

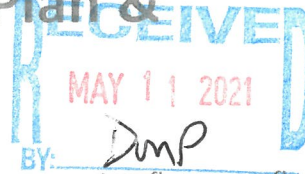
Application



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 Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,155.00
Extension	\$ 840.00
Major:	\$ 4,200.00
Conditional Use	\$ 1,155.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes <input checked="" type="checkbox"/>
Minor _____		No _____

Please print or type:

- 1) Site Address: 105 Whitehead / 112 Fitzpatrick
- 2) Name of Applicant: Daddy's Dream Rides
- 3) Applicant is:
Property Owner: NO
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 112 Fitzpatrick
- 5) Applicant's Phone #: 305-988-0301 Email: Daddy's Dream Rides
- 6) Email Address: _____
- 7) Name of Owner, if different than above: _____
- 8) Address of Owner: P.O. Box 1736 KEY WEST, FL 33041
- 9) Owner Phone #: 305 296 5667 Email: MHPA@bellsouth.NET



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10) Zoning District of Parcel: NRC-1 Historic RE# 00000650-00000

11) Is Subject Property located within the Historic District? Yes No

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).

13) Has subject Property received any variance(s)? Yes No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes No

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 *Major Development Plans* 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.



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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.



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- III. **Solutions Statement.** 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.



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- (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:

- (1) 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.



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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.



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(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.



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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, ALEX CASTILLO, 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:

112 FITZPATRICK

Street address of subject property

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

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

Alex Castillo

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10th Day of May, 2021 by

ALEX CASTILLO

Name of Authorized Representative

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

Judy A. Lakin

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

GG242184

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, Michael Walper as
Please Print Name of person with authority to execute documents on behalf of entity

PRESIDENT of 105 WHITEHEAD ST CORP
Name of office (President, Managing Member) *Name of owner from deed*

authorize Alex Castillo
Please Print Name of Representative

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

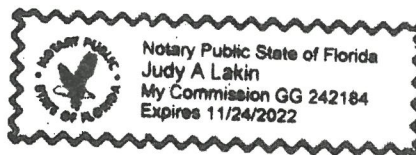
Alex Castillo
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this May 10, 2021
Date

by ALEX CASTILLO
Name of person with authority to execute documents on behalf on entity owner

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

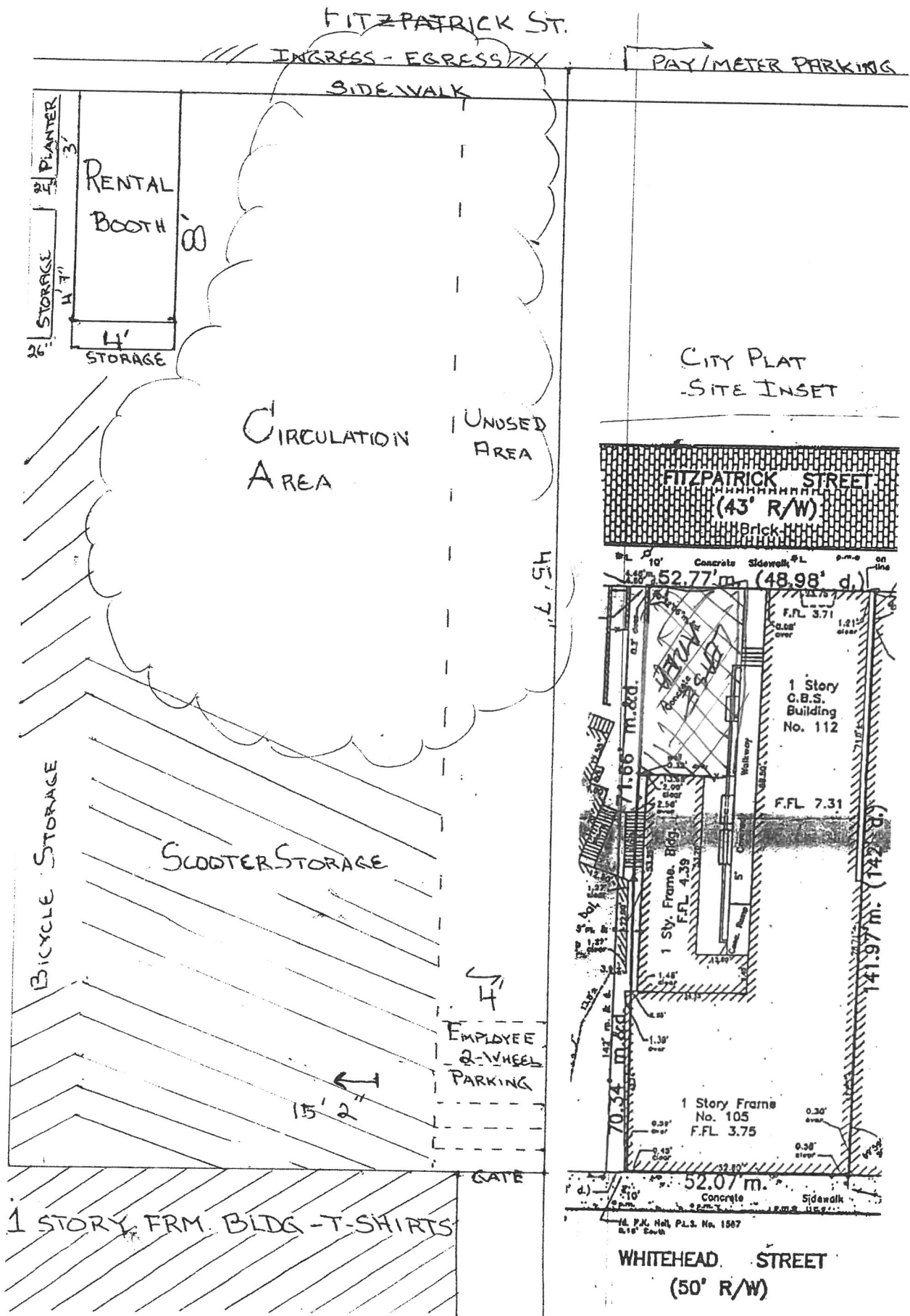
Judy A. Lakin
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

GG 242184
Commission Number, if any

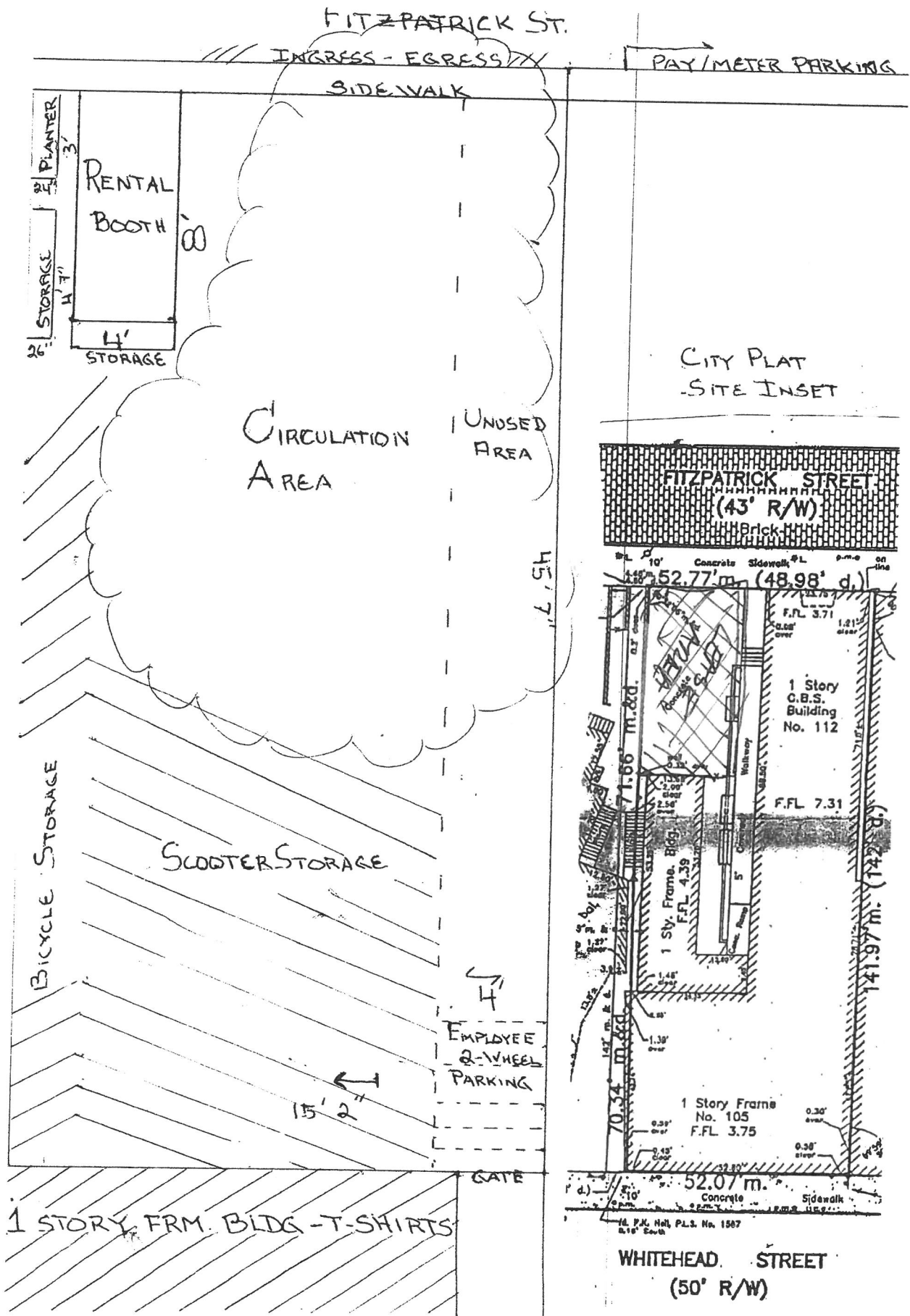
Boundary Survey



REVISED SITE PLAN RE# 0000650-00000
 112 FITZPATRICK ST., KEY WEST, FL 33040
 PREPARED BY CAPT. JAMES S. EVANS, J.D.
 MARCH 10, 2010 NOT TO SCALE



Ukg' Rnc p



REVISED SITE PLAN RE# 0000650-00000
 112 FITZPATRICK ST., KEY WEST, FL 33040
 PREPARED BY CAPT. JAMES S. EVANS, J.D.
 M. 10 2010 NOT TO SCALE



Warranty Deed

Return to: (enclose self-addressed stamped envelope)

Name: Michael Halpern, Esq.

RCD Jun 27 2000 04:44PM
DANNY L KOLHAGE, CLERK

Address: 209 Duval Street
Key West, Florida 33040

This Instrument Prepared by: Michael Halpern, Esq.

Address: 209 Duval Street
Key West, Florida 33040
Telephone (305) 296-5667

Property Appraiser's parcel Identification No. 74434309050120150

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made this 27th day of June, 2000, by and between MATILDE G. RAMOS, the duly acting Personal Representative of the Estate of HILARIO RAMOS, SR., deceased, party of the first part, and 105 WHITEHEAD STREET CORPORATION, a Florida Corporation, whose post office address is 209 Duval Street, 2nd floor, Key West, Florida 33040, and whose social security or tax identification number is 65-0510780, party of the second part.

WITNESSETH: That WHEREAS, HILARIO RAMOS, SR., died testate a resident of Monroe County, Florida, on October 14, 1989, seized and possessed of certain real property hereinafter described; and

WHEREAS, such real property was assigned by the estate beneficiaries to 105 WHITEHEAD STREET CORPORATION, pursuant to "ASSIGNMENT TO BENEFICIARIES INTEREST" duly recorded in Official Records Books 1607 at Page 1625 of the Public Records of Monroe County, Florida; and

WHEREAS, the estate's Personal Representative hereby provides this Deed to 105 WHITEHEAD STREET CORPORATION to reflect such aforesaid assignment of any and all beneficial interest the Estate for Hilario Ramos, Sr. had to such below described real property located in Monroe County, Florida to 105 WHITEHEAD STREET CORPORATION pursuant to this Deed;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property, and surrendered possession thereof, and granted, conveyed, and confirmed unto the party of the second

part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Monroe County, Florida, described as follows:

On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a Part of Lot 2, Square 9. COMMENCING at a point on Fitzpatrick Street 147.5 feet Southeasterly from the corner of Front Street and running thence in a Southeasterly direction along the line of Fitzpatrick Street 93 feet, 7 inches and extending in a Southwesterly direction 142 feet out to Whitehead Street, with an equal frontage thereon as recorded in Deed Book G-29, pages 269-70, Monroe County, Florida records. Less the following described parcel of land:

On the Island of Key West, Monroe County, Florida, in Square 9 of William A. Whitehead's Map delineated in 1829 A.D., more particularly described as follows: COMMENCE at the intersection of the Northeasterly right of way of Whitehead Street and the Southeasterly right of way of Front Street and run Southeasterly along the Northeast right of way of Whitehead Street a distance of 42.22 feet to the Northeast corner of a Parcel of land described in Official Record Book 97, at Pages 112 and 113 of the Public Records of Monroe County, Florida, for a Point of Beginning; thence run Northeasterly along the Northwest boundary of the said parcel described in Official Record Book 97, a distance of 4.60 feet to a fence; thence run Southwesterly along the Northeast boundary of said parcel described in Official Record Book 97, a distance of 4.60 feet to a fence; thence run Southwesterly along a line deflected to the right $90^{\circ} 32' 06''$ and along the said fence, a distance of 71.66 feet; thence run Southwesterly along said fence, deflected $01^{\circ} 38' 55''$ to the left, for a distanced of 28 feet; thence continue along the Southeast face of the Southeast wall of the La Brisa Restaurant, a distance of 42.34 feet to the Southwest boundary of the said parcel of land described in the said Official Record Book No. 97; thence Northwesterly along the Southwesterly boundary of the said parcel, described in Official Record Book No. 97, a distance of 51.3 feet back to the Point of Beginning.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Property Record Card



Disclaimer

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

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

Summary

Parcel ID 00000650-000000
 Account# 1000663
 Property ID 1000663
 Millage Group 10KW
 Location Address 105 WHITEHEAD St, KEY WEST
 Legal Description KW PT LOT 2 SQR 9 OR97-112/13 OR794-947/48 OR1607-1624/27 OR1640-1245/47
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

105 WHITEHEAD STREET CORP
 209 Duval St
 Fl 2
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$622,661	\$622,661	\$597,042	\$597,042
+ Market Misc Value	\$424	\$424	\$460	\$495
+ Market Land Value	\$1,475,213	\$1,409,648	\$2,951,471	\$2,951,471
= Just Market Value	\$2,098,298	\$2,032,733	\$3,548,973	\$3,549,008
= Total Assessed Value	\$2,098,298	\$2,032,733	\$3,548,973	\$3,327,500
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,098,298	\$2,032,733	\$3,548,973	\$3,549,008

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	6,975.00	Square Foot	49	142

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 7,332
 Finished Sq Ft 5,812
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls WD OVER CONC BL
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 WD OVER CONC BL
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED
 Year Built 1934
 Year Remodeled

Effective Year Built 1998
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	445	0	0
FLA	FLOOR LIV AREA	5,812	5,812	0
PTO	PATIO	1,075	0	0
TOTAL		7,332	5,812	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2001	2002	1	240 SF	2

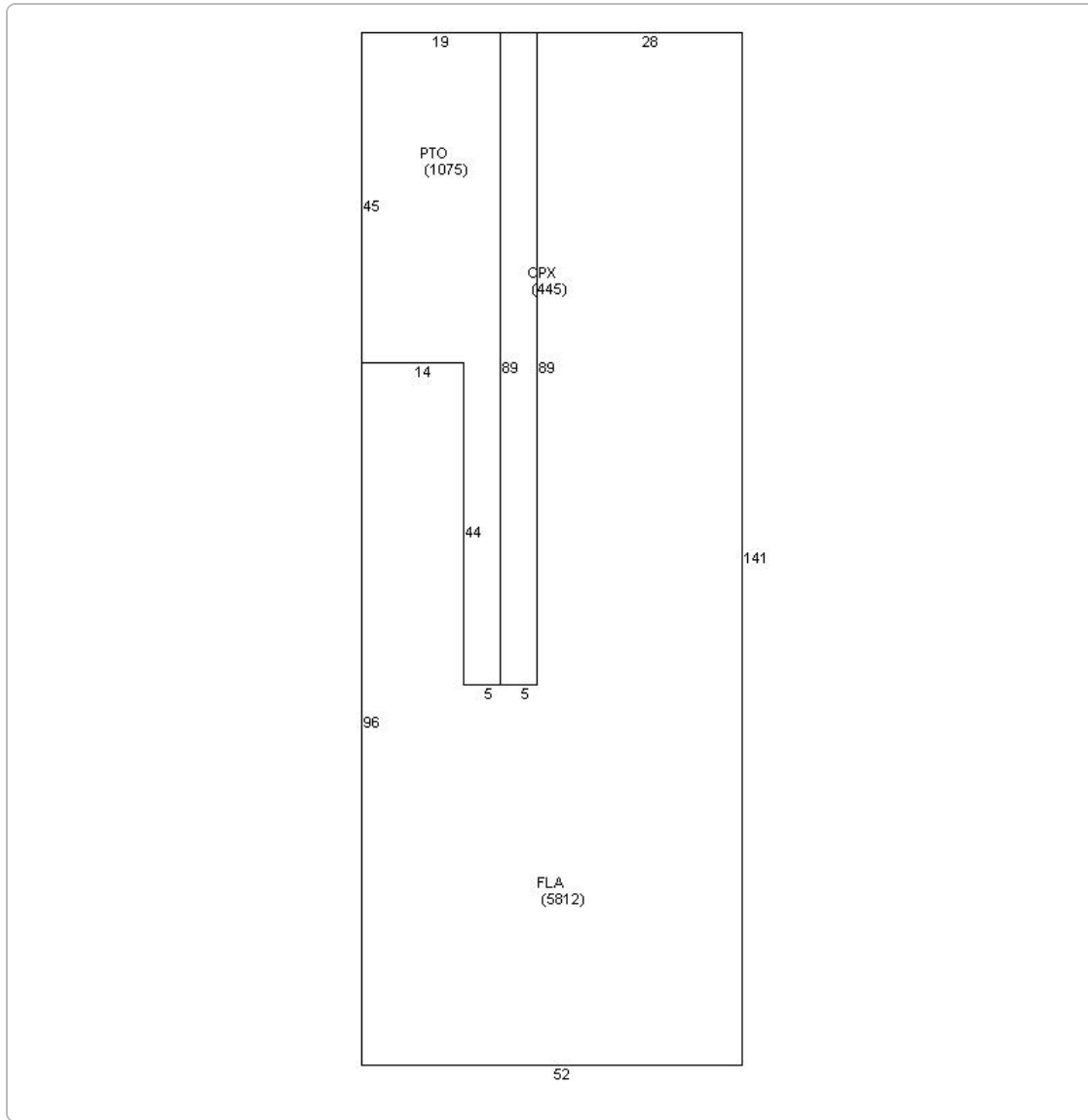
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-0478	2/10/2014		\$0		6MM ULTRA BORD W/DIGITAL PRING W/RAISED GOLD PLASTIC LETTERS AND LOBSTER SCULPTURE ATTACHED TO TILE BACKING W/STAINLESS STEEL SCREWS ABOVE DOOR.
12-0475	11/17/2012	11/19/2012	\$150,000	Commercial	CHANGE USE FROM RETAIL TO 62 SEAT RESTAURANT INCLUDING ELECTRICAL, MECHANICAL, PLUMBING. NOTE THAT DOCUMENTATION OF AS-BUILT LOWEST FLOOR ELEVATION IS RETAINED IN THE BUILDING DEPARTMENT.
12-3930	11/14/2012		\$724	Commercial	INSTALL BURGLAR ALARM SYSTEM 1 PANEL.
12-2081	6/8/2012		\$2,100	Commercial	INSTALLATION OF A12 DATA AND 2 TELEPHONE RECEPTACLES.
12-2084	6/8/2012		\$450	Commercial	INSTALLATION OF 60A TEMPORARY FOR CONSTRUCTION SERVICE.
12-2085	6/8/2012		\$3,020	Commercial	INSTALLATIONOD 1 CCTV SYSTEM W/12 CAMERAS.
09-00004287	12/16/2009		\$500	Commercial	SIGN
09-4287	12/16/2009		\$500	Commercial	INSTALL 6X 6 IN CONCRETE WITH METAL BAR BRACKET SYSTEM, SECTIONS OF CHAIR AND NEW SIGN.
08-3935	10/21/2008		\$8,505	Commercial	1000 SF WHITE 60 MIL SINGLE PLY ROOFING
08-1313	4/28/2008		\$1,700	Commercial	SIGN
08-678	3/11/2008		\$7,658	Commercial	ROOFING
08-478	2/25/2008		\$1,500	Commercial	NOVELTY SIDING
05-3268	11/3/2005	12/31/2005	\$4,000	Commercial	UP-DATE EXISTING PERMIT#02-1873 FOR FINAL INSPECTIONS PURPOSES ONLY
04-0986	4/1/2004	11/18/2004	\$1,200	Commercial	R&R FRENCH DOORS
0201873	7/12/2002	12/31/2005	\$4,000	Commercial	NEW ROOF
0101312	3/30/2001	11/13/2001	\$1,200	Commercial	WOOD FENCE
0002729	9/19/2000	12/13/2000	\$3,000	Commercial	HURRICANE SHUTTERS
9702017	7/1/1997	7/1/1997	\$2,000	Commercial	SIGNS
9701126	4/1/1997	5/1/1997	\$2,500	Commercial	AWNINGS
9701317	4/1/1997	5/1/1997	\$5,000	Commercial	12X10 COOLER
9700703	3/1/1997	5/1/1997	\$250	Commercial	PLUMBING
9700656	2/1/1997	5/1/1997	\$585	Commercial	ELECTRICAL
9700029	1/1/1997	5/1/1997	\$200	Commercial	PAINTING
9604569	12/1/1996	12/1/1996	\$200	Commercial	SIGN
9604611	12/1/1996	5/1/1997	\$70,000	Commercial	ELECTRICAL/PLUMBING
9604002	10/1/1996	11/1/1996	\$8,000	Commercial	ROOF
9604082	10/1/1996	11/1/1996	\$10,000	Commercial	REPAIR & REMODELING
9602729	7/1/1996	8/1/1996	\$1	Commercial	PAINTING
9602773	7/1/1996	8/1/1996	\$400	Commercial	ELECTRICAL
9602329	6/1/1996	8/1/1996	\$3,500	Commercial	SIGN
9602596	6/1/1996	8/1/1996	\$2,500	Commercial	MECHANICAL
9601852	5/1/1996	8/1/1996	\$5,300	Commercial	PLUMBING
9601874	5/1/1996	8/1/1996	\$6,000	Commercial	MECHANICAL
9601098	3/1/1996	8/1/1996	\$73,850	Commercial	RENOVATION
9601277	3/1/1996	8/1/1996	\$1,750	Commercial	PLUMBING
9601385	3/1/1996	8/1/1996	\$10,000	Commercial	ELECTRICAL
9601451	3/1/1996	8/1/1996	\$2,500	Commercial	AWNINGS
A951968	6/1/1995	12/1/1995	\$750	Commercial	SIGN 4 X 20
B944055	12/1/1994	11/1/1995	\$1,200	Commercial	REMOVE/REPLACE DOORS

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Sketches (click to enlarge)



Photos



Map



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2020 Notices Only

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

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