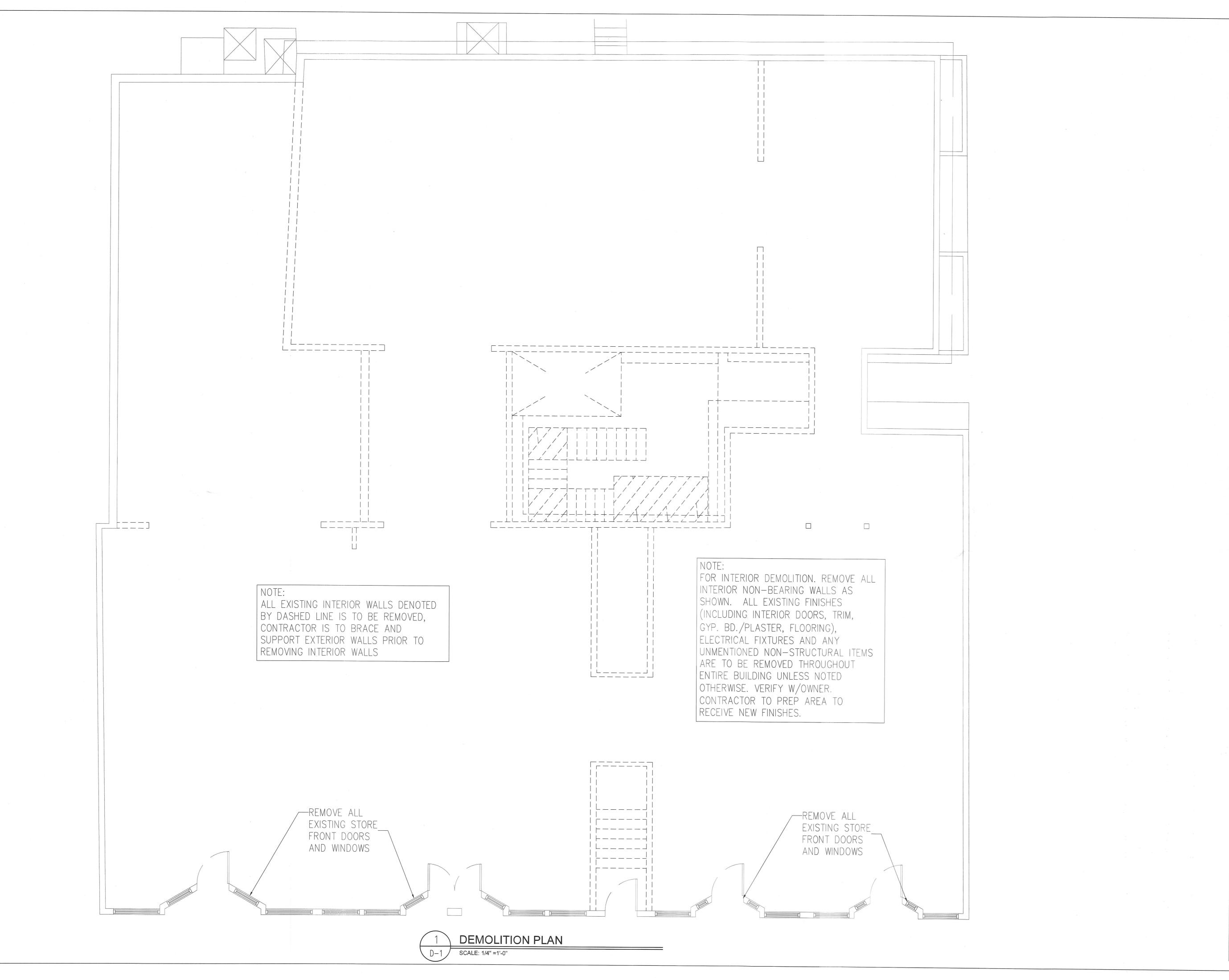


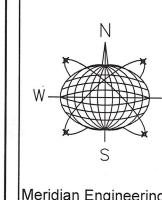
1 EXISTING CHARLES ST. ELEVATION
D-3 SCALE: 1/4"= 1'-0"











Meridian Engineering LLC 201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NO. 58315

NO. 58315

NO. 58315

ORIDA

NOT VALID FOR CONSTRUCTION TONLESS SIGNED AND STATE OF PIPE PLACE

RICHARD J. MILELLI

PE #58315

General Notes:

OMMERCIAL REMODE

Drawn By: Checked By: RJM

Project No. Scale: AS NOTED

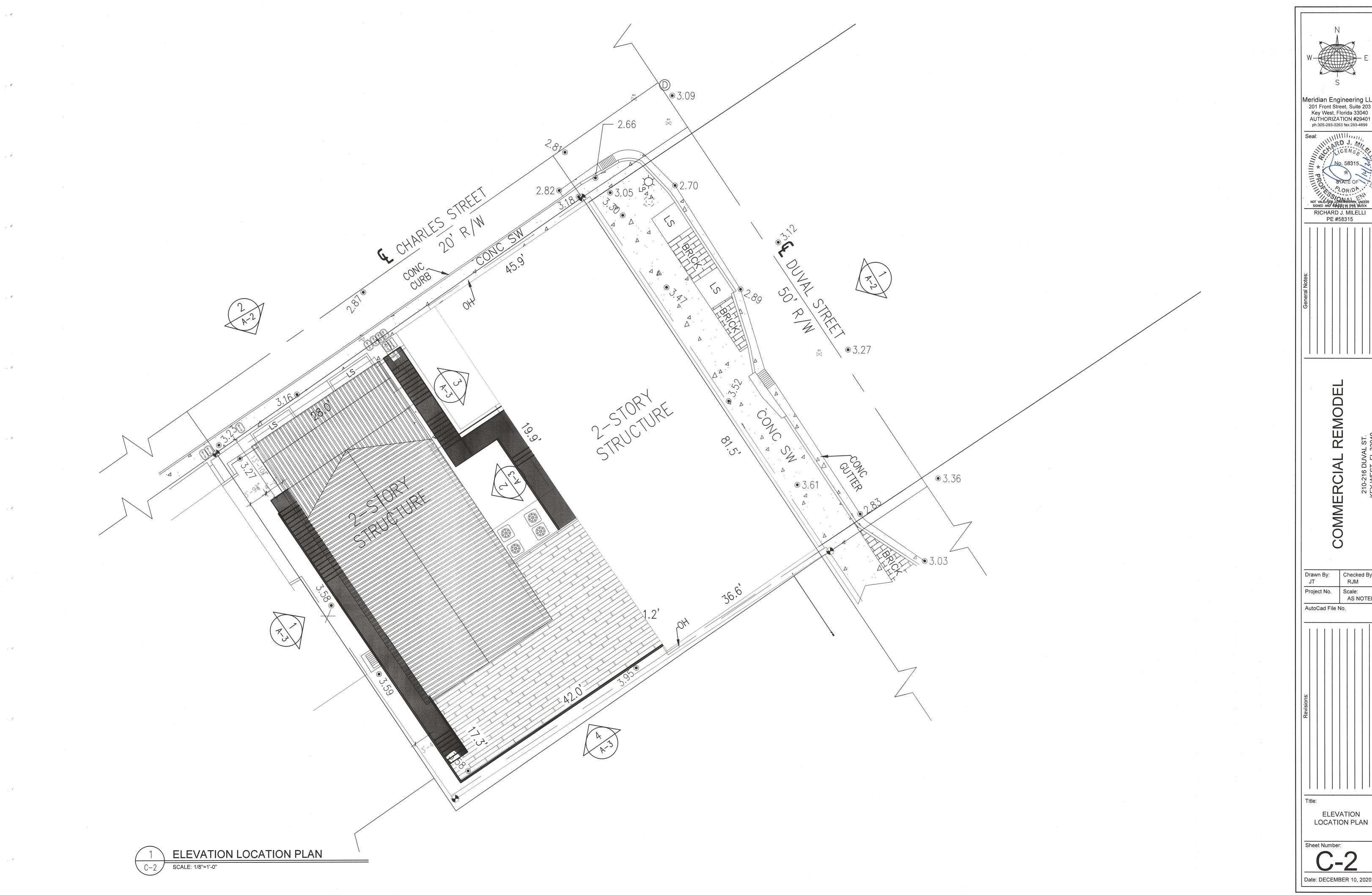
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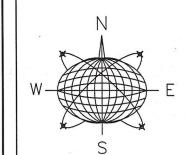
Revisions:

DEMOLITION PLAN

Sheet Number:

Date: DECEMBER 10, 2020

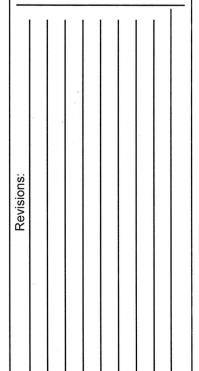


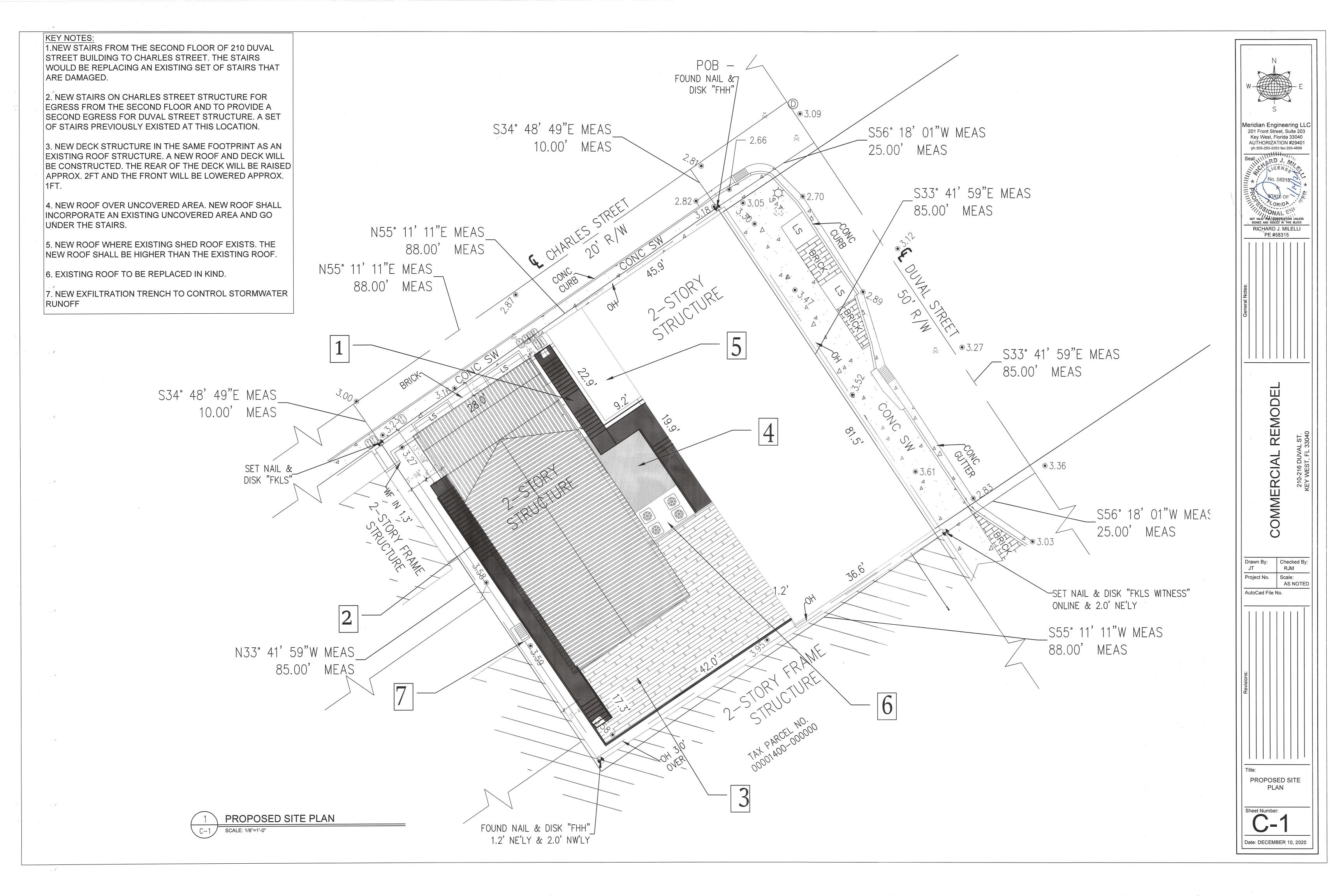


Meridian Engineering LLC 201 Front Street, Suite 203 Key West, Florida 33040 AUTHORIZATION #29401 ph:305-293-3263 fax:293-4899

NOT VALID/FOR CONSTRUCTION UNLESS SIGNED AND STATED! IN 1741'S BLOCK
RICHARD J. MILELLI
PE #58315

Drawn By: Checked By: JT RJM Project No. Scale:
AS NOTED





SITE DATA

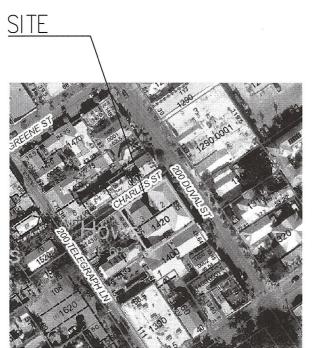
SITE ADDRESS: 210-216 DUVAL ST, KEY WEST, FL 33040 RE: 00001420-000000 ZONING: HRCC-1 FLOOD ZONE: AE6 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 6-68-25 LEGAL DESCRIPTION: KW PT LOTS 1&2 SQR 15 G64-440/41 OCCUPANCY: MERCANTILE TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

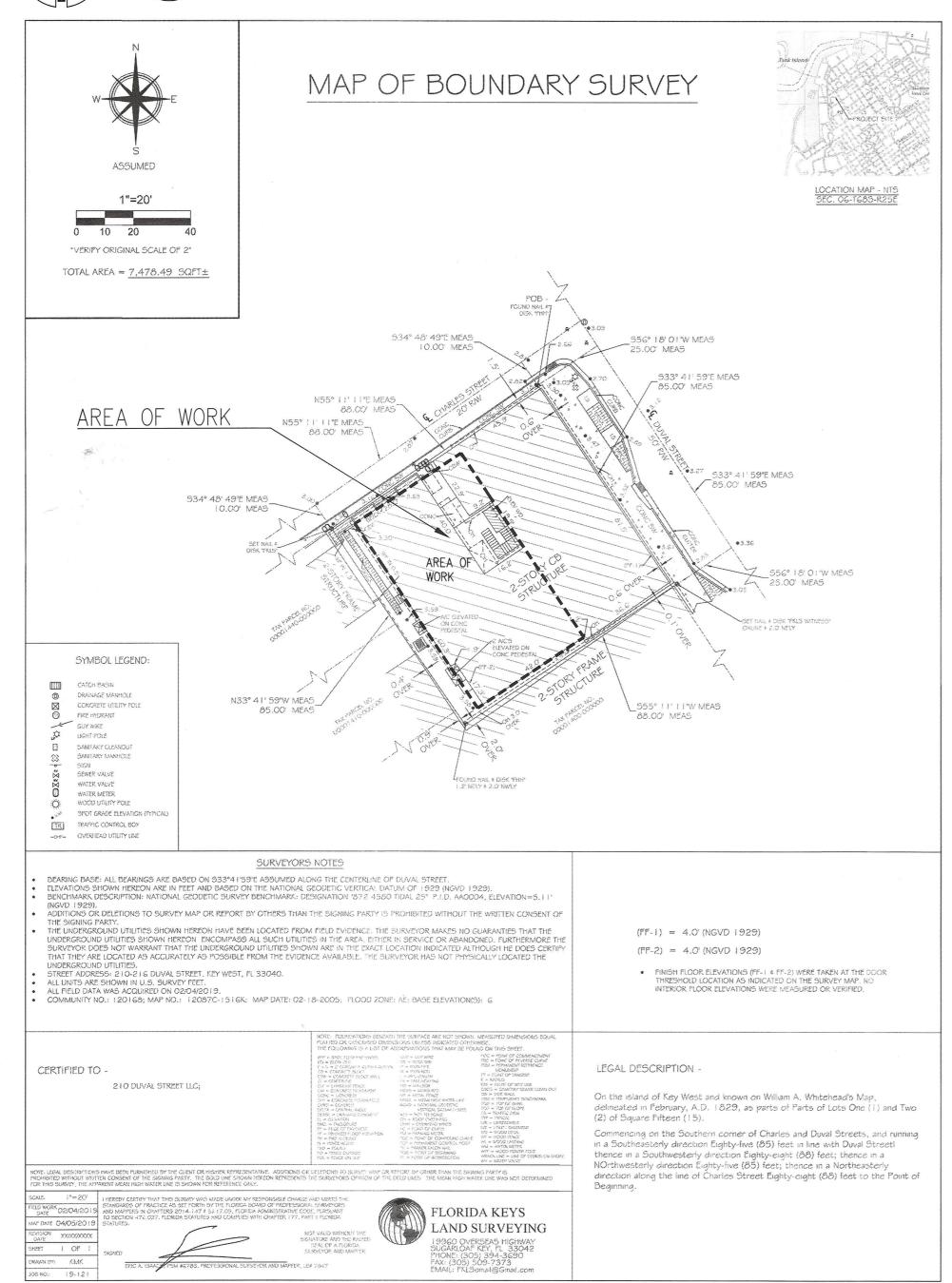
SHEET CS-1 - COVER SHEET SHEET C-1 - PROPOSED SITE PLAN SHEET C-2 - ELEVATION LOCATION PLAN SHEET D-1 - DEMOLITION FLOOR PLAN SHEET D-2 - EXISTING ELEVATIONS SHEET D-3 - EXISTING ELEVATIONS SHEET A-1 - PROPOSED FLOOR PLAN SHEET A-2 - PROPOSED ELEVATIONS SHEET A-3 - PROPOSED ELEVATIONS SHEET A-4 - PROPOSED DUVAL ELEVATION SHEET LS-1 - LIFE SAFETY PLAN

VARIANCE SUBMITTAL

210-216 DUVAL STREET KEY WEST, FLORIDA 33040





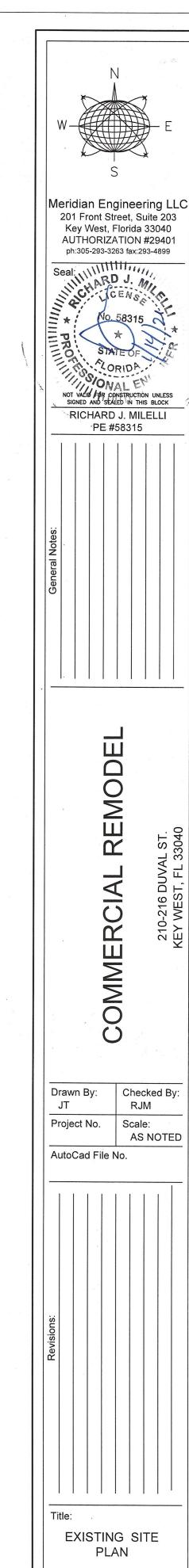


	PROPOS	PROPOSED		1110	DECLUBED	VARIANCE	
	(COVERED	AREA)	EXIST	ING	REQUIRED	REQUESTED	
RE NO.	00001420-000000						
SETBACKS:						,	
FRONT	NO CHANGE		0'		0'	NONE	
STREET SIDE	NO CHANGE		0'		0'	NONE	
SIDE	NO CHANGE		1'-4"		2.5'	YES	
REAR	NO CHANGE		7'-8"		10'	YES	
LOT SIZE	NO CHANGE		7,478.5 SQ.FT.		4000 SQ FT MIN	NONE	
BUILDING COVERAGE	6,776 SQ. FT.	90.6%	5,945.9 SQ. FT.	79.5%	50% MAX	YES	
FLOOR AREA	5,384 SQ. FT.	0.72	5,310.4 SQ. FT.	0.71	1.0	NONE	
BUILDING HEIGHT	NO CHANGE		22'-2"		35' MAX	NONE	
IMPERVIOUS AREA	6838.1 SQ. FT.	91%	6,687.5 SQ. FT.	89%	70% MAX	YES	
OPEN SPACE	452.2 SQ. FT.	6%	635 SQ. FT.	8%	20% MIN	YES	

SCOPE OF WORK FOR VARIANCE:

- DEMOLISH SINGLE STORY FRONT PORTION OF BUILDING

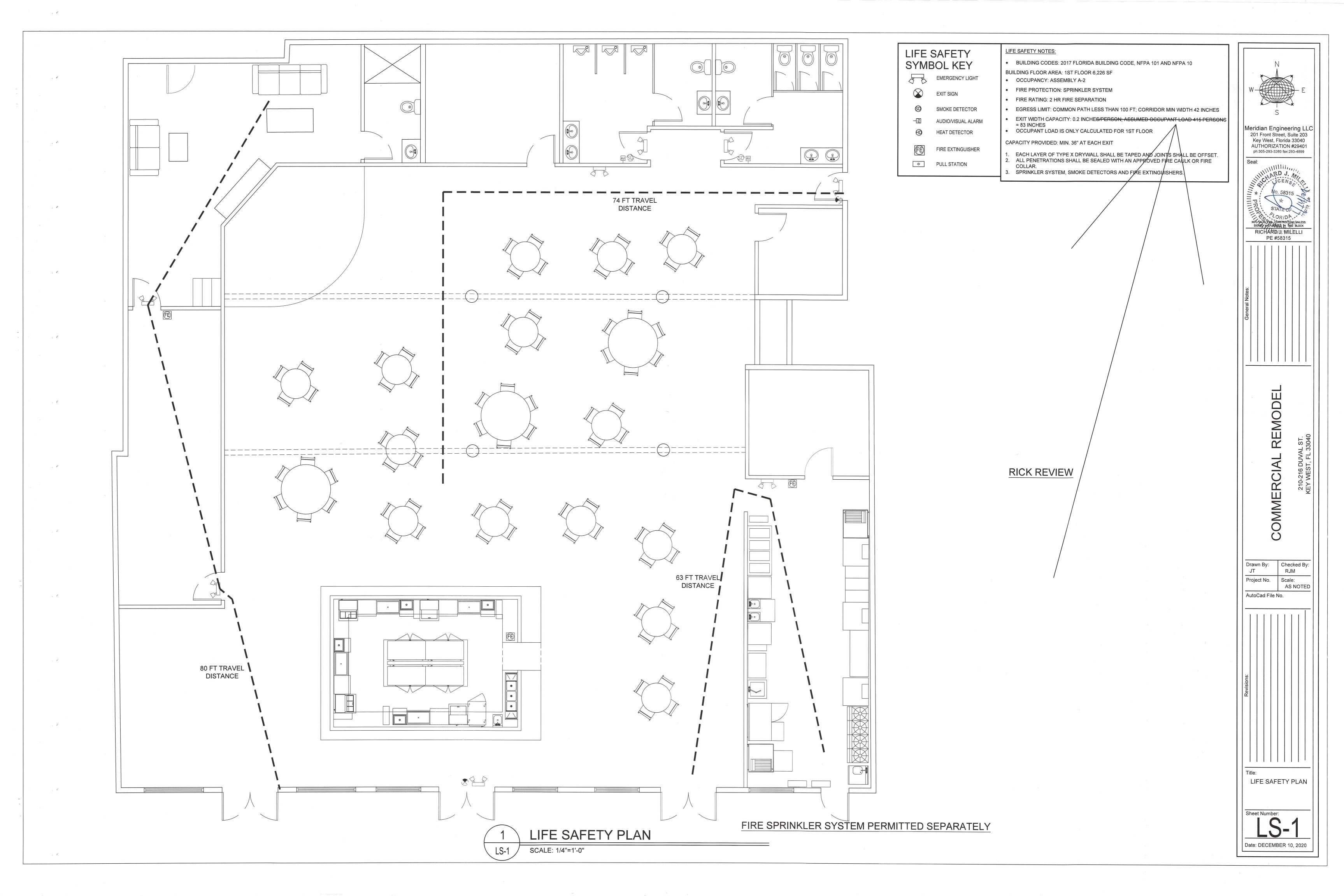
- REMOVE REAR PORTION OF ANGLED ROOF OF CHARLES ST TO RAISE TO APPROXIMATELY 12'-3".
- ADD NEW DECK OVER REAR PORTION OF CHARLES ST.
- ADD (2) NEW STAIRCASES ACCESSED FROM CHARLES ST.
- NEW EXFILTRATION TRENCH
- REMODEL CHARLES ST. BUILDING

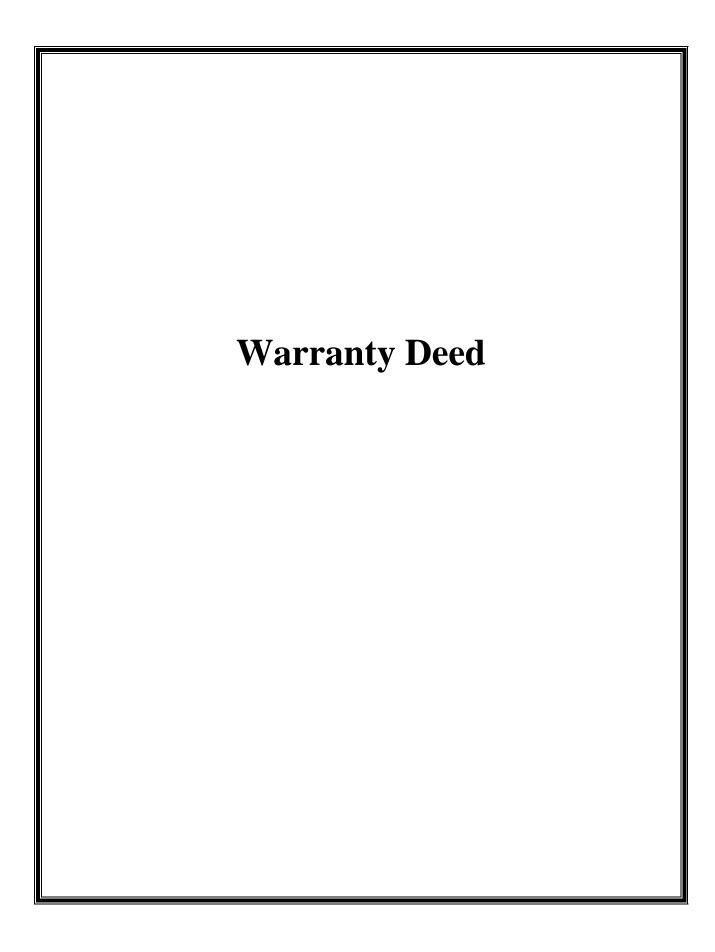


OMME Drawn By: Checked By: RJM Project No. Scale: AS NOTED AutoCad File No. **EXISTING SITE** PLAN Sheet Number:

Date: DECEMBER 10, 2020







THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
FELDMAN KOENIG & HIGHSMITH, P.A.
3158 Northside Drive
Key West, Florida 33040

Dock 1487602 12/29/2004 3:34PM
Filed & Recorded in Official Records of MONROE COUNTY DANNY L. KOLHAGE

COUNTY DANNY L. KOLHAGE

**COUNTY DANNY L. KOLH

Folio Number: 00001420-000000 Grantee(s) S.S. #(s):

SPACE ABOV Doc# 1487602 Bk# 2071 Pa# 16

WARRANTY DEED

THIS INDENTURE, made this day of December, 2004, between WALTER F. PRICE, AS TRUSTEE OF THE WALTER F. PRICE DECLARATION OF TRUST DATED APRIL 22, 1998, Grantor, and 210 DUVAL STREET, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 2068, Key West, Florida 33045, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, and known on William A. Whitehead's Map, delineated in February, A.D. 1829, as Parts of Lots One (1) and Two (2) of Square Fifteen (15).

Commencing on the Southern corner of Charles and Duval Streets, and running in a Southeasterly direction Eighty-five (85) feet in line with Duval Street; thence in a Southwesterly direction Eighty-eight (88) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northwesterly direction along the line of Charles Street Eighty-eight (88) feet to the Point of Beginning.

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

THE PROPERTY BEING CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

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

Witness Signature

Witness Signature

Debut Printed Name

STATE OF FLORIDA

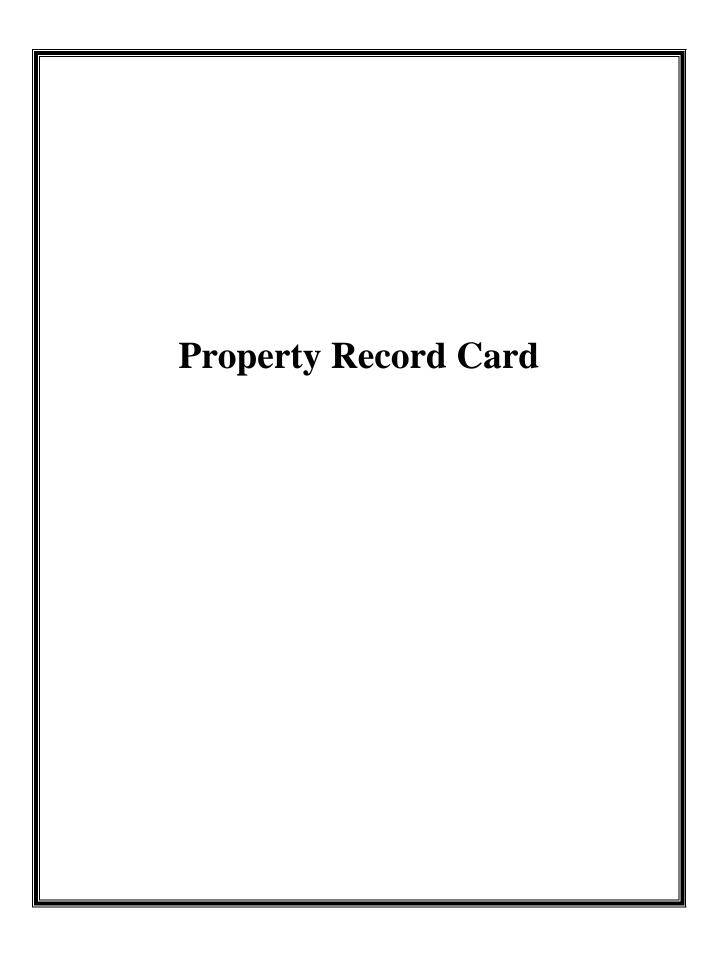
COUNTY OF MONROE)

On this day of December, 2004, before me personally came WALTER F. PRICE, who are personally known to me (Ses) (no) or who have produced ______ as identification to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida

ROBERT E. HIGHSMITH
MY COMMISSION # DD 180869
EXPIRES: May 29, 2007
Bonded Thru Notary Public Underwriters

MONROE COUNTY OFFICIAL RECORDS





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 00001420-000000 1001449 Account# 1001449 Property ID

10KW Millage Group

210-216 DUVAL St, KEY WEST Location Address

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

(Note: Not to be used on legal documents.)

Neighborhood 32010

STORE COMBO (1200) **Property Class** Subdivision

06/68/25 Sec/Twp/Rng Affordable Housing



Owner

210 DUVAL STREET LLC PO Box 2068 Key West FL 33045

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$834,507	\$752,977	\$783,503	\$875,121
+ Market Misc Value	\$989	\$989	\$1,035	\$1,126
+ Market Land Value	\$3,063,060	\$3,029,026	\$3,029,026	\$3,021,879
= Just Market Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126
= Total Assessed Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	7,480.00	Square Foot	85	88

Commercial Buildings

1 STY STORE-A / 11A Style Gross Sq Ft 7,447

Finished Sq Ft 7,323 Perimiter 0 Stories

Interior Walls MIN WOOD SIDING Exterior Walls

400 () **Ouality**

Roof Type Roof Material

Exterior Wall 1 MIN WOOD SIDING

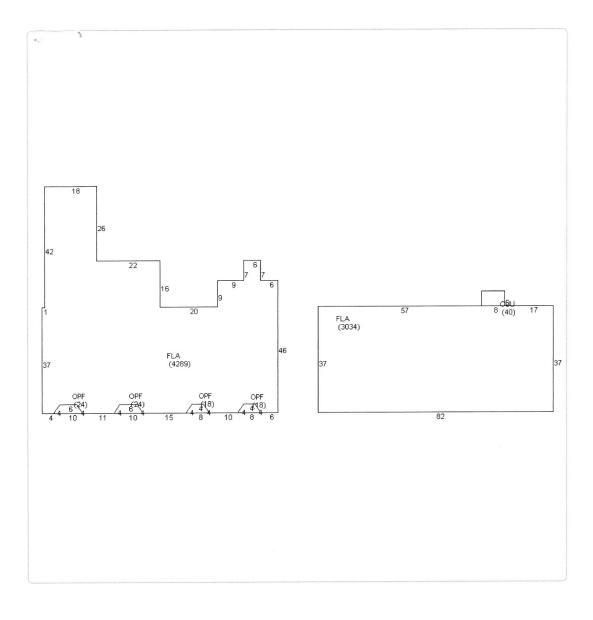
Exterior Wall2 Foundation Interior Finish **Ground Floor Area** Floor Cover 0 Full Bathrooms Half Bathrooms 0 Heating Type Year Built 1918

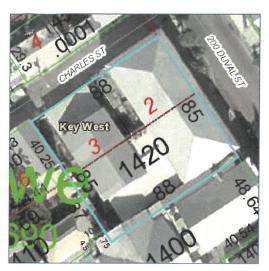
Effective Year Built 1997

Condition

Year Remodeled

Finished Area Perimeter Sketch Area Code Description 7,323 0 FLOOR LIV AREA 7.323 FIA OUU OP PR UNFIN UL 40 OP PRCH FIN LL 84 0 OPF 7,323 7,447 TOTAL





TRIM Notice

Trim Notice

2019 Notices Only

$\textbf{No data available for the following modules:} \ \textbf{Buildings}, \ \textbf{Mobile Home Buildings}, \ \textbf{Exemptions}.$

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

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