

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Kevin Bond, AICP, LEED Green Associate, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** January 16, 2014

**Agenda Item:** **Variance – 825 Duval Street (RE # 00016830-000000; AK # 1017230) –**  
A request for a variance to maximum building coverage in order to erect a vinyl canopy over an existing outdoor dining area on property located within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District pursuant to Sections 90-391 and 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West

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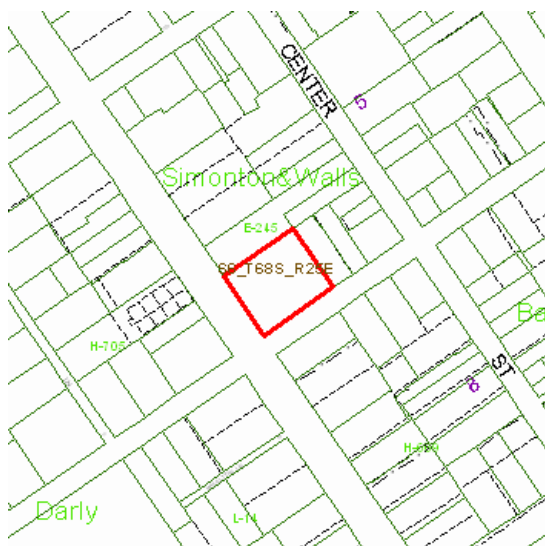
**Request:** The applicant is requesting a variance to the maximum building coverage in order to construct a vinyl canopy over an existing outdoor dining area.

**Applicant:** Ted Linze, Miami Awning Co.

**Property Owner:** Dion Rental Properties LLC

**Location:** 825 Duval Street (RE # 00016830-000000; AK # 1017230)

**Zoning:** Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3)



**Background:**

The property, which is located at the northern corner of Duval and Olivia Streets, is comprised of a one-story commercial building and the entire remainder of the site is paved in concrete. The building, originally constructed in 1958, is listed as a contributing structure within the Key West Historic District. The concrete area serves as both off-street parking and the existing outdoor dining area. 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 HRCC-3 Zoning District. The applicant proposes to install a new 588 square foot vinyl canopy to cover the existing outdoor dining area. The proposed awning would increase building coverage area from 63.0% to 68.6%, thereby increasing the nonconformity. However, the property is completely paved or covered by buildings, and the awning would comply with all setbacks. The following table summarizes the requested variances and site conditions.

<b>Relevant HRCC-3 Zoning District Dimensional Requirements: Code Section 122-750</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
Maximum density	22 dwelling units per acre	0 units	No change	N/A
Maximum floor area ratio	1.0	0.63	No change	N/A
Maximum height	30 feet	12'-0"	No change	N/A
Maximum building coverage	40%	63.0%	68.6%	71.5% over requirement
Maximum impervious surface	60%	100%	No change	N/A
Minimum lot size	4,000 SF	10,603 SF	No change	N/A
Minimum lot width	40 feet	94.67 feet	No change	N/A
Minimum lot depth	90 feet	112 feet	No change	N/A
Minimum front setback	5 feet	0 feet	No change; 10 feet to canopy	N/A
Minimum side setback	5 feet	0 feet (NW side)	No change	N/A
Minimum rear setback	15 feet	0 feet	No change	N/A
Minimum street side setback	7.5 feet	~25 feet	No change; 20 feet to canopy	N/A

**Process:**

Development Review Committee Meeting: September 26, 2013  
Planning Board Meeting: December 19, 2013 (cancelled, no quorum)  
January 16, 2014

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board must find all of the following:

- (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.**

The land, structures and buildings involved are located on the property within the HRCC-3 Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, all the existing nonconformities were legally established prior to the current LDRs. However, many other land, structures and buildings within the HRCC-3 Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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

The applicant is proposing to install a new 588 square foot vinyl canopy, which would increase the nonconforming building coverage area on the property from 63.0% to 68.6%. This is a circumstance resulting from the proposed action of the applicant. However, the existing legal nonconformities were not created by the applicant. Therefore, some of the conditions are created by the applicant.

- (3) Special privileges not conferred. 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.**

Granting the requested variances would confer special privileges upon the applicant that are denied by the LDRs to other lands, buildings and structures in the HRCC-3 Zoning District.

- (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.**

The applicant currently enjoys the use of the property as a restaurant with an outdoor dining area, which is a common permitted use within the HRCC-3 Zoning District. The property is also used for a retail store and an office in separate spaces within the building. The applicant wishes to install the proposed vinyl canopy to provide shade and shelter from rain for the restaurant patrons, as similarly occurs at other restaurants in the same zoning district. However, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRCC-3 Zoning District.

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

The proposed development could be designed in a way so as to reduce the amount of the requested variances. Furthermore, the applicant currently has reasonable use of the land, building and structures prior to the proposed development.

- (6) Not injurious to the public welfare. 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.**

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

- (7) Existing nonconforming uses of other property not the basis for approval. 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 a variance.**

The applicant has not used existing nonconforming uses of other property in the HRCC-3 Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

**Concurrency Facilities and Other Utilities or Service (Code Section 108-233):**

Based on comments received at the DRC, it does not appear that the requested variances would trigger any public facility capacity issues.

**Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:**

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards for the granting of variances established by Code Section 90-395 have not all been met by the applicant.

- (2) 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.**

As of the writing of this report, public notices were not yet required. Staff is not aware of any objections at this time.

**Recommendation:**

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

However, if the Planning Board approves the requested variances, the Planning Department recommends 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.

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

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

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO.**

**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

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.

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

3. 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

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

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

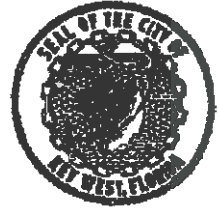
\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application



Variance Application  
 City of Key West Planning Department  
 3140 Flagler Avenue, Key West, FL 33040  
 (305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 825 DUVAL STREET
2. Name of Applicant MIAMI AWNING Co.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative
4. Address of Applicant 3905 N.W. 31 AVENUE  
MIAMI, FL. 33125
5. Phone # of Applicant 305-576-2029 Mobile# 786-246-7332
6. E-Mail Address tlmze@miamiaawning.com
7. Name of Owner, if different than above DION RENTAL PROPERTIES LLC.
8. Address of Owner 638 UNITED STREET  
KEY WEST, FL. 33040
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HISTORIC RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
INSTALL ONE (1) FRONT DINING TERRACE CANOPY @ SOUTHEAST  
SIDE OF BUILDING. CANOPY TO BE FABRIC.
13. List and describe the specific variance(s) being requested:  
VARIANCE TO ALLOW LOT COVERAGE TO EXCEED 50% OF  
TOTAL LOT. TOTAL COVERAGE, WITH CANOPY, IS 66.7%

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14. 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	100D-COMMERCIAL			
Flood Zone				
Size of Site	10,603 sq Ft.			
Height	12'0"			12'0"
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage	6,486 sq Ft.			7,074 sq Ft.
Impervious Surface	719 sq Ft.			131 sq Ft.
Parking	3,086 sq Ft.			3,086 sq Ft.
Handicap Parking	INCL. IN PARKING			INCL. IN PARKING
Bicycle Parking	N/A			N/A
Open Space/ Landscaping	312 sq Ft.			312 sq Ft.
Number and type of units	1			1
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents

THERE IS A VARIANCE FOR THE PARKING AREA, AS PER  
CITY OF KEY WEST.

17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES  NO

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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City of Key West Planning Department  
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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:

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.

EXISTING BUILDING CONSUMES 6,486 SQ FT OF PROPERTY -  
WITHIN THE 10,603 SQ FT TOTAL PROPERTY AREA. THIS EQUATES  
TO A 61.2% LOT COVERAGE. THE PROPOSED FAMILY CANOPY,  
WHICH IS 588 SQ FT, WILL BRING THE TOTAL LOT  
COVERAGE TO 66.7%. THE EXISTING BUILDING EXCEEDS THE 50% COVERAGE.

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

THE EXISTING BUILDING, WITHOUT PROPOSED CANOPY, EXCEEDS  
50% LOT COVERAGE. THEREFORE, NOT ONLY WILL THE ADDITION  
OF THE PROPOSED CANOPY EXCEED 50%, BUT 1,185 SQ. FT.  
OF THE EXISTING BUILDING EXCEEDS 50% LOT COVERAGE.

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.

MOST RESTAURANTS IN THIS DISTRICT, HAVE A COVERED,  
OUTDOOR SEATING AREA AS PROPOSED FOR THIS PROJECT.  
NO SPECIAL PRIVILEGES WILL BE CONFERRED.



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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.

WITH THE EXISTING BUILDING CONSUMING MORE THAN 50% OF THE LOT COVERAGE, THIS CLIENT IS NOT ALLOWED TO HAVE AN OUTSIDE, COVERED, DINING TERRACE.

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.

THIS CANOPY THAT IS BEING PROPOSED ENCOMPASSES THE EXISTING DINING TERRACE. COVERS THE WALKWAY TO THE DOOR THAT THE WAIT STAFF & PATRONS USE. THIS IS REQUIRED TO ALLOW SERVICE OF THIS TERRACE DURING DURING INCLEMENT WEATHER.

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.

GRANTING OF THIS VARIANCE IS IN KEEPING WITH THE ARCHITECTURAL INTEGRITY OF THE BUILDING & SURROUNDING AREA. THE CANOPY WILL SET 20'-0" BACK FROM SIDEWALK ON OLIVIA STREET & 10'-0" BACK FROM SIDEWALK ON DULAL STREET.

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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.

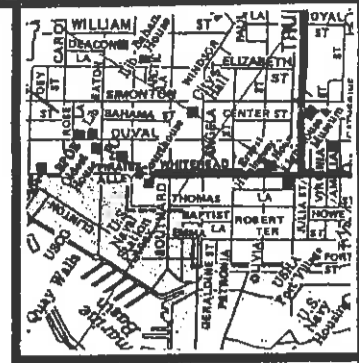
TO OUR KNOWLEDGE, THERE ARE NO FABRIC CANOPIES IN  
THIS DISTRICT THAT ARE NOT PERMITTED PROPERLY.

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

- That the standards established in subsection (a) 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."

# Survey

HRCC-3  
Building coverage = 50%



LOCATION MAP  
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1

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 NW'ly direction along Duval Street 94.66 feet; thence at right angles in a NE'ly direction 81 feet; thence at right angles in a SE'ly direction 94.66 feet, to Olivia Street; thence at right angles in a SW'ly direction along Olivia Street 81 feet to place of beginning.

AND ALSO:

PARCEL 2

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.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MATUS.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

<p>CERTIFIED TO:</p> <p>LAWRENCE R. DION and FLORENCE L. DION, husband and wife FIRST STATE BANK OF THE FLORIDA KEYS, its successors and/or assigns CHICAGO TITLE INSURANCE COMPANY SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD</p>	<p>LEGAL DESCRIPTION</p> <p>SEE ABOVE</p>
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SCALE N/A	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
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BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B)1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

**ROBERT E. REECE, P.A.**  
PROFESSIONAL SURVEYOR  
AND MAPPER  
30677 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

INVOICE NO: 0102602

SIGNED:   
ROBERT E. REECE, PSM #5632  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

MAP OF BOUNDARY SURVEY  
PART OF LOT 4 IN SQUARE 5 OF TRACT 4  
SIMONTON AND WALL 6 ADDITION  
TO THE CITY OF KEY WEST

ADDRESS:  
825 DUVAL STREET  
KEY WEST, FL  
33040

NOTE:

EXISTING LOT AREA = 10,603 SQ FT.  
EXISTING BUILDING = 6,486 SQ FT  
NEW CANOPY = 588 SQ FT  
⊕ = 7,074 SQ FT



LOCATION MAP  
N.T.S.

FTD PK & DIGK 5234  
OFFSET 0.5  
SOUTHEAST

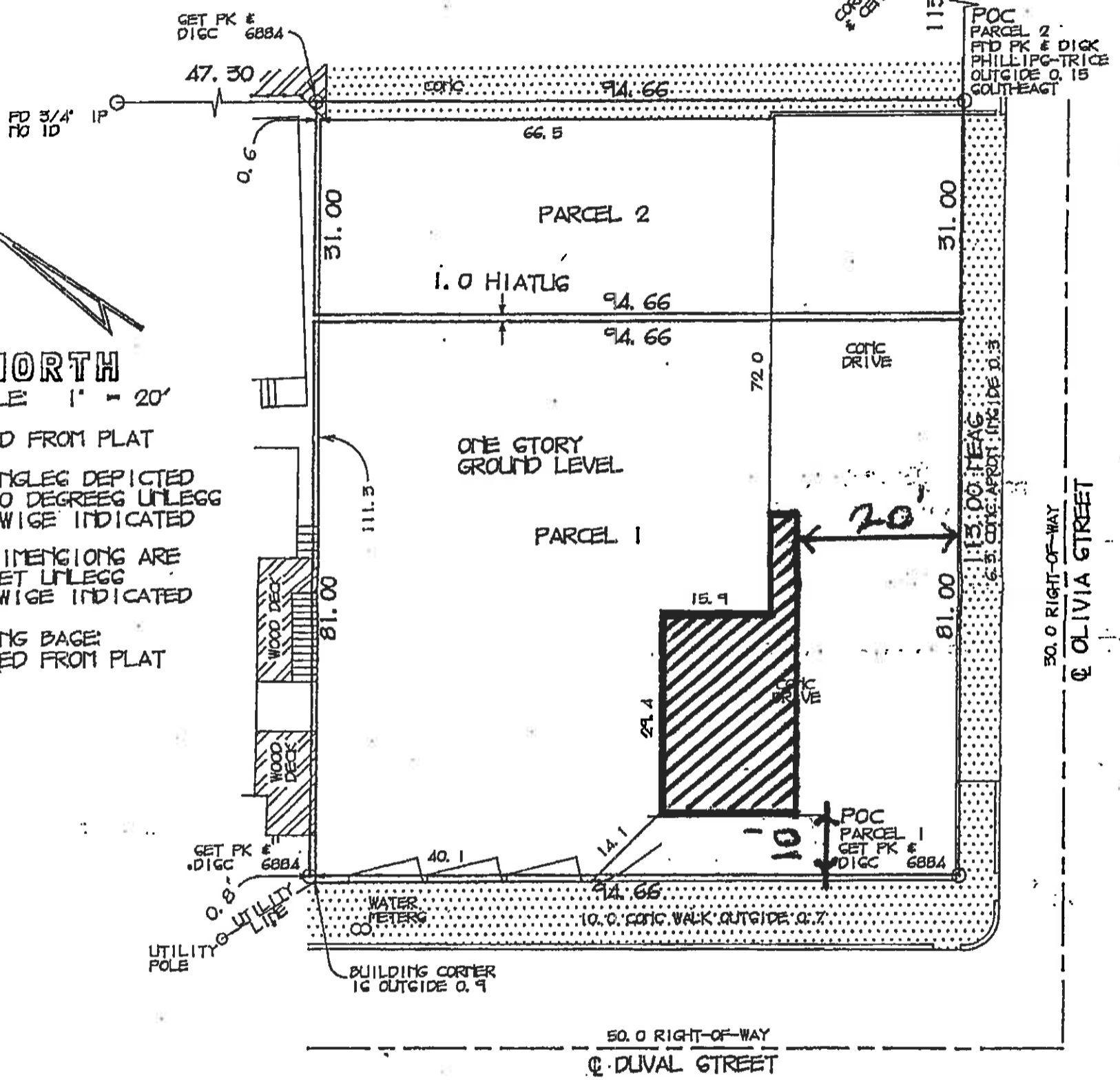
1/2" x 1/4" ST. PL.



NORTH

SCALE: 1" = 20'

SCALED FROM PLAT  
ALL ANGLES DEPICTED  
ARE 90 DEGREE UNLESS  
OTHERWISE INDICATED  
ALL DIMENSIONS ARE  
IN FEET UNLESS  
OTHERWISE INDICATED  
BEARING BASE:  
DERIVED FROM PLAT



50.0 RIGHT-OF-WAY  
OLIVIA STREET

50.0 RIGHT-OF-WAY  
DUVAL STREET

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:  
LAWRENCE R. DION and FLORENCE L. DION,  
husband and wife  
FIRST STATE BANK OF THE FLORIDA KEYS,  
its successors and/or assigns  
CHICAGO TITLE INSURANCE COMPANY  
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

LEGAL DESCRIPTION  
SEE PAGE 1

SCALE 1" = 20'	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
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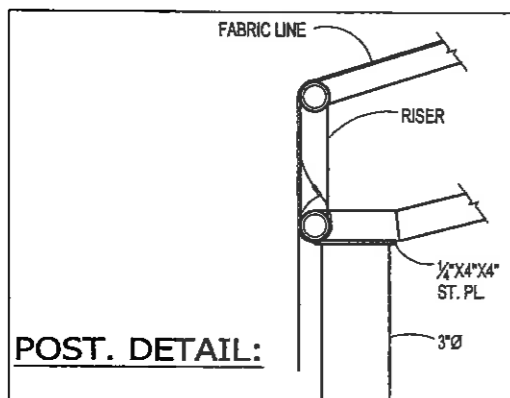
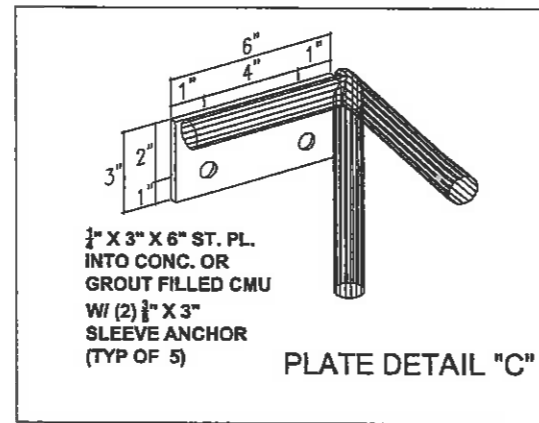
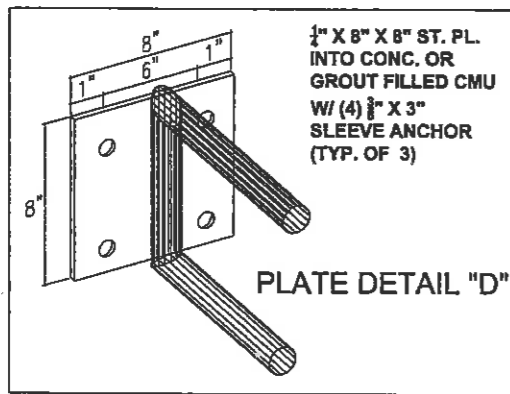
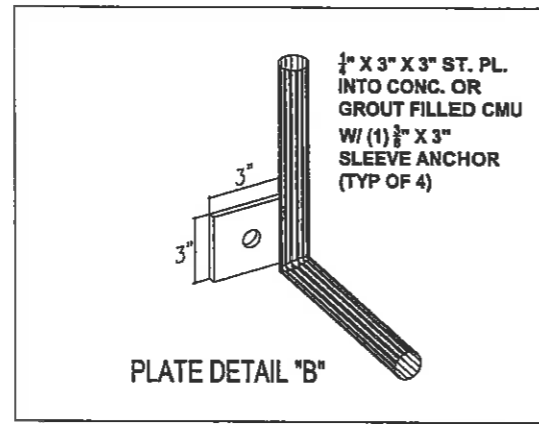
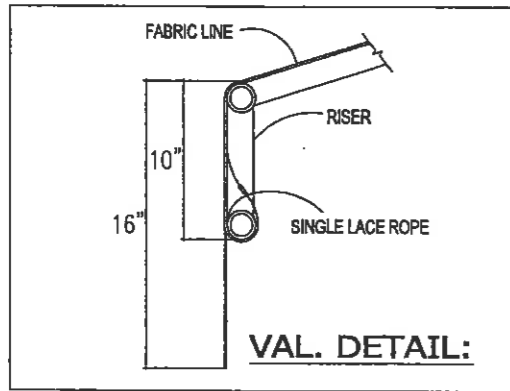
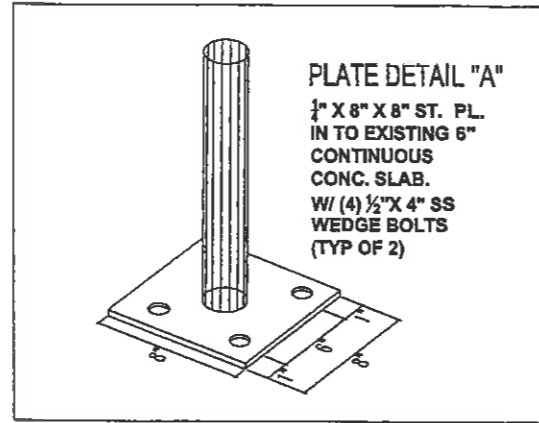
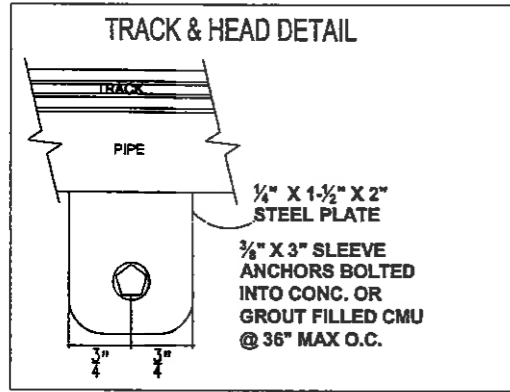
BOUNDARY SURVEY  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B)1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

ROBERT E. REECE, P.A.  
PROFESSIONAL SURVEYOR  
AND MAPPER  
30677 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

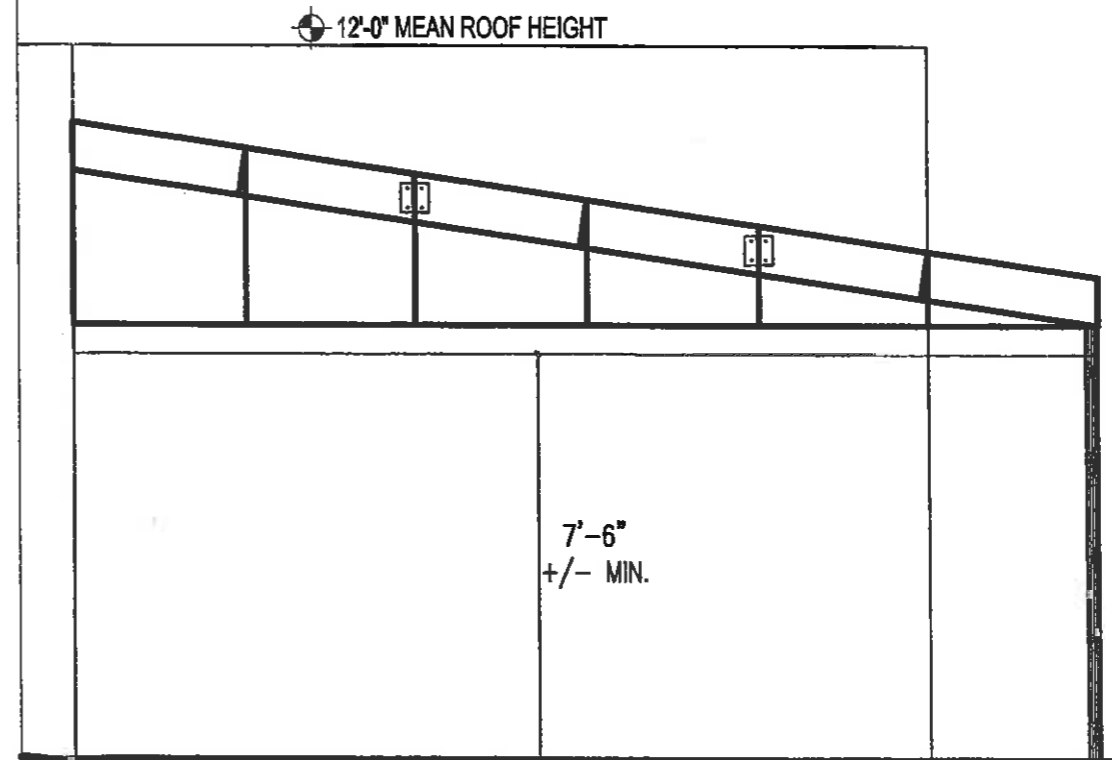
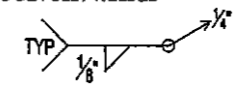
INVOICE # 0102602  
DRAWN BY Jm  
CHECKED BY RR  
SIGNED ROBERT E. REECE, PSM #5632  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

# Site Plans





- GENERAL NOTES:**
- ALL STRUCTURAL MEMBERS TO BE ASA SCHEDULE 40 GALVANIZED STEEL PIPE UNO A53- Fy= 36 ksi
  - ALL CONNECTIONS TO BE FULLY WELDED
  - ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
  - ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE (OR ASCE 7-10 ) EXPOSURE D, V=105
  - NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
  - OWNER HAS BEEN NOTIFIED THAT FABRIC AWNINGS WILL REQUIRE REMOVAL OF THE FABRIC WHEN A HURRICANE WARNING IS ISSUED.
  - FABRIC TO MEET CURRENT NFPA-701 FIRE CODE.



**SIDE VIEW**

W.O. 7481	REV. DATE:	REV. DATE:	REV. DATE:	DATE: 04/15/13	SHEET NO. 3 OF 3
PROJECT: LA PETIT PARIS CAFE	LOCATION: 825 DUVAL ST. KEY WEST, FL.	DESCRIPTION: ISOMETRIC, NOTES	SALESMAN: G.R.	SCALE: AS NOTED	DRAWN BY: CAN
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiaawning.com E-mail: awning@miamiaawning.com			C.C. # 0000012761		
<b>Cesar I. Castillo, P.E.</b> CONSULTING ENGINEER 13155 SW 134 STREET, SUITE #119 MIAMI, FL 33186 PHONE # (305) 253-9442 FLORIDA REG. # 1088447			© 2012 MIAMI AWNING CO. MIAMI AWNINGS		
APR 30 2013					



## Site Photos











DRC Minutes / Comments

# Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

## ART IN PUBLIC PLACES:

No comments.

## URBAN FORESTRY MANAGER:

No comments.

## POLICE DEPARTMENT:

No comments.

## HARC PLANNER:

Application is incomplete. Question 15 is wrongly answered as no, when indeed the proposed changes to the site will require a Certificate of Appropriateness.

## ENGINEERING:

No comments.

## FIRE DEPARTMENT:

Mr. Barroso has concerns with lifesaving accessibility issues.

## BUILDING OFFICIAL:

Mr. Wampler stated that according to Florida plumbing code, bars are required to have grease interceptors. Mr. Wampler stated that impact fee will apply.

## SUSTAINABILITY COORDINATOR:

No comments.

## KEYS ENERGY:

No comments.

**7. Variance - 825 Duval (RE# 00016830-000000; AK# 1017230) - A request for a building coverage variance to erect a canopy to cover an existing outdoor-dining area at property in the HRCC-3 zoning district per Section 90-391 and Section 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Mr. Cunningham gave members an overview of the request.**

**The applicant, Miami Awning Company gave members an overview of the request.**

## **DRC Member Comments:**

## **ART IN PUBLIC PLACES:**

**No comments.**

## **URBAN FORESTRY MANAGER:**

**No comments.**

# Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

## **POLICE DEPARTMENT:**

No comments.

## **HARC PLANNER:**

Fabric covered structures visible from the public right-of-way are typically not recommended on publicly visible elevations (guideline 10 for awnings –page 32- of the HARC guidelines)

## **ENGINEERING:**

No comments.

## **FIRE DEPARTMENT:**

Mr. Barroso stated that the engineering frame and the fabric of the awning have to fireproof.

## **BUILDING OFFICIAL:**

Mr. Wampler stated that the engineering frame and the fabric of the awning have to fireproof.

## **SUSTAINABILITY COORDINATOR**

No comments.

## **KEYS ENERGY:**

No comments.

8. **Variance – 629 Elizabeth Street (RE# 000111940-000000; AK# 1012271)** – A request for a rear-yard setback for the construction of an addition to a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request.

The Architect, Tom Kelly gave members an overview of the request.

## **DRC Member Comments:**

## **ART IN PUBLIC PLACES:**

No comments.

## **URBAN FORESTRY MANAGER:**

Ms. DeMaria stated applicant will need a tree permit to take down the almond tree. Another requirement is using a certified Arborist.

## **POLICE DEPARTMENT:**

No comments.

## **HARC PLANNER:**

# **Additional Information**



# Certificate of Flame Resistance



Registered  
Application  
Concern No.

F-06901

Issued By

*Trivantage, LLC*  
1831 North Park Ave.  
Glen Raven, NC 27217

Date Work Performed

3/25/2013

*This is to certify that the materials described below have been flame-retardant treated (or are inherently nonflammable).*

FOR

MIAMI AWNING CO  
3905 NW 31 AVE  
  
MIAMI, FL 33142-5122

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described at the bottom of this Certificate have been treated with a flame retardant chemical approved and registered by the State Fire Marshall and that the application of said chemical was done in conformance with the law of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_  
Method of application \_\_\_\_\_



- (b) The articles described at the bottom herof are made from a flame-resistant fabric or material registered and approved by State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used  
REINFRCD VINYL Reg. No. F-06901

The Flame-Retardant Process Used **WILL NOT** Be Removed By Washing  
**Trivantage, LLC**

*Albert E. Johnson*

Name of Production Superintendent

Vice President, Business Development

Title

Customer Order# 3168

Invoice Number 27531

Item Number 857209

Description Webton Coastline Plus #CP-2709  
62" Rust (Standard Pack 50  
Yards)

Quantity 133.00

UOM YD

Control/Lot #

4282H0000000027 4282H0000000028  
4282H0000000029

# **Property Appraiser Information**



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

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

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1017230** Parcel ID: **00016830-000000**

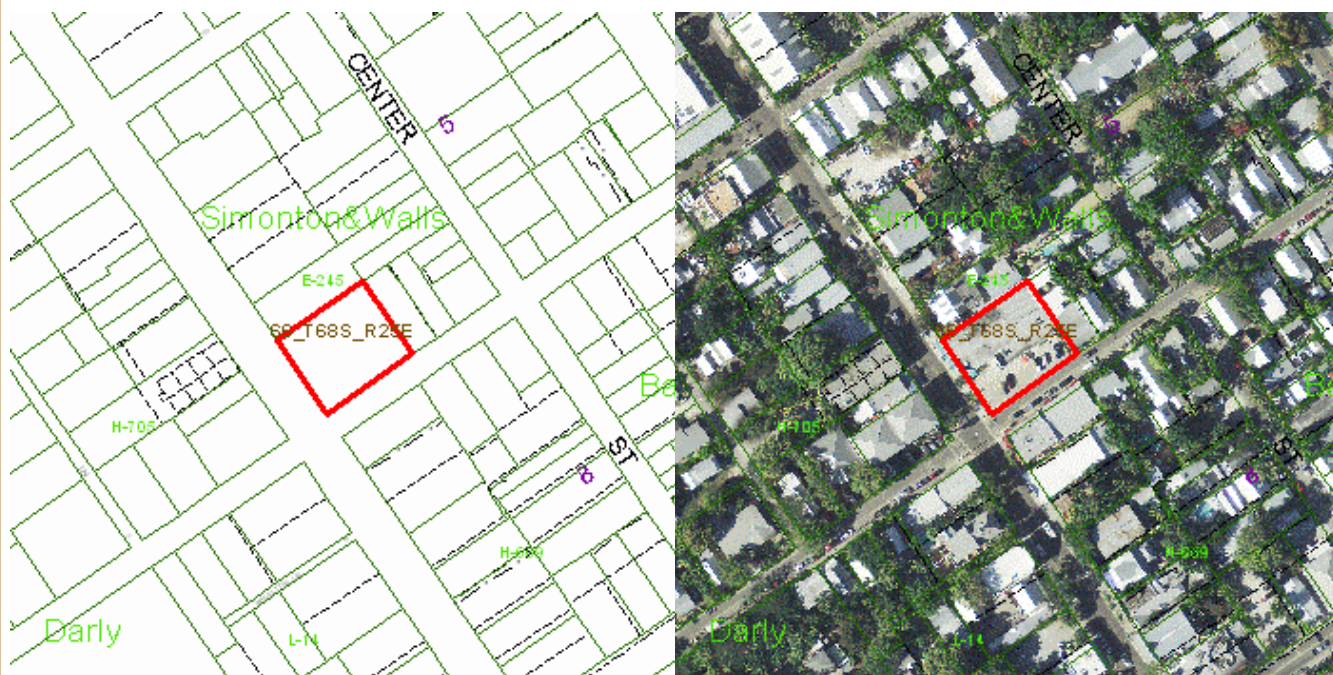
### Ownership Details

**Mailing Address:**  
 DION RENTAL PROPERTIES LLC  
 638 UNITED ST  
 KEY WEST, FL 33040-3250

### Property Details

**PC Code:** 11 - STORES ONE STORY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 825 DUVAL ST KEY WEST  
**Legal Description:** 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

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100D - COMMERCIAL DRY

95

112

10,603.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 6682  
 Year Built: 1958

## Building 1 Details

Building Type  
 Effective Age 19  
 Year Built 1958  
 Functional Obs 0

Condition A  
 Perimeter 354  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 6,682

### Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

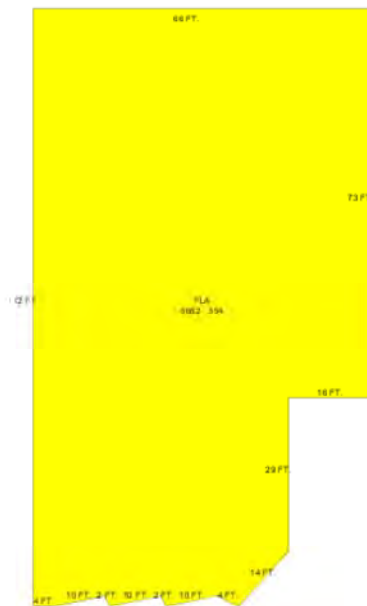
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

### Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 6

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



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	Y	Y			6,682

### Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3033	1 STY STORE-B	100	N	N

## Exterior Wall:

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

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	3,967 SF	0	0	1957	1958	2	50

## Appraiser Notes

14-1 CHNAGED VALUE FROM \$1824305  
GLASS REUNIONS PETITION KW 181-1997

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 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.
1 E951466	05/01/1995	09/01/1995	300	Commercial	200 AMP SERVICE
1 9603250	08/01/1996	10/01/1996	15,000	Commercial	RENOVATIONS
1 9603740	09/01/1996	10/01/1996	5,000	Commercial	RENOVATIONS
1 9604063	10/01/1996	10/01/1996	4,150	Commercial	MECHANICAL
1 98-0456	02/11/1998	12/12/1998	18,000	Commercial	REPLACE ROOF
1 98-0976	03/27/1998	12/12/1998	2,500	Commercial	CHANGE 10 TON AC
1 98-3740	10/22/1998	12/12/1998	5,000	Commercial	DEMOILSH BLOCK WALL
1 9803939	01/07/1999	12/07/1999	8,000	Commercial	NEW FACADE/WINDOWS/DOORS
1 9803481	01/27/1999	12/07/1999	10,000	Commercial	RENOVATIONS/ALTERATIONS
1 9900612	02/19/1999	12/07/1999	400	Commercial	ELECTRICAL
1 9901057	03/26/1999	12/07/2000	3,500	Commercial	REPLACE AC UNIT
1 9901195	04/08/1999	12/07/1999	500	Commercial	ELECTRICAL
1 02/2202	08/21/2002	10/30/2002	12,000	Commercial	INTERIOR RENOVATIONS
1 02/2202	08/22/2002	10/30/2002	1	Commercial	ADD NEW ADA BATH
1 02/2202	08/23/2002	10/30/2002	1	Commercial	NEW DUCTS
1 03-0622	04/24/2003	12/08/2003	2,400	Commercial	INSTALL AWNING
1 05-5364	12/06/2005	11/08/2006	50,000	Commercial	REPAIR CONCRETE STRUCTURE NEW IMPACK WINDOWS & DOOR UNITS PHASE 1
1 06-3132	06/07/2006	11/08/2006	30,800		REPAIR EXISTING CONCRETE STRUCTURAL DMG-INSTALL NEW IMPACT WINDOWS
1 06-4272	07/17/2006	11/08/2006	28,825		RUBBER ROLL ROOFING
1 06*5298	09/20/2006	11/08/2006	5,000		10 TON CENTRAL UNIT

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
-----------	------------------	------------------------------	------------------	---------------------------	----------------------	---------------------	----------------------

2013	579,460	12,694	805,404	1,397,558	1,397,558	0	1,397,558
2012	506,161	12,694	805,404	1,324,259	1,324,259	0	1,324,259
2011	532,455	12,694	805,404	1,350,553	1,350,553	0	1,350,553
2010	532,455	12,694	804,768	1,349,917	1,349,917	0	1,349,917
2009	558,749	12,694	1,419,275	1,990,718	1,990,718	0	1,990,718
2008	558,749	12,694	1,706,099	2,277,542	2,277,542	0	2,277,542
2007	363,615	12,694	2,433,389	2,869,698	2,869,698	0	2,869,698
2006	374,315	12,694	954,270	1,768,158	1,768,158	0	1,768,158
2005	374,315	12,694	848,240	1,824,305	1,824,305	0	1,824,305
2004	378,613	12,694	636,180	1,658,459	1,658,459	0	1,658,459
2003	378,613	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2002	376,074	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2001	376,074	12,694	519,547	1,308,909	1,308,909	0	1,308,909
2000	376,074	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1999	309,952	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1998	206,635	3,967	445,326	802,100	802,100	0	802,100
1997	206,635	3,967	424,120	802,100	802,100	0	802,100
1996	158,575	3,967	424,120	614,436	614,436	0	614,436
1995	158,575	3,967	424,120	614,436	614,436	0	614,436
1994	158,575	3,967	424,120	582,097	582,097	0	582,097
1993	148,340	3,967	424,120	576,427	576,427	0	576,427
1992	148,340	3,967	424,120	576,427	576,427	0	576,427
1991	148,340	3,967	424,120	576,427	576,427	0	576,427
1990	197,211	3,858	341,947	543,016	543,016	0	543,016
1989	197,211	3,858	339,296	540,365	540,365	0	540,365
1988	173,555	3,858	286,281	463,694	463,694	0	463,694
1987	171,392	3,858	131,154	306,404	306,404	0	306,404
1986	171,749	3,858	127,363	302,970	302,970	0	302,970
1985	169,194	3,858	108,151	281,203	281,203	0	281,203
1984	166,731	3,858	108,151	278,740	278,740	0	278,740
1983	166,731	3,858	67,351	237,940	237,940	0	237,940
1982	152,105	3,858	52,561	208,524	208,524	0	208,524

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/2/2010	2471 / 2250	100	QC	11

This page has been visited 4,906 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., January 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance - 825 Duval (RE# 00016830-000000; AK# 1017230)** - A request for a building coverage variance to erect a canopy to cover an existing outdoor-dining area at property in the HRCC-3 zoning district per Section 90-391 and Section 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION**



## YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

**Request:** **Variance - 825 Duval (RE# 00016830-000000; AK# 1017230)** - A request for a building coverage variance to erect a canopy to cover an existing outdoor-dining area at property in the HRCC-3 zoning district per Section 90-391 and Section 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant/Owner:** **Miami Awning Company**

**Project Location:** 825 Duval

**Date of Hearing:** Thursday, January 16, 2014

**Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene  
City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy L. Gibson at [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com).**

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 the testimony and evidence upon which the appeal is to be 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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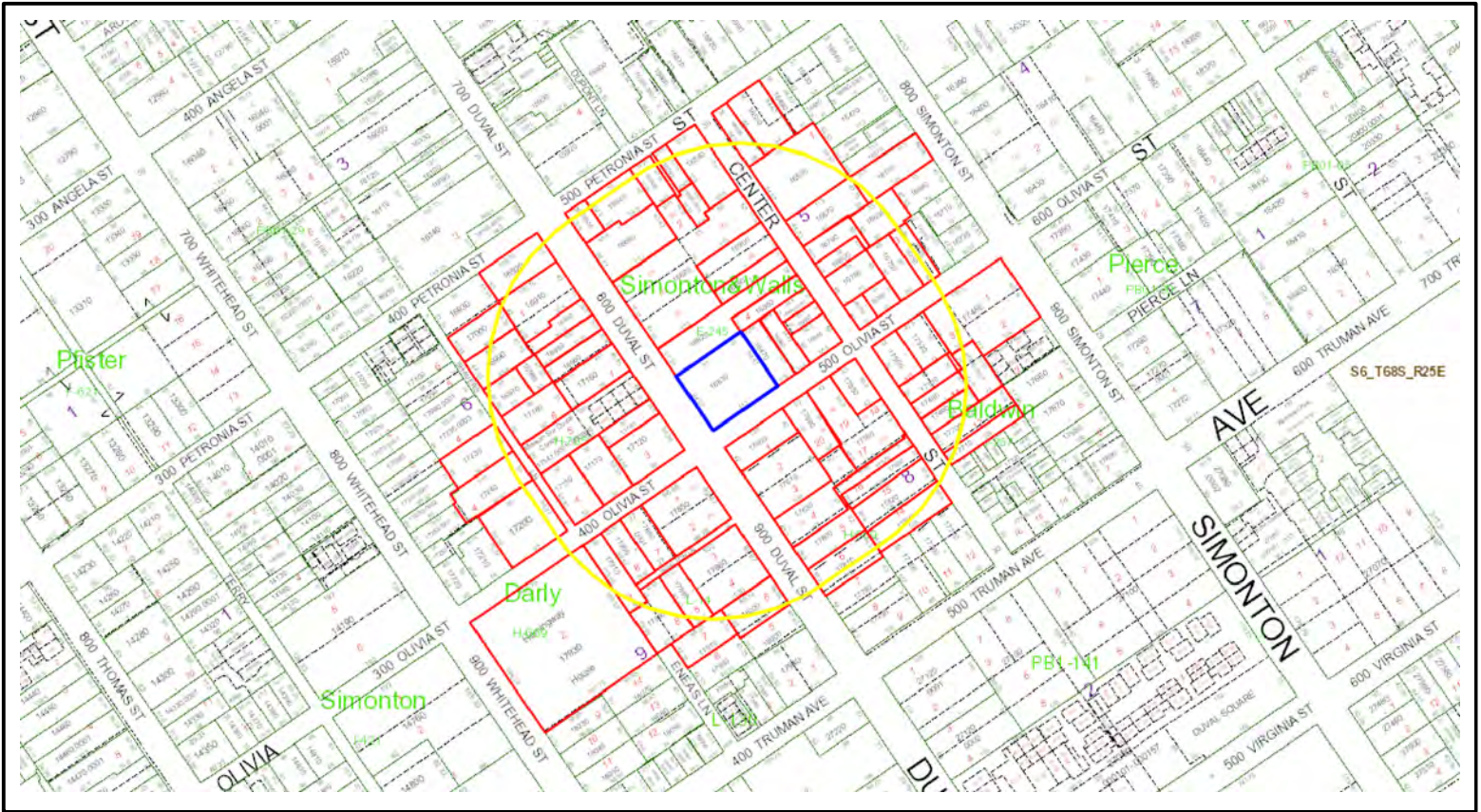
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# Monroe County, Florida

## 825 Duval

Printed: Dec 27, 2013

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
CENTER COURT - HISTORIC INN & COTTAGES LC	1402 NEWTON ST		KEY WEST	FL	33040-7028	
KEHOE GERALD F AND ELIZABETH J	66 BAY DR		KEY WEST	FL	33040-6115	
TIKAL REAL ESTATE HOLDING II LLC	PO BOX 1778		KEY WEST	FL	33041-1778	
STUART DAVID SULLINS III TRUST 05/06/2009	3756 LAKE ST		FORT MYERS	FL	33901-7935	
ALCOBER ELDA	380 MOUNTAIN RD APT 812		UNION CITY	NJ	07087-7305	
MENDOLA CHARLES AND BIQUETTE	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
HEPBURN EMILY B ESTATE	821 SHAVERS LN		KEY WEST	FL	33040-7415	
WHALEN BERNARD	2050 CHEROKEE RD		MACOMB	IL	61455-7702	
SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040-7435	
KAMRADT RICHARD	2049 CENTURY PARK E STE 3600		LOS ANGELES	CA	90067-3210	
MARTINS ON DUVAL LLC	917 DUVAL ST		KEY WEST	FL	33040-7407	
TEETS JOHN AMD AND REINST TRUST 01/2/2008 T/C	827 CENTER ST		KEY WEST	FL	33040-7434	
911 CENTER STREET LLC	223 ROCKY HILL RD		PLYMOUTH	MA	02360-5517	
913 DUVAL ST LLC	913 DUVAL ST		KEY WEST	FL	33040-7407	
COWARD NANCY REVOCABLE TRUST	1316 LAIRD ST		KEY WEST	FL	33040	
TYNES KENNETH L	13312 ARCTURUS AVE		GARDENA	CA	90249-1624	
LORDITCH JOSEPH L REVOCABLE TRUST 9/21/2012	PO BOX 1872		KEY WEST	FL	33041-1872	
MCMILLIN KAY ANN	1007 VONPHISTER ST		KEY WEST	FL	33040-4829	
CLARK ARTHUR ROY AND FRANKIE MAE	821 CENTER ST		KEY WEST	FL	33040-7434	
BEAVER DENNIS A LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040-7526	
CLEMENS KAREN	225 PETRONIA ST		KEY WEST	FL	33040-7373	
JACKSON JERRY J	513 OLIVIA ST		KEY WEST	FL	33040-7438	
TODD ROBERT A AND MARY JANE	1304 ELIZA ST		KEY WEST	FL	33040-3424	
DION RENTAL PROPERTIES LLC	PO BOX 1209		KEY WEST	FL	33041-1209	
511 OLIVIA STREET LLC	517 TRUMAN AVE		KEY WEST	FL	33040-3173	
824 KW LLC	PO BOX 21182		SARASOTA	FL	34276-4182	
ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST		KEY WEST	FL	33040-5037	
GEORGIA/CAROLINA I AND D LLC	1215 VARELA ST		KEY WEST	FL	33040-3313	
COWARD THOMAS REV TRUST 5/19/2000	1316 LAIRD ST		KEY WEST	FL	33040-5047	
CONCH INVESTORS III LLC	12178 4TH ST		RANCHO CUCAM	CA	91730-6127	
KEY WEST HOSPITALITY INS LLC	913 DUVAL ST		KEY WEST	FL	33040-7407	
BAUMLER THOMAS AND MARUEEN	19856 E UNION DR		CENTENNIAL	CO	80015-3490	
MATHIES DELORES ESTATE	522 OLIVIA ST		KEY WEST	FL	33040-7471	
EDGAR LLC	816 DUVAL ST		KEY WEST	FL	33040-7406	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
APPEL MILTON LLC	6844 BELMONT SHORE DR		DELRAY BEACH	FL	33446-5658	
LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
CONDON LINDA KIEL	817 CENTER ST		KEY WEST	FL	33040-7434	
KNOWLES PATRICIA A AND STEVE JR	813 SHAVERS LN		KEY WEST	FL	33040-7415	
DIXON CHARLES AND CLEARE GEORGE	256 AUMOE RD		KAILUA	HI	96734-3444	
NEWMAN-MARINE KEY WEST LLC	3408 N WASHINGTON RD		FORT WAYNE	IN	46802-4905	
NESS STEVEN ELLIOTT	524 OLIVIA ST		KEY WEST	FL	33040-7471	
903 DUVAL LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		KEY WEST	FL	33040-7406	
CABANAS GEORGE	904 SIMONTON ST		KEY WEST	FL	33040-7448	
901 DUVAL STREET INC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
801 BOURBON INC	728 DUVAL ST		KEY WEST	FL	33040-7400	
CABANAS GEORGE JR	526 OLIVIA ST		KEY WEST	FL	33040-7471	
S AND P MANAGEMENT INC	420 OLIVIA ST		KEY WEST	FL	33040-7411	
MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE		GAITHERSBURG	MD	20882	
ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST		KEY WEST	FL	33040-5037	
CLARKE OSSIE MAE	416 OLIVIA ST		KEY WEST	FL	33040-7411	
GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040-7446	
FLUKERS CERETTA ESTATE	917 CENTER ST		KEY WEST	FL	33040-7436	
907 WHITEHEAD STREET CORP	907 WHITEHEAD ST		KEY WEST	FL	33040-7473	
ELLIOTT URSULA WELTERS	222 EANES LN		KEY WEST	FL	33040-7409	
MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040-7466	
GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE		KEY WEST	FL	33040-6244	
SEPULVEDA ZAIRA	PO BOX 1614		KEY WEST	FL	33041-1614	
CLARKE CAMILLA	11215 SW 138TH ST		MIAMI	FL	33176-6420	
CABANAS JUANITA C	1111 SUNSET RD		MIAMI	FL	33143-6021	
GARDNER PAUL W AND DIANA L	126 SPOONBILL POINT CT		ST AUGUSTINE	FL	32080-5393	
CENTER COURT HISTORIC INN AND COTTAGES LC	915 CENTER ST		KEY WEST	FL	33040-7436	
WOO PATRICIA ERNST REV LIV TRUST AMD 02/27/09	1919 HICKORY ST		SAINT LOUIS	MO	63104-2931	
BANSHEE LLC	915 DUVAL ST		KEY WEST	FL	33040-7407	
O'NEIL BRIAN S AND SUZANNE	PO BOX 199		TAVERNIER	FL	33070-0199	
MAISON SUR DUVAL CONDOMINIUM	824-826 DUVAL ST		KEY WEST	FL	33040	
PLA STEPHEN E ESTATE	415 OLIVIA ST		KEY WEST	FL	33040-7410	
SAWYER ELVIRA V	818 SHAVERS LN		KEY WEST	FL	33040-7416	