

APPLICATION



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Received 8/4/23 JLM

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 425 Southard St (419-425 Southard)
 Zoning District: HRCC-1
 Real Estate (RE) #: 00009760-000000
 Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative
 Name: Marcia Weaver Mailing Address: 425 Southard St
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 617-429-1169 Office: 305-509-7079 Fax: _____
 Email: ~~fritas~~ ~~Cuban Burgers Cafe~~ fritascubanburgers@gmail.com

PROPERTY OWNER: (if different than above)

Name: Joseph Cohen Mailing Address: The Cohen Organization
~~5380 SW 45th St~~ 45 NW 21st St
 City: Miami State: FL Zip: 33127
 Home/Mobile Phone: _____ Office: _____ Fax: _____
 Email: ronit@cohensorganization.com

Description of Proposed Construction, Development, and Use: I would like to have patio area available for seating for customers thereby It would support a small, local business and provide seating and respite from the sun for passers-by, as well as employment for locals. Lorem Ipsum. Expansion next door would also provide a shaded area for customers to sit while waiting for food to go in the heat in an artistic setting as well as cold drinks and ice cream to go.

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

Requesting parking variance for 52 spaces, due to expansion of consumption area for a total of 2,367 SF of consumption area.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking	52	0	0	52
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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

This is a 75,00 SF site with several historic contributing structures. The required parking cannot be accommodated by the existing site, and the historic structures cannot be altered to accommodate parking.

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

Conditions not created by the applicant: The applicant did not create the conditions in which the site cannot accommodate off-street parking. These structures have existed in this configuration for the better part of the last century, since before the widespread adoption of automobile travel. The driveway access was recently removed by the city during November 2023 road and sidewalk work.

- 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.

Special privileges not conferred: Many if not all other properties in the same zoning district have similar or larger floor areas and also do not have on-site parking some of which were established after this business. This is considered permitted because the area is in the historic commercial pedestrian oriented 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.

Hardship conditions exist: Without a parking variance, the café would never be able to provide seating or additional floor area for customers, even though the site can accommodate it. Other similar sites are permitted to use the existing floor area on their site for restaurant use; denial of a variance would deny the applicant the right to use the floor area that is available, and would be economically harmful to the owner who would be denied full use of the property.

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

Only minimum variance granted: Only the minimum variance has been requested that would allow the applicant to make reasonable use of site.

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.

Not injurious: This would not be injurious to the public welfare. It would support a small, local business and provide seating and respite from the sun for passers-by, as well as employment for locals.

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.

Existing nonconforming uses: Existing nonconforming uses of other properties is not the basis for approval.

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

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

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

Pre-Application Meeting Notes

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

Meeting Date: _____ Zoning District: _____

Address/Location: 425 + 419 Southard St (one parcel)

Request: Parking Variance: 52 spaces

Type of Application: _____

Attendees: Jordan + Marcia Wearer

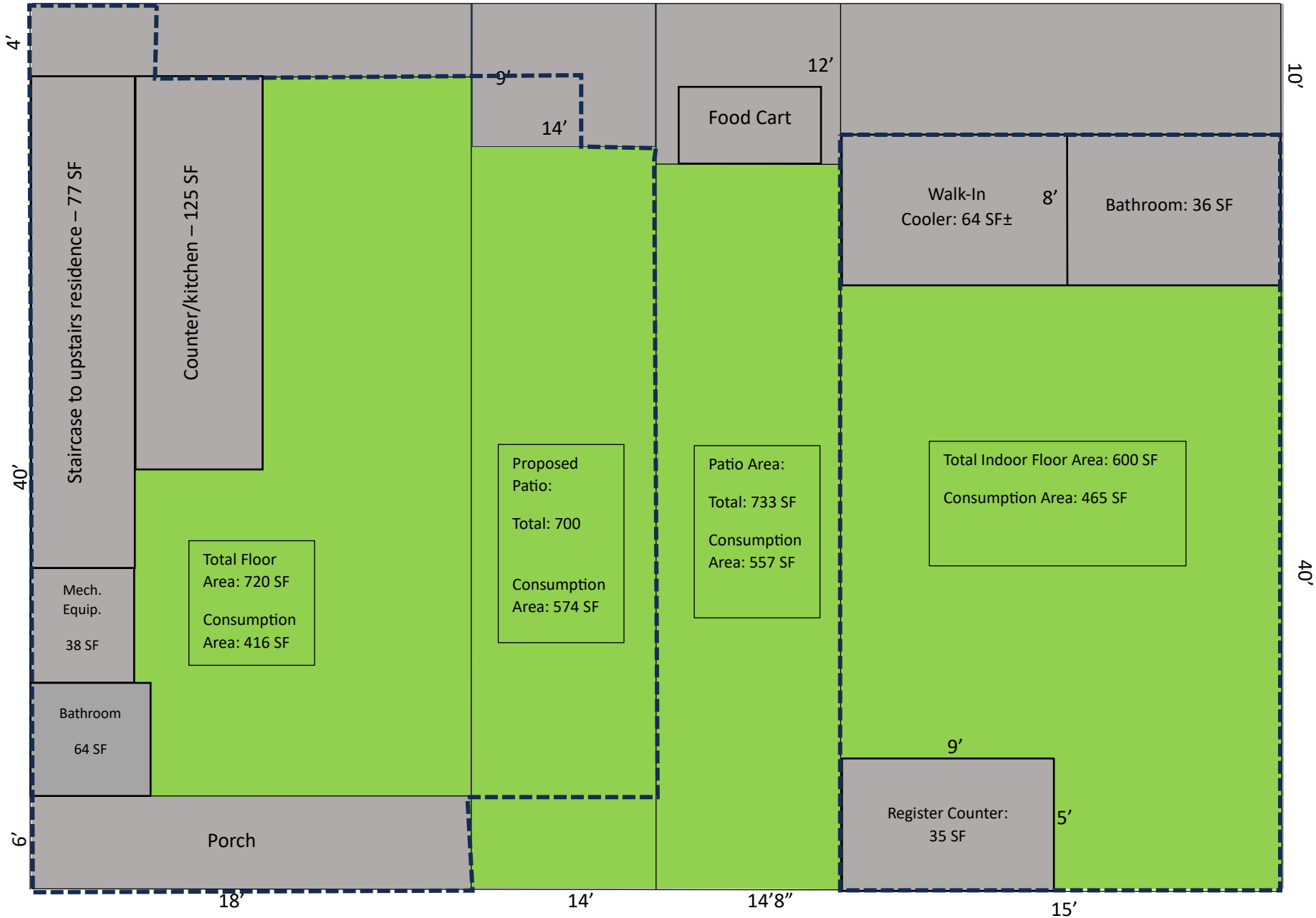
Notes:

Frita's Cafe is expanding footprint, from take-out only in structure at 425 Southard, to include the patio/~~grass~~ garden area to the west, as well as the first floor of 419 Southard.

Property is in Historic Commercial Pedestrian oriented area - increase in intensity triggers parking requirements

**Proposed Consumption
Area**

Consumption Area Sketch
 Dashed line indicates the outline of structures.



419 Southard St

425 Southard St

SITE PLAN

CONSTRUCTION PLANS FOR 419 SOUTHARD ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
419 SOUTHARD ST
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

DRAFT

SIGNATURE:
DATE: SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV | DESCRIPTION | BY | DATE
1 | FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

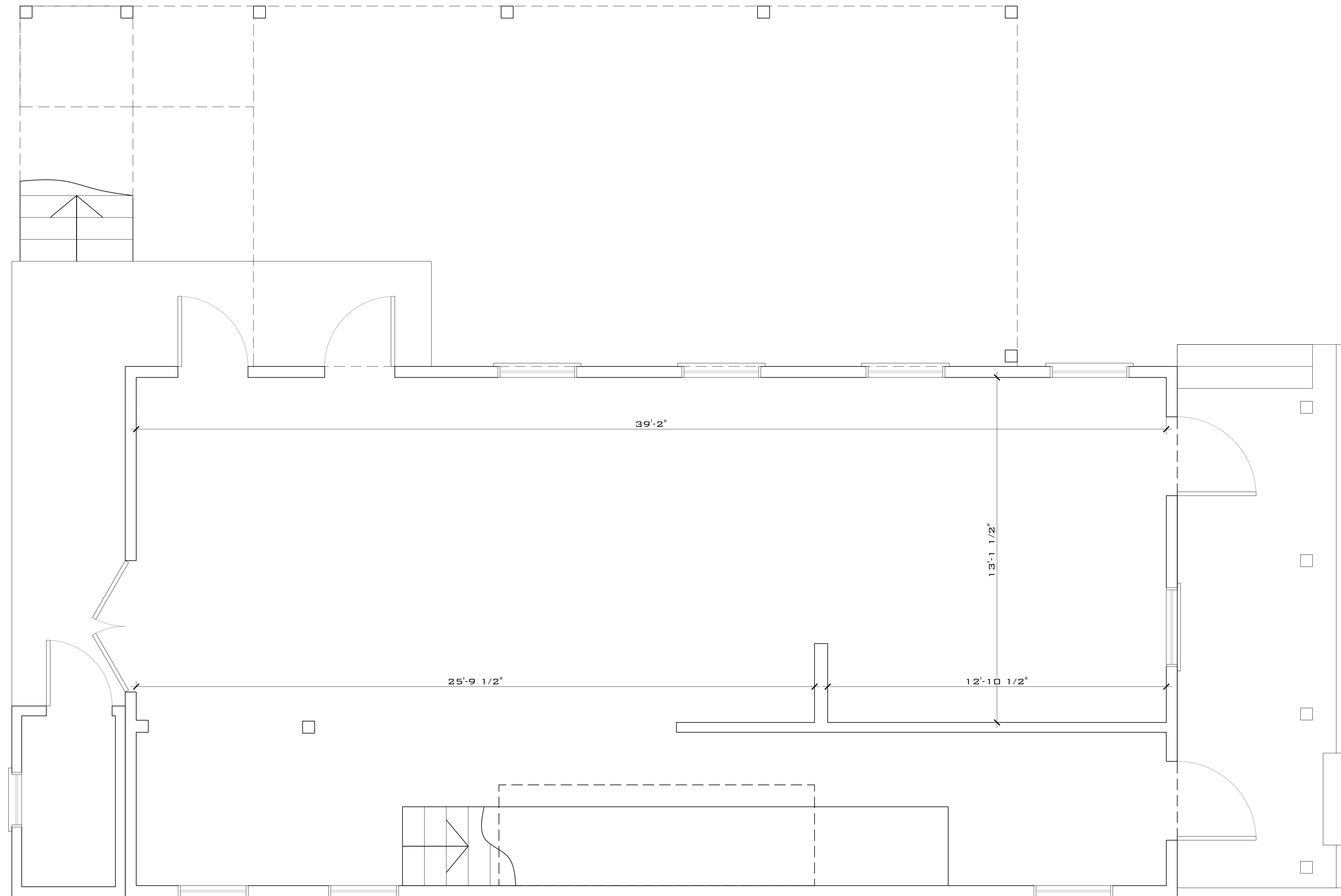
CLIENT: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

DATE: 419 SOUTHARD ST
KEY WEST, FL 33040

TITLE: COVER

DATE PLOTTED: 03/29/21
AS SHOWN: 03/29/21
PROJECT NO.: 2006-05
DRAWN BY: JPM
CHECKED BY: SAM
SCALE: A-300
SHEET NO.: 1



EXISTING FIRST FLOOR PLAN
 SCALE: 1/2" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

DRAFT

SIGNATURE:
 DATE:

SERGE MASHKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

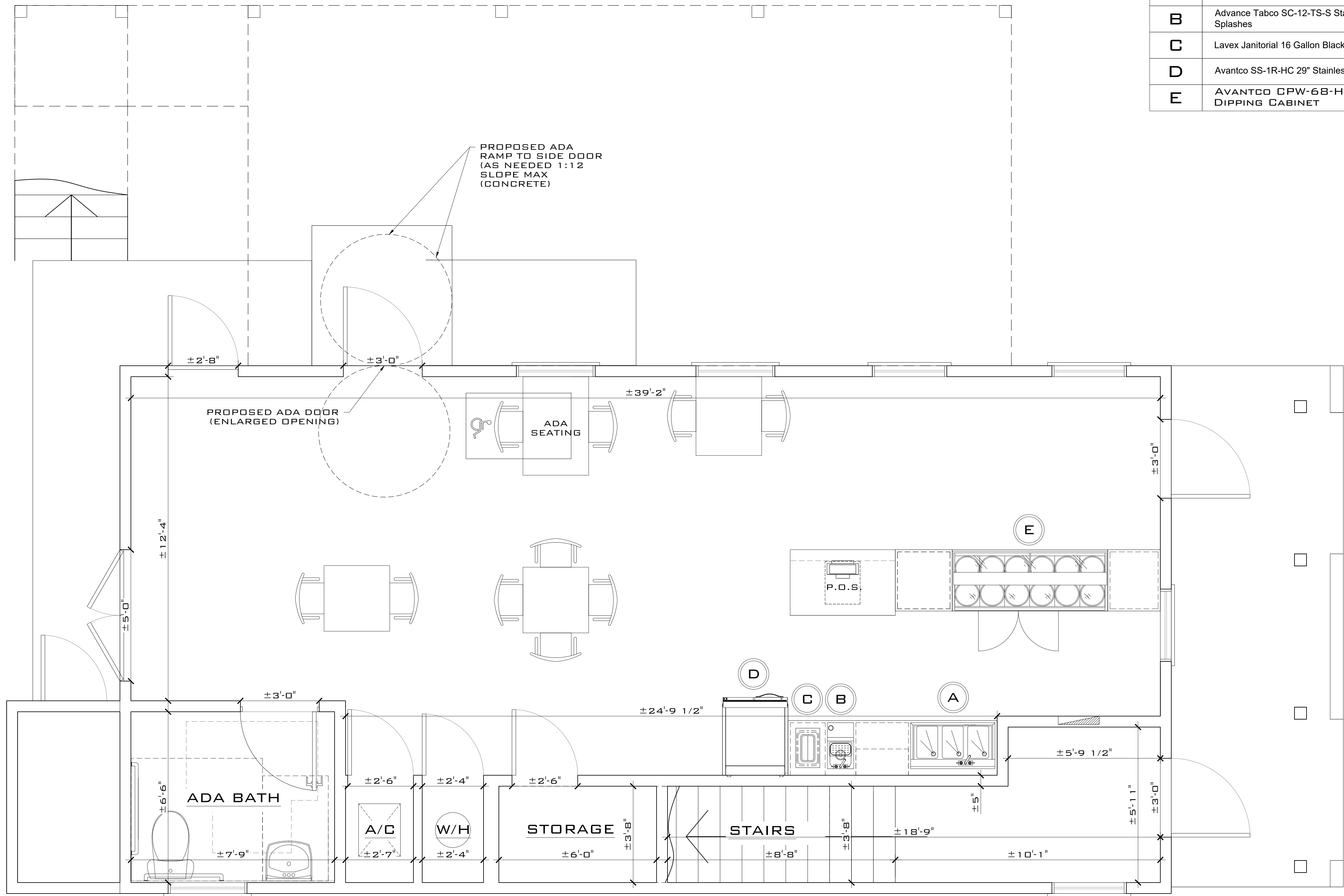
CLIENT: **GARY THE CARPENTER CONSTRUCTION, INC**

PROJECT: **419 SOUTHARD ST**

DATE: **419 SOUTHARD ST**
KEY WEST, FL 33040

DATE	BY	CHKD	DATE	DATE	BY	CHKD	DATE
2006-05							

TABLE	LIST OF EQUIPMENT
A	REGENCY 3 BOWL UNDERBAR SINK WITH FAUCET - 38 1/2" x 18 3/4"
B	Advance Tabco SC-12-TS-S Stainless Steel Underbar Hand Sink with Soap / Towel Dispensers and Side Splashes
C	Lavex Janitorial 16 Gallon Black Slim Rectangular Trash Can with Dome Swing Lid
D	Avantco SS-1R-HC 29" Stainless Steel Solid Door Reach-In Refrigerator
E	AVANTCO CPW-68-HC 67 3/4" 12 TUB WHITE DELUXE ICE CREAM DIPPING CABINET



PROPOSED 1ST FLOOR PLAN
SCALE: 1/2" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

DRAFT

SIGNATURE:
DATE:

SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

DATE: 419 SOUTHARD ST
KEY WEST, FL 33040

TITLE: EXISTING&PROPOSED FLOOR PLANS

DATE PLOTTED: 07/07/23
AS SHOWN: 07/07/23
2006-05 A-301 1

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON
N77°02'55"E ASSUMED ALONG
THE CENTERLINE OF SOUTHARD
STREET

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ALL UNITS ARE SHOWN IN U.S.
SURVEY FEET

ADDRESS:
534 DUVAL STREET
KEY WEST, FL 32040

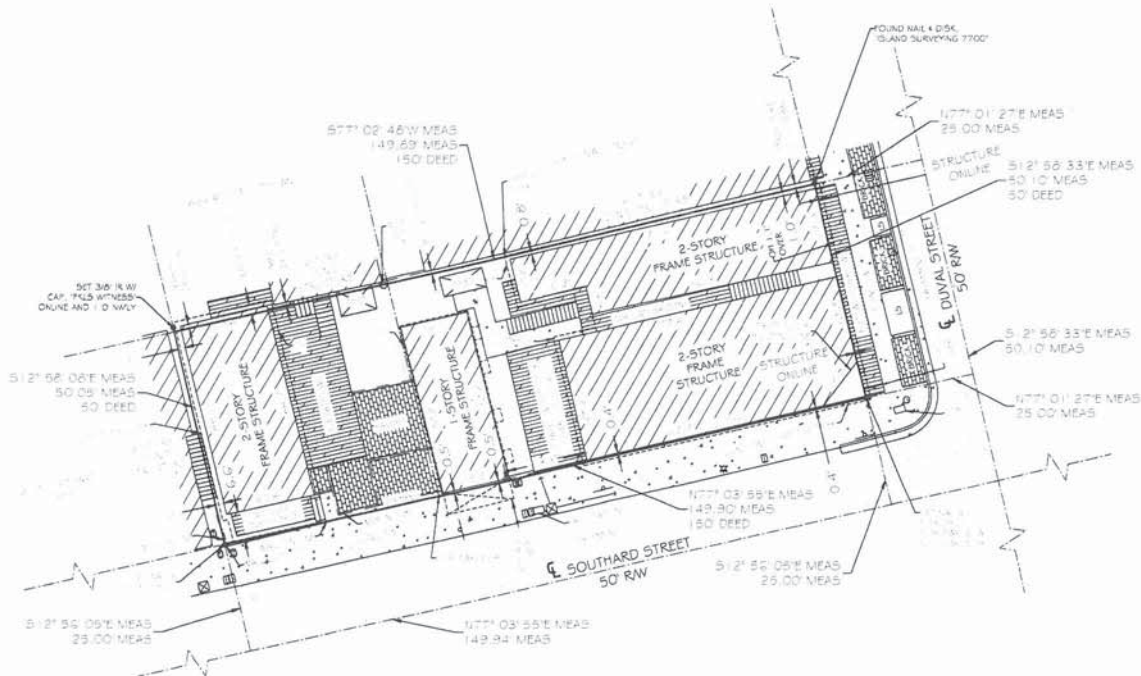
COMMUNITY NO.: 120168
MAP NO.: 12087C-516F
MAP DATE: 02/18/2005
FLOOD ZONE: IX
BASE ELEVATION: 11A



ASSUMED

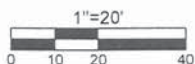


LOCATION MAP - NTS
SEC. 06-T-85-R25E



LEGEND

- 2-2 STORY FRAME STRUCTURE
- 1-1 STORY FRAME STRUCTURE
- 2-2 STORY FRAME STRUCTURE
- 2-2 STORY FRAME STRUCTURE
- 2-2 STORY FRAME STRUCTURE



TOTAL AREA = 7,501.06 SQFT ±

CERTIFIED TO -

534 Duval Street, LLC
Richard M. Kitechok, P.A.
031 Republic National Title Insurance Company

LEGAL DESCRIPTION -

"PARCEL A"
Known as part of Lot 1 in Square 51 of the City of Key West, according to the Map of William A. Whitehead delineated in February, A.D., 1828, commencing at the corner of Southard and Duval Streets running thence in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning, together with all improvements thereon.

"PARCEL B" - AND
On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1828, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a Northeast direction 50 feet; thence at right angles in a Southeast direction 50 feet to place of beginning, being a portion of the same land described in a deed recorded in Deed Book 00, Page 402 of Monroe County Records, together with all improvements thereon.

**FLORIDA KEYS
LAND SURVEYING**
1996D OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 354-3690
FAX: (305) 308-7373
EMAIL: FKLSeMail@gmail.com

[Handwritten signature]

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Marcia Weaver, in my capacity as Owner
(print name) *(print position; president, managing member)*
of Fritas LLC
(print name of entity)

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:

425 Southard Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 19th 2023 by
JOSEPH COHEN
Name of Applicant

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

Notary's Signature and Seal



LEVANA MACKHOFF
Name of Acknowledger typed, printed or stamped

HH 772790
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, Joseph Cohen as
Please Print Name of person with authority to execute documents on behalf of entity

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

authorize Marcia Weaver
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]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this April 19th 2023
Date

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

He/She is personally known to me or has presented [Signature] as identification.

[Signature]
Notary's Signature and Seal



Levens Maddhoff
Name of Acknowledger typed, printed or stamped

HH 112190
Commission Number, if any

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: 00209760-000000
 Account#: 1010022
 Property ID: 1010022
 Midge Group: 1245W
 Location Address: 534 DUVAL ST, KEY WEST
 Legal Description: KW PT LOT 1 SQR 51 OR 155-435 OR 170-103 OR 408-110-11 OR 2864-896 OR 2882-2079 OR 3026-1511
 Neighborhood: 32530
 Property Class: STORE COMBO (1200)
 Subdivision:
 Sec/Twp/Rng: 06-16-25
 Affordable Housing: No



Owner
 534 DUVAL STREET LLC
 45 NW 21st St
 Miami FL 33127

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Market Improvement Value	\$935,137	\$905,571	\$941,981	\$945,085
Market Misc Value	\$1,600	\$1,600	\$1,600	\$1,600
Market Land Value	\$2,173,500	\$2,173,500	\$2,173,500	\$1,725,000
Just Market Value	\$3,110,237	\$3,080,671	\$3,117,081	\$2,671,685
Total Assessed Value	\$3,110,237	\$3,080,671	\$3,117,081	\$2,671,685
School Exempt Value	\$0	\$0	\$0	\$0
School Taxable Value	\$3,110,237	\$3,080,671	\$3,117,081	\$2,671,685

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$2,173,500	\$905,571	\$1,600	\$3,080,671	\$3,080,671	\$0	\$3,080,671	\$0
2020	\$2,173,500	\$941,981	\$1,600	\$3,117,081	\$2,938,853	\$0	\$3,117,081	\$0
2019	\$1,725,000	\$945,085	\$1,600	\$2,671,685	\$2,671,685	\$0	\$2,671,685	\$0
2018	\$1,658,750	\$893,463	\$1,600	\$2,553,813	\$2,529,820	\$0	\$2,563,812	\$0

Land

Land Use (1200)	Number of Units	Unit Type	Frontage	Depth
	7.60000	Square Foot	50'	150'

Buildings

Building ID	Style	Building Type	Gross Sq Ft	Finished Sq Ft	Stories	Condition	Perimeter	Functional Obs	Economic Obs	Depreciation %	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bedrooms	Full Bathrooms	Half Bathrooms	Grade	Number of Fire Pl
39470		APARTMENTS (13C)	8006	6850	4	AVERAGE	813	0	0	40		ABOVE WOOD SIDING	1913	1913						0	1	0	500	0

Buildings

Building ID	Style	Building Type	Gross Sq Ft	Finished Sq Ft	Stories	Condition	Perimeter	Functional Obs	Economic Obs	Depreciation %	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bedrooms	Full Bathrooms	Half Bathrooms	Grade	Number of Fire Pl
569		M-F (3) (R)	3623	1800	2	POOR	240	0	0	42		ABOVE AVERAGE WOOD	1913	1960	WD CONC PADS	GABLE-HIP	METAL	CONC S B GRND	NONE WITHIN NONE	0	1	0	350	0

Buildings

Building ID	Style	Building Type	Gross Sq Ft	Finished Sq Ft	Stories	Condition	Perimeter	Functional Obs	Economic Obs	Depreciation %	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bedrooms	Full Bathrooms	Half Bathrooms	Grade	Number of Fire Pl
39471		1 STY STORE D-11D	600	600	1	AVERAGE	110	0	0	50		ABOVE WOOD SIDING	1941	1985						0	1	0	350	0

Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
CHAIN LINK FENCE	1979	9 x 29	1	\$386	1
FENCES	1993	0 x 0	1	\$1,830	2
BRICK PATIO	1980	12 x 14	1	\$1,554	2
BRICK PATIO	1980	4 x 5	1	\$190	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6-10-2020	\$5,100,000	Warranty Deed	2269155	3026	1515	Q - Qualified	Improved		
2-1-1969	\$53,100	Conversion Code		408	110	Q - Qualified	Improved		

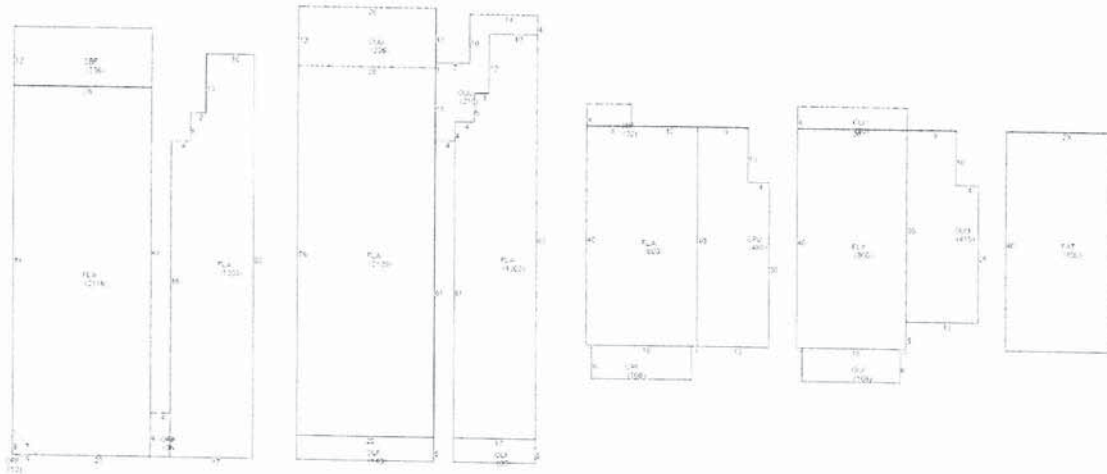
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-0249	2-13-2023		\$42,000	Commercial	Install outlets, GFI outlets, switches, lights, Ceiling fan, Run conduits and wire from existing electrical service to a new electrical panel 42 spaces 200 amp Run wires for each circuit. Install outlets, GFI outlets, switches, lights, Ceiling fan outlets for kitchen appliances, smoke detector exist combolights power water heater
BLD2021-1308	11-10-2022		\$50,000	Commercial	Requires loads circuit. 10-20-2022 9:20:05 AM 5/3/2021 5:08:55 PM (E) Architect Contractor Perform electrical work on 1st and 2nd floor as plans. Existing electrical service remains.
BLD2022-2884	10-14-2022		\$8,500	Commercial	Add 3 dormers to existing roof-right side

Number #	Date Issued #	Date Completed #	Amount \$	Permit Type #	Notes #
BLD 2022-2961	9/8/2022		\$8,500	Commercial	REMOVE EXISTING INSTALL NEW ONE RIGHT HAND SIDE ONLY
BLD 2022-1224	4/24/2022		\$2,500	Commercial	
BLD 2022-0556	3/15/2022	7/1/2022	\$13,000	Commercial	4/28/2022 8:42:04 AM EXPLORATOR DEMO SECOND AND THIRD FLOOR ONLY EXPLORATOR OPEN UP FOR THE ARCHITECT CAN FINISH BUILDOUT DRAWINGS #FRAMING ON THE SECOND AND THIRD FLOOR
BLD 2022-2413	3/10/2022		\$1,500	Commercial	ROUGH IN TWO EXISTING BATHROOMS WITH NEW TIE IN EXISTING SEWER AND WATER ALL NEW FIXTURES "NOC REQUIRED" "HARC NOT REQUIRED" T/D
BLD 2022-5349	2/23/2022		\$61,000	Commercial	2 BATHROOMS AND 1 SMALL KITCHEN REMODELING, RUN WIRES AND CONDUIT TO INSTALL EIGHTS FOR SHOWERS EXHAUST FANS LIGHT SWITCHES OUTLETS AND GFI OUTLETS KITCHEN RANGE OUTLET ALL CODING TO PLANS PROVIDED 2 BATHROOM AND 1 KITCHEN REMODEL INSTALL LIGHTS SWITCHES OUTLETS "NOC EXEMPT" "HARC INSPECTION KEYP" NEW TWIN BATHROOM AND KITCHEN LAYOUT MOVING THE KITCHEN AND ADDING 1 BATHROOM SEE DRAWINGS HARC INSPECTION REQUIRED NOC REQUIRED
BLD 2021-2824	10/7/2021	1/18/2022	\$3,250	Commercial	REPLACE EXISTENT 3-PHASE SERVICE AND INSTALL A 200 AMP SEE PERMIT FOR 132 DUVAL ST NOC REQUIRED GH
BLD 2021-2823	10/7/2021	1/19/2022	\$3,250	Commercial	UPGRADE EXISTENT 3-PHASE SERVICE AND INSTALL 200 AMP SERVICE SEE PERMIT APPLICATION FOR 534 DUVAL ST NOC REQUIRED GH
BLD 2021-1049	5/28/2021		\$40,000	Commercial	REINSTALL HISTORIC WINDOWS AND DOOR ON FRONT REPAIR OR REPLACE WINDOWS AND DOOR ON SIDE TO MATCH REPLACE SIDING AND PAINT TO MATCH INSTALL STORM PANELS ON NON IMPACT WINDOWS AND DOOR WINDOWS
BLD 2021-1073	5/26/2021		\$90,000	Commercial	NEW FOUNDATIONS AND FLOOR SLAB NEW STAIRS AND FRAMING NEW KITCHEN UPSTAIRS A CONDITION OF APPROVAL BUILDING IS TO BE FULLY SPRINKLED TO BE PERMITTED SEPARATELY
BLD 2021-1503	5/21/2021		\$35,000	Commercial	ROUGH IN AND TRIM OF PLUMBING PORTION
BLD 2021-1504	5/21/2021		\$10,000	Commercial	ROUGH IN AND TRIM OF PLUMBING PORTION AS PER PLANS
BLD 2021-1069	5/10/2021		\$10,000	Commercial	ROUGH IN AND INSTALLATION OF 2 WATER CLOSETS 2 LAVATORIES 1 SHOWER AND 1 KITCHEN SINK ROUGH IN AND TRIM OF PLUMBING PORTION AS PER PLANS
BLD 2021-0788	3/18/2021		\$23,000	Commercial	REMOVE AND REPLACE A 1 TON SPLIT A/C WITH DUCT WORK AND REPLACE DUCTWORK ON A SYSTEM 7 1/2
BLD 2021-0738	2/15/2021		\$6,000	Commercial	INSULATION HAT CHANNEL DRYWALL NOC FILED WITH APPLICATION
BLD 2020-2067	7/23/2020		\$62,000	Commercial	NEW FOOTINGS AND CONCRETE SLAB
BLD 2020-1905	7/10/2020		\$5,000	Commercial	ROUGH IN ONLY OF PLUMBING UNDER NEW FOUNDATION
BLD 2020-1997	6/25/2020		\$2,000	Commercial	REMOVE INTERIOR ELEVATED FLOORING WALL FINISHES & FRAMING
BLD 2020-1596	6/3/2020		\$2,100	Commercial	REMOVE INTERIOR ELEVATED WOOD FLOORING WALL COVERING AND FRAMING
BLD 2020-1598	6/3/2020		\$2,100	Commercial	REMOVE INTERIOR 1ST FLOOR WALL FINISHES AND FRAMING
BLD 2018-1285	1/3/2019	6/17/2019	\$4,000	Commercial	REPLACE ROTTEN DECORATING PARTERS POST PER ENGINEERING PLANS NOC REQUIRED HARD INSPECTION REQUIRED GH
16-00005428	4/14/2016	4/15/2017	\$3,000	Commercial	REMOVE EXISTING CHAIN LINK FENCE GATE(S) AT PROPERTY LINE REPLACE WITH SHORT FENCE (42") W/ OPENING INSTALL 4" TALL TRIFOLD GATE 10' SETBACK ALL NEW WOOD TO HAVE WOOD PICKETS PAINTED WHITE H16-01-0151
14-2598	6/10/2014	5/13/2017	\$7,000	Commercial	REPLACE A TEON TON CIND INSTALL STAND A HIS ONE YEAR OLD INSTALL 4000 SURE GRILLS W/ DUCK WORK TO TWO ROOMS COND HAS EXISTING SLAB JOISTS
14-1158	3/11/2014	5/13/2017	\$7,400	Commercial	SET FIXTURES: 1. TRIPLE COMPARTMENT SINK 1. HAND SINK 1. MOP SINK 1. GREASE TRAP 1. FLOOR SINK DRAIN MAINTENANCE AND PAINT THE TWO V-CRIMP METAL PANEL ROOFS
11-1244	4/5/2011		\$18,830	Commercial	REMOVE BROKEN GLASS STOREFRONT AND REPLACE WITH NEW
13-1300	4/5/2013	6/29/2017	\$1,000	Commercial	INSTALL NEW FENCES 14' FRONT OF THE PROPERTY 12 1/2 BACK 24' BACK IN DRIVEWAY ALL WOOD SAND SET PAVERS IN DRIVEWAY 280 SF NEW DOOR TO REPLACE EXISTING WINDOW EXTERIOR TOUCH UP PAINT TO MATCH EXISTING
2012-00002939	2/16/2012		\$10,000	Commercial	REPLACE A 10 TON A HONEY INSE W EXT POWER AND STAND REPLACE A 6 FOOT AIR CURTAIN W EXT POWER
11-3516	9/22/2011		\$4,949	Commercial	REMOVE EXISTING FRONT DOOR INSTALL 2 2 X 8 FULL LIGHT DOORS EXTEND SIDE WINDOWS TO LOUVERED NEW WALL
11-3323	9/15/2011		\$4,750	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
08-0117	1/24/2008		\$4,400	Commercial	CROW MOLDING TWO OFFICES
06-0012	1/23/2008	2/1/2008	\$900	Commercial	REMOVE EXIST G DROP CEILING REPLACE WITH 1 X 4 TAG CEILING
2007-00004871	10/19/2007		\$5,000	Commercial	150 SF WOOD SIDING AND CASING LEVEL FIRST FLOOR
2007-00004714	10/19/2007	3/28/2020	\$3,000	Commercial	INSTALL OUTLETS WIRE
05-2792	5/8/2006	8/15/2006	\$1,600	Commercial	INSTALL 3 COMPARTMENT SINK & GREASE TRAP
04-2218	4/11/2004	7/26/2006	\$700	Commercial	REPLACE 10 TON WITH 25 TON
04-0075	1/12/2004	7/29/2004	\$6,500	Commercial	WALL SIGN
03-0338	2/7/2003	9/1/2004	\$150	Commercial	BUILD INSIDE WALL
03-0283	2/3/2003	5/26/2020	\$275	Commercial	PLUMBING
03-0281	3/28/2003	3/29/2003	\$1,500	Commercial	ELECTRIC
02-3341	12/12/2002	10/3/2003	\$9,000	Commercial	DEMOLISH TO FIRE
02-3265	12/3/2002	10/3/2003	\$5,000	Commercial	REPAIR ELECTRICAL
02-2961	11/5/2002	10/3/2003	\$1,000	Commercial	DEMOL PERMITE FINE
02-2958	10/31/2002	10/3/2003	\$975	Commercial	7 SQ V CRMP
01-1995	5/21/2001	11/14/2001	\$3,359	Commercial	REPLACE 10 TON AIR HANDLE
99-2404	7/9/1999	11/3/1999	\$5,000	Commercial	ATTACHING WOOD SIGN
895-0423	2/1/1995	8/1/1995	\$100	Commercial	

View Tax Info

Sketches (click to enlarge)





Photos



Map



TRIM Notice

© 2023 Schneider Corp.





Home / Search / Detail by Entity Name / Search Results / Florida LLC Search

Detail by Entity Name

Florida Limited Liability Company
534 DUVAL STREET, LLC

Filing Information

Document Number L20000127921
FEI/EIN Number 85-1131660
Date Filed 05/15/2020
State FL
Status ACTIVE

Principal Address

532-534 Duval Street
Key West, FL 33040

Changed: 02/01/2022

Mailing Address

45 NW 21ST STREET
MIAMI, FL 33127

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

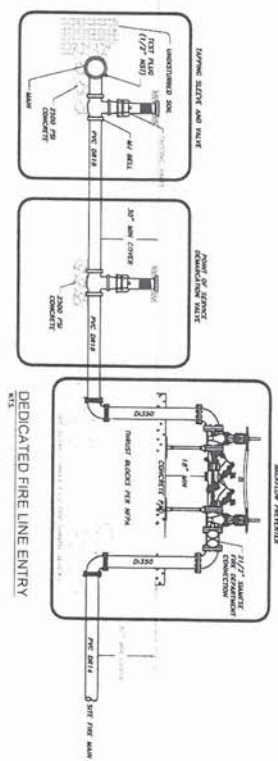
COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Annual Reports

Report Year	Filed Date
2021	01/28/2021
2022	02/01/2022
2023	01/16/2023

Document Images

Document Name	Document Type	Document Date
Annual Report 2021	Annual Report	01/28/2021
Annual Report 2022	Annual Report	02/01/2022
Annual Report 2023	Annual Report	01/16/2023



NOTES

REQUIREMENTS FOR WATER MAINS FIRE PROTECTION SYSTEM FOR S32 & S34

1. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

2. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

3. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

4. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

5. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

6. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

7. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

8. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

9. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

10. Water Mains shall be installed in accordance with the Florida Building Code, Chapter 9, Part 9.05, and the Florida Fire Prevention Code, Chapter 9, Part 9.05.1.

SITE NOTES

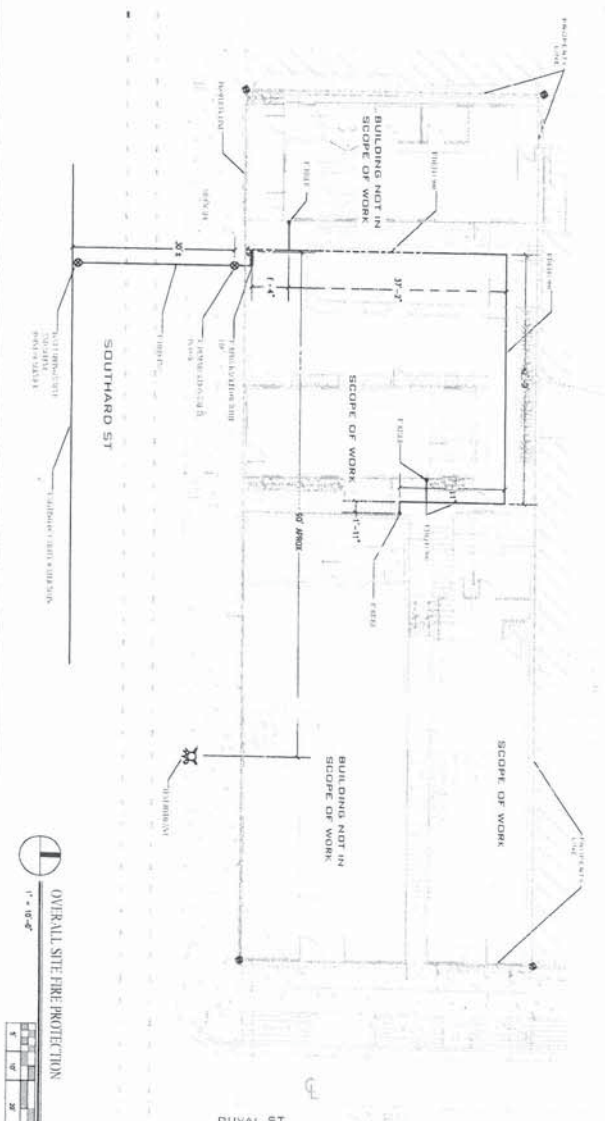
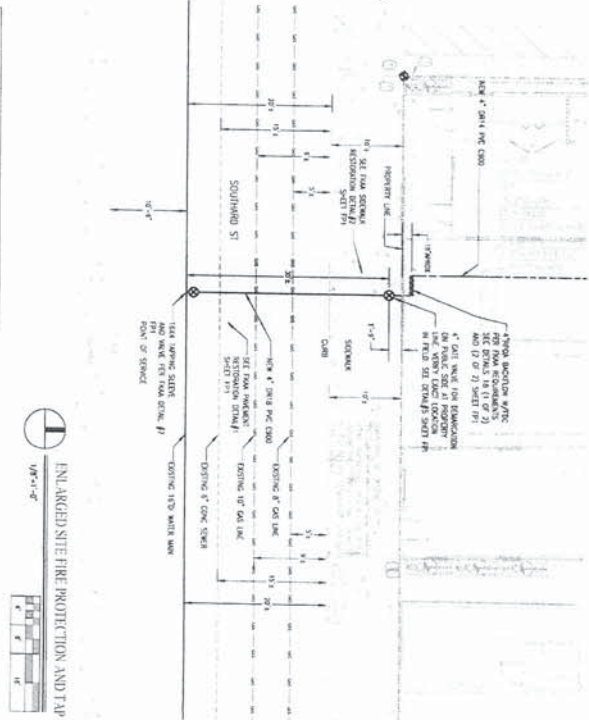
1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND CONSTRUCTION CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND STREETS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK.



	Fire Protection Site Plan <small>Copyright 2011 KAD ENGINEERING & CONSULTING</small>	KAD ENGINEERING & CONSULTING, LLC 14954 SKI/JACK LOOP BRADENTON, FL 34202 PHONE: (941) 540-6407		GARY'S PLUMBING & FIRE INC. 6409 2nd TERR.	BUILDING AT 425 SOUTHARD 425 SOUTHARD ST. KEY WEST, FLORIDA	PERMIT SET DATE: 08/15/11
	SCALE: 1/8" = 1'-0" DATE: 08/15/11					

Doc # 2269155 Bk# 3026 Pg# 1515 Electronically Recorded 6/12/2020 at 4:02 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$18.50 Deed Doc Stamp \$35,700.00

PREPARED BY TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE19-035
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$35,700.00

_____ [space above this line for recording data] _____

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made on this ____ day of June, 2020, by and between SAMUEL J. KAUFMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STELLA STAMITIA RYLANDER, deceased, whose mailing address is 3130 Northside Drive, Key West, FL 33040, (hereinafter referred to as 'Grantor'), and 534 DUVAL STREET, LLC, a Florida limited liability company, whose address is 45 W. 21st Street, Miami, FL 33127 (hereinafter referred to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE MILLION ONE HUNDRED THOUSAND & 00/100^{ths} DOLLARS (\$5,100,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street addresses of 419-425 Southard Street and 532-534 Duval Street, Key West FL 33040, more particularly described as:

KNOWN AS PART OF LOT 1 IN SQUARE 51 OF THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, ACCORDING TO THE MAP OF WILLIAM A. WHITEHEAD DELINEATED IN FEBRUARY, A.D., 1829, COMMENCING AT THE CORNER OF SOUTHARD AND DUVAL STREETS RUNNING THENCE IN A NORTHWEST DIRECTION 50 FEET; THENCE IN A SOUTHWEST DIRECTION 100 FEET; THENCE IN A SOUTHEAST DIRECTION 50 FEET TO SOUTHARD STREET; THENCE IN A NORTHEAST DIRECTION 100 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH ALL IMPROVEMENTS THEREON.
AND

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP AND DELINEATED IN FEBRUARY, A.D., 1829, PART OF LOT 1 IN SQUARE 51 OF SAID WILLIAM A. WHITEHEAD'S MAP COMMENCING AT A POINT ON SOUTHARD STREET 100 FEET FROM THE CORNER OF DUVAL AND SOUTHARD STREETS RUNNING THENCE ALONG SOUTHARD STREET IN A SOUTHWEST DIRECTION 50 FEET; THENCE AT RIGHT ANGLES IN A NORTHWEST DIRECTION 50 FEET; THENCE AT RIGHT ANGLES IN A NORTHEAST DIRECTION 50 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEAST DIRECTION 50 FEET TO PLACE OF BEGINNING, BEING A PORTION OF THE SAME LAND DESCRIBED IN A DEED RECORDED IN DEED BOOK OO, PAGE 402 OF MONROE COUNTY RECORDS, TOGETHER WITH ALL IMPROVEMENTS THEREON.

PARCEL IDENTIFICATION NUMBER: 00009760-000000; ALTERNATE KEY NUMBER: 1010022

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, BUT THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME.

RYLANDER ESTATE TO 534 DUVAL STREET, LLC
PR DEED
PAGE 1 OF 2

GRANTOR, SAMUEL J. KAUFMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STELLA STAMITIA RYLANDER, DECEASED, HEREBY REPRESENTS AND WARRANTS PURSUANT TO FLORIDA STATUTES SECTION 733.608, THAT HE WAIVES ANY AND ALL LIEN RIGHTS WITH RESPECT TO SAID STATUTE AND THE SUBJECT PROPERTY CONVEYED HEREIN AND HEREBY CERTIFIES THAT NO MONIES HAVE BEEN ADVANCED FOR THE BENEFIT OF PROTECTING HOMESTEAD; AND THE INTEREST HEREIN IS TRANSFERRED FREE AND CLEAR OF ANY PERSONAL REPRESENTATIVE'S LIEN.

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

THE ESTATE OF STELLA STAMITIA RYLANDER, Deceased

Witness #1 signature
Print name: DUVAL NOE

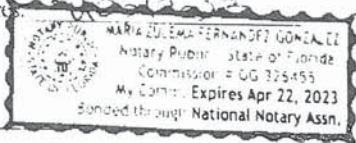
By [Signature]
SAMUEL J. KAUFMAN, Personal Representative

Witness #2 signature
Print name: Maria Fernanda Gonzalez

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgements in the State of Florida, the foregoing instrument was acknowledged by means of physical presence or online notarization, this 10th day of June, 2020, by SAMUEL J. KAUFMAN, as Personal Representative of the Estate of Stella Stamtia Rylander, who is personally known to me; or, or who has produced _____ as identification, and he acknowledged to me that he executed this document freely and voluntarily for the purposes herein expressed, with all requisite authority of the Estate pursuant to an Order of Court.

(STAMP/SEAL)

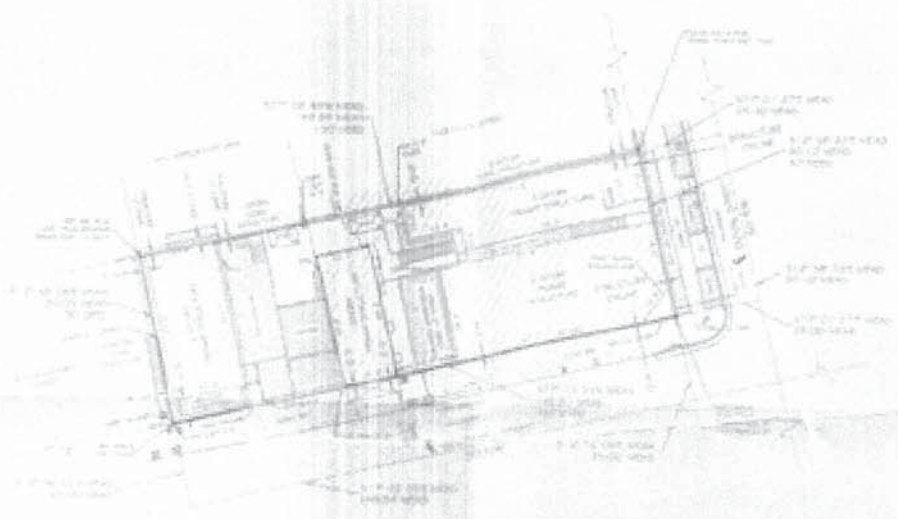
Notary Public, State of FL
My Commission Expires _____


RYLANDER ESTATE TO 534 DUVAL STREET, LLC
PR DEED
PAGE 2 OF 2

PROPERTY CARD

MAP OF BOUNDARY SURVEY

PROJECT NO. 100-00000000
 DATE OF SURVEY: 10/15/2010
 SURVEYOR: JAMES M. GIBSON, P.E.
 LICENSE NO. 100000000000000000
 COUNTY: DALLAS COUNTY, TEXAS
 TOWNSHIP: 10N, RANGE: 10E, SECTION: 36
 MAP SCALE: 1" = 100'



- LEGEND**
- BOUNDARY
 - BOUNDARY
 - BOUNDARY
 - BOUNDARY
 - BOUNDARY
 - BOUNDARY
 - BOUNDARY



TOTAL AREA = 100.00 ACRES

CONTINUED TO:

John J. Gibson, Inc.
 P.O. Box 100000000000000000
 Dallas, Texas 75200-0000

NO.	DESCRIPTION	BEARING	DISTANCE	AREA
1	SECTION 36			100.00
2	SECTION 35			100.00
3	SECTION 37			100.00
4	SECTION 38			100.00

LEGAL DESCRIPTION:
 SECTION 36, TOWNSHIP 10N, RANGE 10E, SECTION 36, DALLAS COUNTY, TEXAS.



FLORIDA KEYS LAND SURVEYING

JAMES M. GIBSON, P.E.
 SURVEYOR