



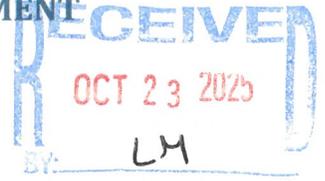
# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
<b>Total Application Fee</b>	<b>\$ 2,894.34</b>

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
<b>Total Application Fee</b>	<b>\$ 5,325.35</b>

### Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of the public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

### Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Total Application Fee	\$ 5,325.35

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: 1903 and 1905 Flagler Avenue, Key West, FL 33040

Zoning District: General Commercial

Real Estate (RE) #: 00045110-000000 and 00045090-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Smith Hawks, PL Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-296-7227 Office: 305-296-7227 Fax: \_\_\_\_\_

Email: aj@smithhawks.com

### PROPERTY OWNER: (if different than above)

Name: Sugar Apple Properties, LLC Mailing Address: 1305 Evelia Lane

City: Gulf Breeze State: FL Zip: 32563

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Description of Proposed Construction, Development, and Use: \_\_\_\_\_

Plant and tree nursery for the sale of plants and trees under a shade structure.

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

Parking variance of 5 spaces.

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				
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](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.

The use proposed does not create the number of vehicle trips and parking demand that the code requires. The awkward shape of the property creates difficulty to have a larger parking area. The undisturbed lot that is nearly completely pervious should not be paved to create parking spaces that will be not utilized.

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

The special conditions are not a result of actions by applicant.

- 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.

The granting of the variance will not confer special privileges upon the applicant.

- 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 literal interpretation of the code would cause a hardship requiring the unnecessary and unwanted parking area. The parking code does not address a low intensity tree nursery use so the project has the same parking requirements as much more intense retail uses.

- 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.

A reduction of 5 parking spaces is the minimum variance for reasonable use of the property for a plant nursery.

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.

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The granting of the variance will not be injurious to the public welfare and will prevent unnecessary grey space on the property.

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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.

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Other properties shall not be considered a basis for approval.

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**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."

# 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: 9/15/25 Zoning District: \_\_\_\_\_

Address/Location: City Hall

Request: Tree Nursery

Type of Application: Variance & Minor DP

Attendees: Ben Gagnon, Anthony Davila, Jim Singelyn, Eddie Roberts

Notes:

Mi DP and Variance Required.

**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



**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, Edward Roberts as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Rooted Exotics, LLC  
*Name of office (President, Managing Member) Name of TENANT*

authorize Smith Hawks, PL  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 10/21/2025  
*Date*

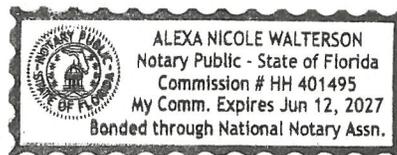
by Edward Roberts  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented FL Drivers License as identification.

Alexa Walterson  
*Notary's Signature and Seal*

Alexa Walterson  
*Name of Acknowledger typed, printed or stamped*

HH 401495  
*Commission Number, if any*





**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Marie Locklin as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Authorized Member of Sugar Apple Properties LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Smith Hawks, PL  
*Please Print Name of Representative*

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

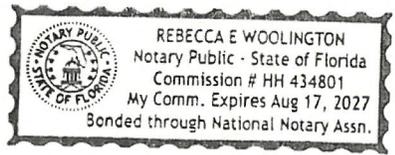
Marie Locklin  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this August 29, 2025  
*Date*

by Marie Locklin  
*Name of person with authority to execute documents on behalf of entity owner*

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

Rebecca E Woolington  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



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

I, Anthony Davila, in my capacity as Attorney  
*(print name)* *(print position; president, managing member)*  
of Smith Hawks, PL  
*(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:

1903 and 1905 Flagler Avenue, Key West, FL 33040

*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.

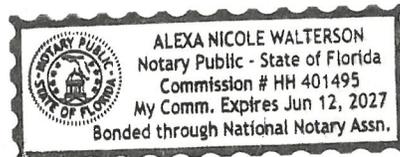
*Anthony Davila*  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 10/22/2025 by  
*date*  
Anthony Davila  
*Name of Applicant*

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

*Alexa Walterson*  
*Notary's Signature and Seal*

Alexa Walterson  
*Name of Acknowledger typed, printed or stamped*



HH401495  
*Commission Number, if any*

Prepared by and return to:

Charles P. Hoskin, Esq.  
Emmanuel, Sheppard & Condon, P. A.  
30 S. Spring Street  
Pensacola, FL 32502  
Ph: 850.433.6581  
File No. 16301-155010

### QUITCLAIM DEED

**THIS DEED** between Robert Locklin, individually, and as Personal Representative of the Estate of Marie Del Carmen Rendueles, deceased (hereinafter “**Decedent**”), which said estate is being administered in the Circuit Court of Santa Rosa County, Florida, Probate Division, Case No. 2020 CP 000263, whose address is 6022 Queen Street, Milton, Florida 32570, Sean Locklin, whose address is 6324 Mockingbird Ln., Milton, FL 32570, Burton Lanier Locklin Jr., whose address is 5448 Easy St., Milton, FL 32570, Marie Locklin Bodi, whose address is 1305 Evelia Lane, Gulf Breeze, FL 32563, and, Rosana Locklin whose address is 7783 Highway 4, Jay, FL 32565, (hereinafter collectively referred to as “**Grantor**”) and Sugar Apple Properties, LLC, whose address is 1305 Evelia Lane, Gulf Breeze, FL 32563 (hereinafter “**Grantee**”).

**WITNESSETH**, for good and valuable consideration, **Grantor** hereby grants, bargains, sells, releases, and distributes to the Grantee, and Grantee’s successors and assigns forever all of the Grantor’s right, title, and interest in the following described land and improvements thereon (“**Property**”) situated in Monroe County, Florida:

On the Island of Key West, and known on the Key West Realty Company’s subdivision No. 1 of tract 21, and Salt Pond Lots Nos. 1, 2, 3, 4, and 5, as all of Lot Three (3) and part of Lot Four (4) in Block Two (2), according to diagram of said subdivision, recorded in Plat Book 1, Page 43, Monroe County records, more particularly described as follows:  
Commencing at a point on the Northerly side of Flagler Avenue, said point being distant one hundred sixty (160) feet in a Westerly direction from the Northwesterly corner of Flagler Avenue and Second Street, and from said point run thence in a Westerly direction along the Northerly side of Flagler Avenue a distance of Ninety (90) feet; thence at right angles in a Northerly direction one hundred (100) feet to an Alley; thence at right angles in a Easterly direction along said Alley ninety (90) feet; thence at right angles in a Southerly direction one hundred (100) feet to a place of beginning.

**Parcel ID Number 00045090 – 000000**

Located At: 1903 Flagler Ave.

AND

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A. D. 1829 as part of Lots 1, and 2, Square 2, Tract 21 and Salt Pond Lots Nos. 1, 2, 3, 4 and 5, more particularly described as follows:

Commencing at the corner of First Street and the County Road (Flagler Street) run in a Northeasterly direction a distance of fifty (50) feet and six (6) inches for a point of beginning; thence, running in a Northeasterly direction run a distance of fifty (50) feet and six (6) inches to a point; thence at right angles, run in a Northwesterly direction a distance of fifty (50) feet to a point; thence, at right angles, run in a Southwesterly direction a distance of fifty (50) feet and six (6) inches to a point; thence at right angles, run in a Southeasterly direction a distance of fifty (50) feet back to the point of beginning.

**Parcel ID Number 00045110 – 000000**

Located At 1905 Flagler Ave.

**TOGETHER** with all and singular the tenements and appurtenances belonging or in any way appertaining to the Property.

**TO HAVE AND TO HOLD** the same unto said Grantee in as full and ample manner as the same was possessed, owned, and enjoyed by Decedent in her lifetime.

The Personal Representative acknowledges that Decedent's right, title and interest in the Property vested in Robert Locklin, Sean Locklin, Burton Lanier Locklin, Jr., Marie Locklin Bodi, and, Rosana Locklin as of the date of death pursuant to Florida law and the Decedent's Last Will and Testament as will more fully appear from the proceedings in the above referenced probate file. Having determined that: (1) the Property is not needed for any lawful purpose except for distribution, (2) the Property is not needed for the payment of claims or administration expenses, and (3) the Property should be released and distributed to the beneficiaries according to the Private Agreement Among Beneficiaries and the beneficiaries have agreed to convey their interest to the Grantee, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in the Grantee as set forth herein, free of all rights of the estate or Personal Representative.

This Instrument is given to memorialize the distribution and release of the Property from the estate of the Decedent pursuant to the Private Agreement Among Beneficiaries and conveyance to Fishtail Palm Properties, LLC. There are no documentary stamps due for the recording of this Instrument.

At the time of her death, Decedent was unmarried and had no minor children.

IN WITNESS WHEREOF, the undersigned have set their hands and seals.

[Signature]  
Witness: Signature

Tobin A. Bennett  
Witness Printed Name

[Signature]  
Witness: Signature

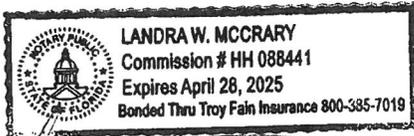
Glenn T. McCrary  
Witness: Printed Name

Robert V. Locklin  
Robert Locklin, individually, and as Personal Representative of the estate of Marie Del Carmen Rendueles, deceased



State of Florida  
County of in Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20<sup>th</sup> day of April 2022, by means of (x) physical presence or ( ) online notarization, by Robert Locklin, who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Notary Public

[Signature]  
Burton Lanier Locklin, Jr.

[Signature]  
Witness: Signature

Tobin A. Bennett  
Witness: Printed Name

[Signature]  
Witness: Signature

Glenn T. McCrary  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Burton Lanier Locklin, Jr., who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Notary Public

[Signature]  
Witness: Signature

Glenn T. Mccrary  
Witness: Printed Name

[Signature]  
Sean Locklin

[Signature]  
Witness: Signature  
Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Sean Locklin, who is personally known to me or who has produced a valid driver license as identification.



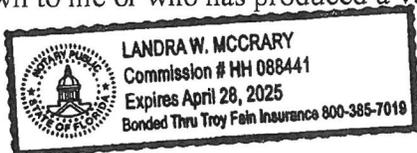
[Signature]  
Notary Public  
[Signature]  
Marie Locklin Bodi

[Signature]  
Witness: Signature  
Glenn T. Mccrary  
Witness: Printed Name

[Signature]  
Witness: Signature  
Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Marie Locklin Bodi, who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Page 4 of 5

Notary Public

Rosana Locklin  
Rosana Locklin

Glenn T. McCrary  
Witness: Signature

Glenn T. McCrary  
Witness: Printed Name

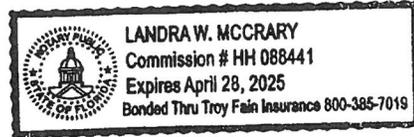
Tobin A. Bennett  
Witness: Signature

Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2nd day of April 2022, by means of (x) physical presence or ( ) online notarization, by Rosana Locklin who is personally known to me or who has produced a valid driver license as identification.

[Signature]  
Notary Public



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

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

### Summary

**Parcel ID** 00045090-000000  
**Account#** 1045683  
**Property ID** 1045683  
**Millage Group** 10KW  
**Location** 1903 FLAGLER Ave, KEY WEST  
**Address**  
**Legal Description** KW REALTY CO'S FIRST SUB PB1-43 PT LOTS 1 2 SQR 2 TR 21 50FT 6IN X 50FT FLAGLER AVE. CO JUDGE DOCKET 9-37A OR421-164/65 OR643-668D/C OR1464-223/224P/R OR1464-225/226 OR2098-361/362F/J OR3171-1398  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6183  
**Property Class** VACANT RES (0000)  
**Subdivision** Key West Realty Co's First Sub  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



### Owner

[SUGAR APPLE PROPERTIES LLC](#)  
 1305 Evelia Ln  
 Gulf Breeze FL 32563

### Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$7,324	\$6,684	\$6,684	\$6,684
+ Market Land Value	\$156,803	\$186,566	\$172,142	\$147,428
= Just Market Value	\$164,127	\$193,250	\$178,826	\$154,112
= Total Assessed Value	\$164,127	\$193,250	\$178,826	\$113,557
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$164,127	\$193,250	\$178,826	\$154,112

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$186,566	\$0	\$6,684	\$193,250	\$193,250	\$0	\$193,250	\$0
2023	\$172,142	\$0	\$6,684	\$178,826	\$178,826	\$0	\$178,826	\$0
2022	\$147,428	\$0	\$6,684	\$154,112	\$113,557	\$0	\$154,112	\$0
2021	\$96,550	\$0	\$6,684	\$103,234	\$103,234	\$0	\$103,234	\$0
2020	\$95,824	\$0	\$6,684	\$102,508	\$102,508	\$0	\$102,508	\$0
2019	\$95,824	\$0	\$6,684	\$102,508	\$96,927	\$0	\$102,508	\$0
2018	\$81,431	\$0	\$6,684	\$88,115	\$88,115	\$0	\$88,115	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CONTIG SFR DRY (01DZ)	2,525.00	Square Foot	50	50

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1975	1976	10 x 18	1	180 SF	4
CH LINK FENCE	1975	1976	50 x 4	1	200 SF	3
CONC PATIO	1975	1976	50 x 4	1	200 SF	2
FENCES	1975	1976	50 x 4	1	200 SF	3
CH LINK FENCE	1975	1976	150 x 6	1	900 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/2/2022	\$100	Quit Claim Deed	2373847	3171	1398	11 - Unqualified	Vacant		
9/27/2021	\$0	Order (to be used for Order Det. Heirs, Probate in	2376853	3175	1198	30 - Unqualified	Improved		

### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9901935	06/10/1999	Completed	\$100		FENCE

### View Tax Info

[View Taxes for this Parcel](#)

### Photos



### Map



### TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

**No data available for the following modules: Buildings, Sketches (click to enlarge).**

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

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# \*\*PROPERTY RECORD CARD\*\*

## Disclaimer

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

## Summary

Parcel ID 00045110-000000  
 Account# 1045705  
 Property ID 1045705  
 Millage Group 10KW  
 Location 1905 FLAGLER Ave, KEY  
 Address WEST  
 Legal Description KW REALTY CO'S FIRST  
 SUB PB1-43 LOT 3 PT 4  
 SQR 2 TR 21 G65-68/69  
 OR643-668D/C OR1464-  
 221/222P/R OR1464-  
 223/224P/R OR1464-  
 225/226 OR2098-  
 361/362F/J OR3171-1398  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 6183  
 Property Class VACANT RES (0000)  
 Subdivision Key West Realty Co's First  
 Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

[SUGAR APPLE PROPERTIES LLC](#)  
 1305 Evelia Ln  
 Gulf Breeze FL 32563

## Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$6,271	\$5,322	\$5,322	\$5,322
+ Market Land Value	\$501,615	\$501,615	\$394,583	\$337,073
= Just Market Value	\$507,886	\$506,937	\$399,905	\$342,395
= Total Assessed Value	\$483,886	\$439,896	\$399,905	\$290,529
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$507,886	\$506,937	\$399,905	\$342,395

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$501,615	\$0	\$5,322	\$506,937	\$439,896	\$0	\$506,937	\$0
2023	\$394,583	\$0	\$5,322	\$399,905	\$399,905	\$0	\$399,905	\$0
2022	\$337,073	\$0	\$5,322	\$342,395	\$290,529	\$0	\$342,395	\$0
2021	\$258,795	\$0	\$5,322	\$264,117	\$264,117	\$0	\$264,117	\$0
2020	\$255,600	\$0	\$5,322	\$260,922	\$259,906	\$0	\$260,922	\$0
2019	\$255,600	\$0	\$5,322	\$260,922	\$236,278	\$0	\$260,922	\$0
2018	\$246,043	\$0	\$5,322	\$251,337	\$214,798	\$0	\$251,337	\$0

Monroe County, FL

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	9,000.00	Square Foot	90	100

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1959	1960	0 x 0	1	200 SF	3
FENCES	1969	1970	0 x 0	1	124 SF	3
UTILITY BLDG	1969	1970	0 x 0	1	130 SF	4
CONC PATIO	1969	1970	0 x 0	1	280 SF	2

## Sales

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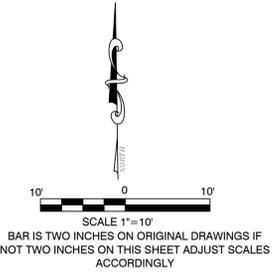
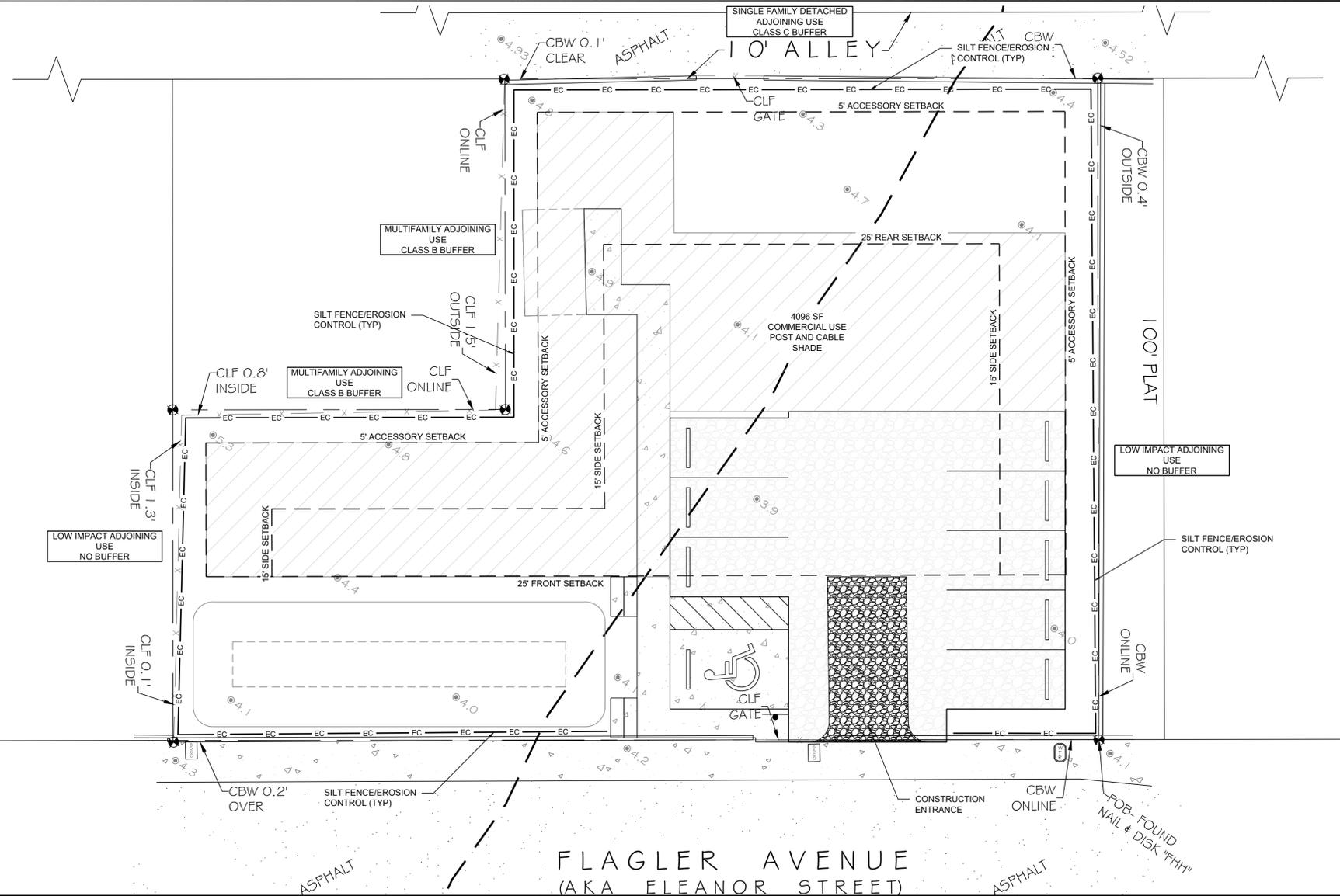
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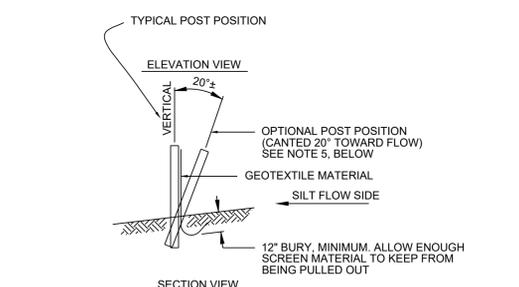
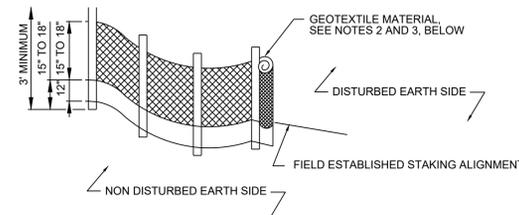
- SWPPP GENERAL NOTES**
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECT TO SOIL DISTURBANCE.
  - THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
  - THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT; AND SUBMIT THE PERMIT FEE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
  - THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

**EROSION CONTROL PLAN**

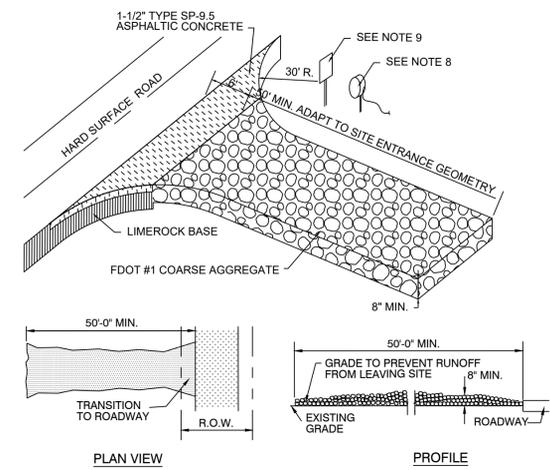
SCALE: 1"=10'

**EROSION CONTROL NOTES**

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
9. DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
10. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE IN COMPLIANCE PRIOR TO PLACEMENT.



- NOTES:**
1. POST: 2"x2" WOOD, P.T. OR 2-1/2"Ø STEEL AT 6' CENTERS, MAXIMUM.
  2. GEOTEXTILE: GRAB TENSILE AT 90 LBS. TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
  3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
  4. ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA" EROSION CLASS.
  5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.



- NOTES:**
1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
  2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  3. THICKNESS- NOT LESS THAN 8 INCHES.
  4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
  6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
  9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
  10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.



ORIGINAL: SEPT. 2023

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

1903/1905 FLAGLER AVENUE  
**KEY WEST, FL., 33040**  
 CONSTRUCTION MANAGEMENT PLAN

**ROOTED EXOTICS, LLC**  
 2605 PATTERSON AVENUE  
**KEY WEST, FL. 33040**

JOB NO.	231032
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

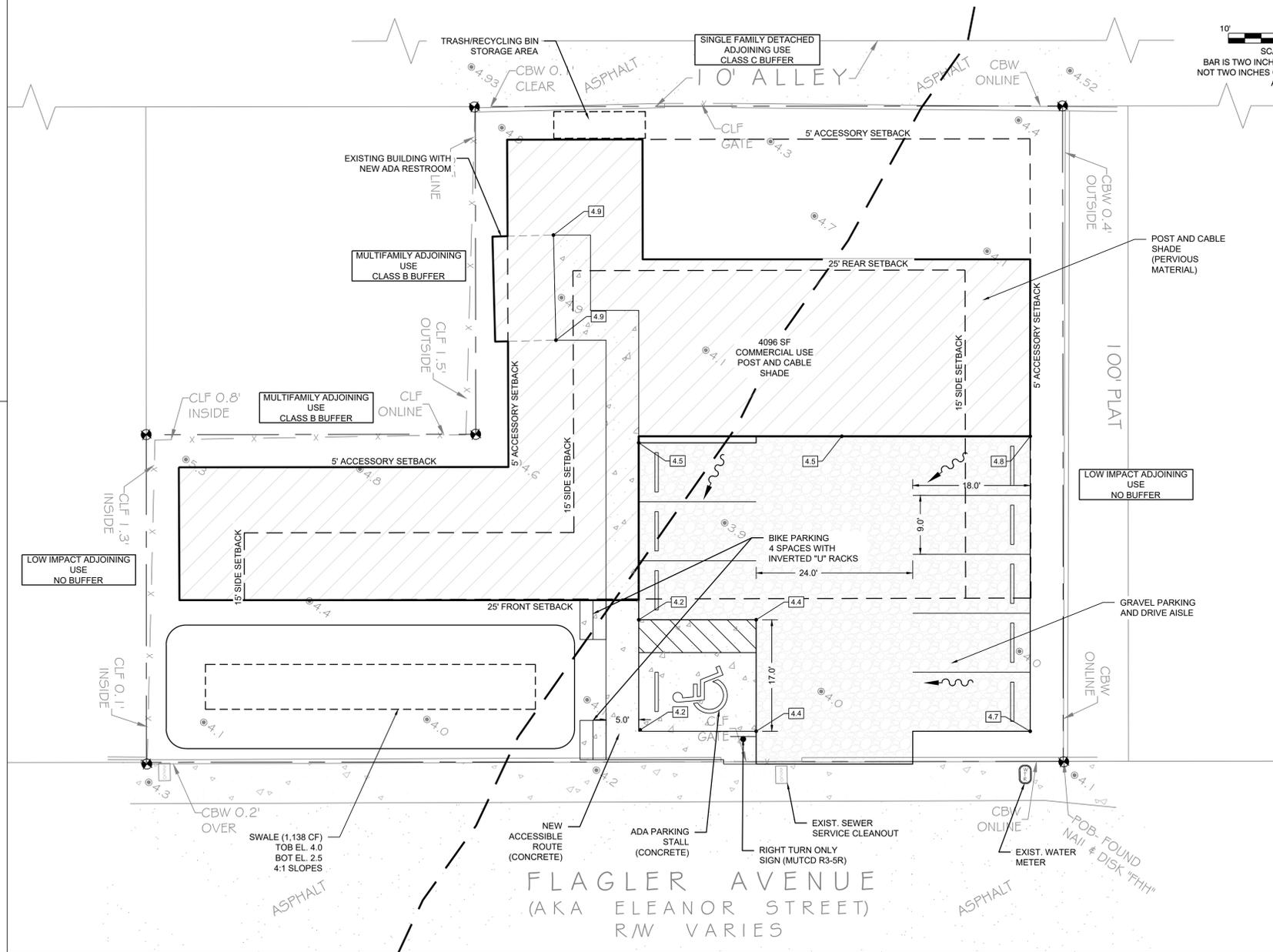
# SITE DATA CALCULATIONS

SITE DATA - 1903 / 1905 FLAGLER AVENUE		
Site Area:		11,525 s.f.
Setbacks:	Front	25'
	Rear	25'/5' Accessory
	Side	15'/5' Accessory
<b>EXISTING CONDITIONS</b>		
Impervious Building	S.F.	150
Concrete/walkways	S.F.	530
Total Impervious	S.F.	680
% Impervious		5.9%
Total Pervious	S.F.	10,845 sf
<b>PROPOSED CONDITIONS</b>		
Max. Lot Coverage		6,560 sf
Impervious Exist. Roof	S.F.	150
Walkways/ADA Parking	S.F.	877
Total Proposed Impervious:	S.F.	1,027 sf
% Impervious		8.9%
Total Pervious	S.F.	10,498 sf
<b>PARKING</b>		
Parking Required=4096 / 300 =		14 Spaces
Parking Provided		9 Spaces
Bike Parking Provided		4 Spaces

# DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Total basin Area	0.265	ac	11,525 sf
Pervious Area	0.249	ac	10,844 sf
Impervious Area	0.016	ac	681 sf
% Impervious	5.91%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Predeveloped Available Storage	4.55	in	
Soil Storage	S =	4.28	in
$Q_{pre} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	$Q_{pre} =$	8.26	in
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} =$	2.19	ac-in
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	0.265	ac
Pervious Area		0.241	ac
Impervious Area		0.024	ac
% Impervious		8.9%	
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Developed Available Storage	3.4	in	
Soil Storage	S =	3.10	in
$Q_{post} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	$Q_{post} =$	9.17	in
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} =$	2.43	ac-in
<i>Postdevelopment - Predevelopment</i>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} =$	0.90	in
$Pre/Post Volume = Q_{pre-post} \times A$	$V_{pre-post} =$	0.24	ac-in

Water Quality Calculations			
<i>Water Quality</i>			
Project Area	0.265	ac	11,525 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.003	ac	150 sf
Pavement/Walkways	0.020	ac	877 sf
Pervious area	0.241	ac	10,498 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.020	ac	877 sf
% Impervious for Water Quality	8%		
A) One inch of runoff from project area	0.265	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.050	ac-in	
Total Treatment Volume Required	0.265	ac-in	960 cf
Pond Volume Provided	0.313	ac-in	1,138 cf



## CONCEPTUAL SITE/DRAINAGE PLAN

SCALE: 1"=10'



POST AND CABLE SHADE



PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC**  
 CERTIFICATE OF AUTHORIZATION No. 8579  
 Key West Office  
 1010 E. West Ave., Suite 202  
 Key West, Florida 33940  
 Tel: (305) 293-9440  
 ALLEN E. PEREZ, P.E.  
 Florida P.E. NO. 51468  
 January 13, 2026  
 ORIGINAL: SEPT. 2023  
 REVISIONS:  
 1  
 2  
 3  
 4  
 5  
 6  
 1903/1905 FLAGLER AVENUE  
 KEY WEST, FL., 33040  
 CONCEPTUAL SITE/DRAINAGE PLAN  
 ROOTED EXOTICS, LLC  
 2605 PATTERSON AVENUE  
 KEY WEST, FL. 33040  
 JOB NO. 231032  
 DRAWN AEP  
 DESIGNED AEP  
 CHECKED AEP  
 SHEET C-200