

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Interim Planning Director

Meeting Date: March 17, 2011

Application: An application for an Exception for Outdoor Merchandise Display, to allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To allow an Exception for Outdoor Merchandise Display for items sold within the store for a 60 month time span.

Applicant: Marius Venter and Letty Nowak

Property Owner Tikal Real Estate Holding II, LLC

Location 129 Duval Street (aka Fury Surf Shack) RE# 00000520-000100

Zoning Historic Residential Commercial Core (HRCC-1)



BACKGROUND

The Fury Surf Shack is a retail shop that features an array of merchandise including but not limited to beachwear and accessories, water-sport excursion packages, tickets for sunset sails and various souvenir gift items.

REQUEST

The applicant is requesting that the Planning Board grant approval for the outdoor display of merchandise located on an existing porch. The display will consist primarily of clothing displayed on one dress mannequin or one clothing rack and one surf board. The applicant seeks the maximum time allowed for exceptions under the code which is 60 months.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS

According to Section 106-52 of the Code, the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board. Pursuant to Section 106-51 of the Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying a proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

(1) Factors favoring the Exception are as follows:

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The location of the proposed Exception would be on an existing front porch of a non-historic structure.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The type of merchandise and the type of display is compatible with the character of the neighborhood. The proposed Exception is located in the HRCC-1 zoning district. Pursuant to Section 122-686 of the City Code, the HRCC-1 Duval Street gulf-side zoning district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The front facades generally have large storefront windows and frequently abut the sidewalk. The existing storefront has a recessed porch as part of its façade. This will be the location of the display.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The proposed Exception is visible from the public right-of-way; however it is not located in the public right-of-way. The proposed location is approximately two to four feet from the front property line.

Factors disfavoring the Exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

As proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

- b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The proposed location of the Exception is conforming to the front yard setback requirement. The minimum front yard setback in the HRCC-1 zoning district is zero feet. The visible display will be setback from the sidewalk two to four feet.

- c. The Exception presents a hazard to public safety.**

The applicant has provided photos that show a clear path to the entrance. As of the date of this report, the Department is not aware of any life safety concerns.

- (2) Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.**

Visibility from the public right-of-way will be limited to one dress mannequin or one clothing rack and one surf board therefore the visual impact to the character of the district is lessened than it would be if the entire porch was utilized.

- (3) Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:**

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
- b. The Exception was granted pursuant to mistaken or misleading information; or**
- c. The Exception is not compatible or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.**

If the Exception for Outdoor Display is approved by the Planning Board, and if at any time the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board, under Section 106-52 (4) of the City Code.

RECOMMENDATION

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved as proposed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the existing porch, and will not be placed in the City right-of-way.
2. The Exception for Outdoor Merchandise Display is limited to merchandise sold in the store.
3. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
4. The Exception for the Outdoor Merchandise Display is specific to the current tenants, Marius Venter and Letty Nowak, and granted for 60 months.

Draft Resolution

RESOLUTION NUMBER 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN THE HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 129 DUVAL STREET (RE# 00000520-000100), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core Zoning District (HRCC-1); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, a request was submitted for Planning Board consideration to clarify that clothing and accessories can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on March 17, 2011 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

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. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise on a porch located at 129 Duval Street (RE# 00000520-000100), with the following conditions, and per the attached photos and location sketch received July 15, 2010:

- (1.) The Exception for the Outdoor Merchandise Display is limited to the existing porch and will not be placed in the City right-of-way.
- (2.) The Exception for Outdoor Merchandise Display is limited to merchandise sold in the store.
- (3.) The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
- (4.) The Exception for the Outdoor Merchandise Display is specific to the tenant Marius Venter and Letty Nowak for a term of no more than 60 months.

Section 3. Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.
- b. The Exception was granted pursuant to mistaken or misleading information;
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

Section 4. The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Section 5. This Exception for Outdoor Display does 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated

by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit 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 17th day of March, 2011.

Authenticated by the Chairman of the Planning Board and the Interim Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Interim Planning Director

Application

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



(Pursuant to Section 106-51 & 52 City of Key West Land Development Regulations)

Please fill out this application as completely as possible. 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.

Applicants Name Marius Venter + Letty Neevak

Address of Proposed Display 129 Duval street

RE# of Property _____

Business Name Fury Surf Shack

Business Address ~~129 P.O. Box 1238~~ 129 Duval

Applicants Mailing Address P.O. Box 1238

Telephone (305) 747 0799 Fax # _____

Name of Property Owner Barbara Webb

Mailing Address _____

Telephone (305) 394 9344 Fax # _____

This application is for: (check those which apply)

Advertising Display only Conducting business

Located in or on:

a porch, patio, or other attached portion of an adjacent permanent structure.

an arcade, gazebo, or other temporary structure.

a cart or movable booth. (Must have received or obtained HARC approval)

a portable table, rack, or other non-permanent equipment.

Marius Venter 37@gmail.com

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Describe the Specific Merchandise to be Displayed and Business Conducted.

see attach

Describe the Structure and Equipment used in the Display in Detail, Including any Seating.

see attach

How far is the display from the street? 12 ft

How far is the display from the sidewalk? 5 ft

Length of time exception will be needed (no more than 60 months) 60 months

YOU MUST DO THE FOLLOWING BEFORE YOUR APPLICATION IS COMPLETE:

- 1. PROVIDE FEE OF \$100.00. THERE ARE ADDITIONAL FEES OF \$50.00 FOR FIRE DEPARTMENT REVIEW AND \$100.00 FOR ADVERTISING AND NOTICING. MAKE CHECKS OUT TO CITY OF KEY WEST.**
- 2. ATTACH A PHOTOGRAPH AND SKETCH OF LOCATION ON PROPERTY.**
- 3. RETURN APPLICATION AND REQUESTED ITEMS TO CITY OF KEY WEST PLANNING DEPARTMENT AT 605-A SIMONTON ST., KEY WEST, FL 33040**

The information furnished above is true and accurate to the best of my knowledge.

Signature

[Handwritten Signature]

Date

05/05/10

STAFF COMMENTS: (BOA MEETING DATE _____)

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

Two surfboards out front
of the door but still
under the roof on my porch.

How far is the display from the street? 9 1/2 feet
How far is the display from the sidewalk? 4 1/2 feet
Length of time exception will be needed (no more than 60 months) 60 months

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. PROVIDE FEE OF \$100.00. THERE ARE ADDITIONAL FEES OF \$50.00 FOR FIRE DEPARTMENT REVIEW AND \$100.00 FOR ADVERTISING AND NOTICING. MAKE CHECKS OUT TO CITY OF KEY WEST.
2. ATTACH A PHOTOGRAPH AND SITE PLAN OF LOCATION ON PROPERTY.
3. COPY OF THE WARRANTY DEED AND COMPLETED AUTHORIZATION AND VERIFICATION FORMS.
4. RETURN APPLICATION AND REQUESTED ITEMS TO CITY OF KEY WEST PLANNING DEPARTMENT AT 604 SIMONTON ST., KEY WEST, FL 33040

The information furnished above is true and accurate to the best of my knowledge.

Signature

A handwritten signature in black ink, appearing to be "M. White".

Date

07/13/10



Verification

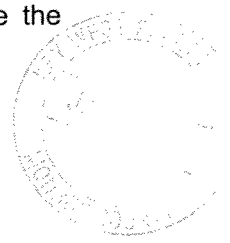
Verification Form

amw

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Marius Venter, being duly sworn, depose and say
Name(s) of Applicant(s)



that: I am (check one) the Owner Lessee
Owner's Legal Representative
for the property identified as the subject matter of this application:

129 Duval
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Barbara Webb
Signature of Owner/Legal Representative

[Signature]
Signature of Joint/Co-owner Lessee

Subscribed and sworn to (or affirmed) before me on 7/13/10 (date) by

Barbara Webb (name). He/She is personally known to me or has
& Marius Venter

presented FL Drivers License as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Authorization

Barbara need deed.

amp

Authorization Form

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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

I, BARBARA WEBB, managing member authorize
Please Print Name(s) of Owner(s) TIKA REAL ESTATE HOLDING II, LLC

Marius Miller
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

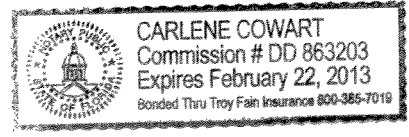
Barbara Webb
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 7/13/10 (date) by
Barbara Webb
Please Print Name of Affiant

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

Carlene Cowart
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

2010 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000068145

FILED
Apr 26, 2010
Secretary of State

Entity Name: TIKAL REAL ESTATE HOLDING II, LLC

Current Principal Place of Business:

815 PEACOCK PLAZA
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

PO BOX 1778
KEY WEST, FL 33041

New Mailing Address:

FEI Number: 26-6609271 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

OROPEZA, SCOTT CPA
815 PEACOCK PLAZA
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

MANAGING MEMBERS/MANAGERS:

Title: P
Name: CREIGHTON-WEBB, GEORGE
Address: POB 1778
City-St-Zip: KEY WEST, FL 33041

Title: ST
Name: WEBB, BARBARA
Address: POB 1778
City-St-Zip: KEY WEST, FL 33041

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: BARBARA WEBB

ST

04/26/2010

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date



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No Events **No Name History**

Detail by Entity Name

Florida Limited Liability Company

TIKAL REAL ESTATE HOLDING II, LLC

Filing Information

Document Number L05000068145
FEI/EIN Number 266609271
Date Filed 07/11/2005
State FL
Status ACTIVE
Effective Date 07/11/2005

Principal Address

815 PEACOCK PLAZA
 KEY WEST FL 33040
 Changed 04/28/2009

Mailing Address

PO BOX 1778
 KEY WEST FL 33041
 Changed 04/24/2007

Registered Agent Name & Address

OROPEZA, SCOTT CPA
 815 PEACOCK PLAZA
 KEY WEST FL 33040 US
 Name Changed: 05/08/2006
 Address Changed: 05/08/2006

Manager/Member Detail

Name & Address

Title P
 CREIGHTON-WEBB, GEORGE
 POB 1778
 KEY WEST FL 33041
 Title ST
 WEBB, BARBARA
 POB 1778
 KEY WEST FL 33041

Annual Reports

Report Year Filed Date

2009	04/28/2009
2010	04/26/2010
2011	02/18/2011

Document Images

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Note: This is not official record. See documents if question or conflict.

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No Events

No Name History

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Deed

PREPARED BY and RETURN TO:

**William T. Coleman, Esq.
Brinkley, McNerney, Morgan, Solomon
& Tatum, LLP
P. O. Box 522
Fort Lauderdale, FL 33302-0522**

**Doc# 1533994 08/09/2005 9:10AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE**

**08/09/2005 9:10AM
DEED DOC STAMP CL: PW \$441.00**

Parcel Tax Identification No.: 00017860-000000

**Doc# 1533994
Bk# 2140 Pg# 2320**

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 15th day of July, 2005 by *George Creighton Webb, individually and as Trustee under the Revocable Trust Agreement dated 04/30/1995 and Barbara F. Webb, individually and as Trustee under the Revocable Trust Agreement dated 04/30/1996*, whose post office address is 129 Duval Street, Key West, Florida 33040, first party and Grantors, to TIKAL Real Estate Holding II, LLC, a Florida limited liability company, whose post office address is 129 Duval Street, Key West Florida 33040, Grantee and second party. George Creighton Webb and Barbara F. Webb are husband and wife and this is not their homestead property.

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described land situate, lying and being in Monroe County, Florida, to wit:

On the Island of Key West and known on William A Whitehead's map delineated in February, A.D. 1829 as part of Tract 4 and known and designated in F.J. Moreno's Subdivision of Lot 1, Square 9, Tract 4 of Simonton and Wail's Addition of Key West as Lots 3 and 4 in said Subdivision having each a frontage of 44 feet and 10 inches on Duval Street and a depth of 100 feet each at right angles with said front.

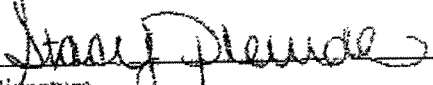
SUBJECT TO: Taxes for the current and subsequent years; and easements, reservations and restrictions of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Note: This Deed has been prepared at the Grantors' request without examination or legal opinion of title.

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

Signed, sealed and delivered in our presence:




 Signature
 STACY PLOURDE


 Print Name
 Priya Prateeka

 Signature
 Priya Prateeka

 Print Name



 George Creighton Webb, individually and Trustee




 Barbara Webb, individually and Trustee

STATE OF FLORIDA)
 Monroe) ss.
 COUNTY OF BROWARD)

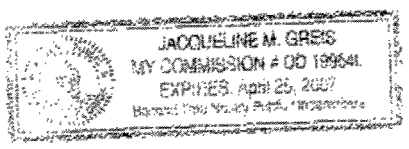
I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared before me, George Creighton Webb and Barbara F. Webb, his wife [] personally known to me or [] who produced the following as identification _____ and acknowledged the foregoing instrument as her act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of July, 2005.

(Official Seal)



 Notary Public



MONROE COUNTY
OFFICIAL RECORDS



Photos

Rec'd 71911







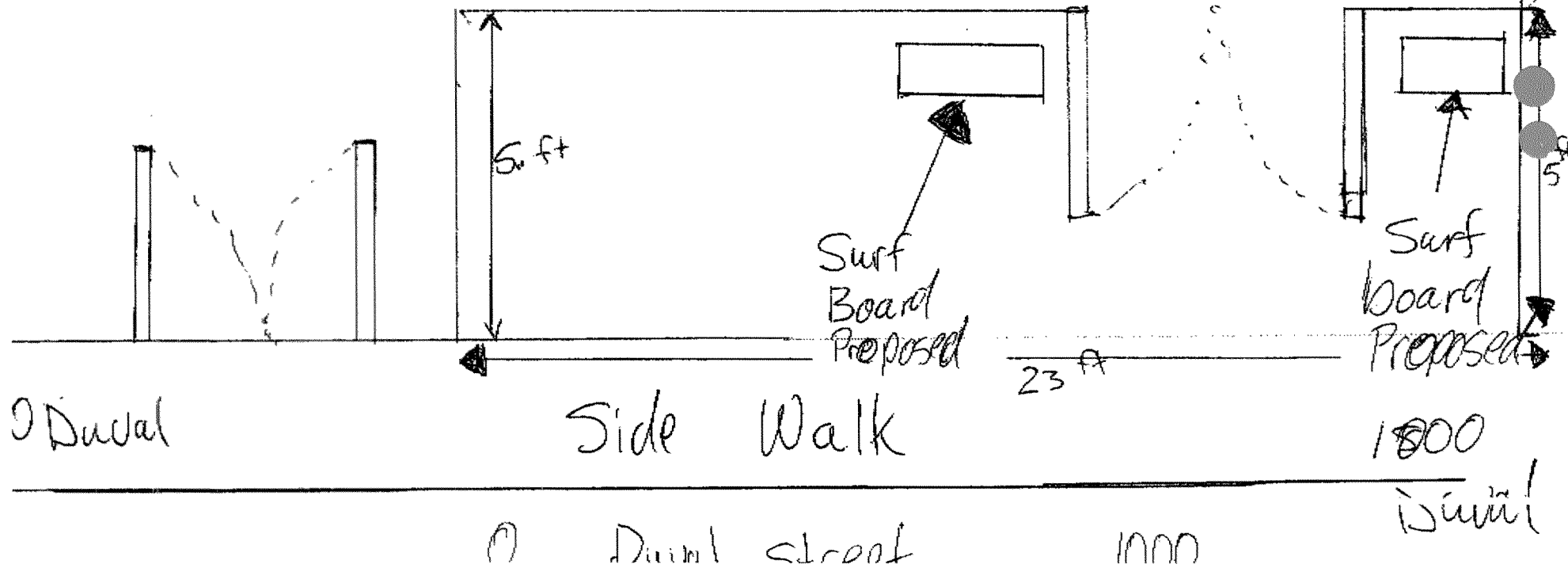
Proposed Site Plan

Proposed

Store

the 2 surfboards
on either side of
the door way are
being proposed.

9.6 ft





Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8695616 Parcel ID: 00000520-000100

Ownership Details

Mailing Address:

TIKAL REAL ESTATE HOLDING II LLC

P O BOX 1778
KEY WEST, FL 33041

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 10KW

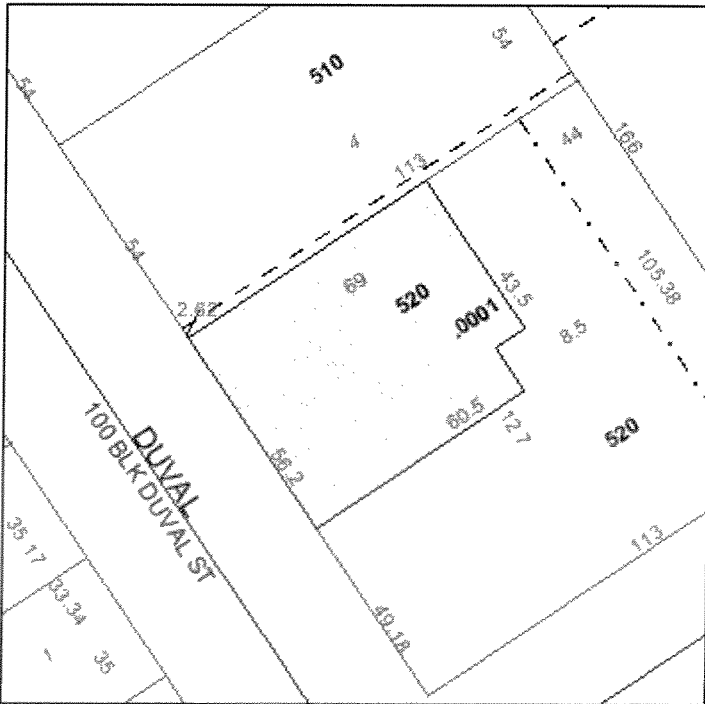
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 129 DUVAL ST KEY WEST

Legal Description: KW PT LOT 4 SQUARE 7 OR982-1553/55 OR1415-1225/29 OR1415-1230/34 OR2140-2317/19

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	56	69	3,770.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 4694
 Year Built: 1984

Building 1 Details

Building Type
 Effective Age 7
 Year Built 1984
 Functional Obs 0

Condition G
 Perimeter 440
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 8
 Grnd Floor Area 4,694

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 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 7

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		1	1990					2,664
2	OPF		1	1990					136
3	FLA		1	1990					2,030

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15470	1 STY STORE-A	100	Y	Y
	15471	OPF	100	N	N
	15472	WAREHOUSE/MARINA A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5339	CUSTOM	36
5340	C.B.S.	48
5341	BRICK	16

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	4 UT	0	0	1986	1987	3	20

Appraiser Notes

6/14/01 2001 AUDIT PARCL.
14-1 REDUCED VALUE FROM \$ 2,113,639
14 DMG REPAIRED EFF AGE ADJUSTED

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0000043	01/17/2010		12,000	Commercial	DEMO NON STRUCTURAL WALLS, REMOVE 1500 SF CARPET, WIRE MESH ON FLOOR AND POUR 2" CONCRETE TOPPING ON 1500 SF. INSTALL DISPLAY PANELLING ON 70 LF OF WALL. CUT OUT STEP ON FRONT DOOR.
10-000044	01/19/2010		3,500	Commercial	INSTALL RECEPTICLES, TRACK LIGHTING AND EMERGENCY EXIT LIGHTING. DEMO AND REMOVE EXISTING ELECTRIC IN WALLS
09-00004471	01/05/2010		1,600	Commercial	CHANGE OUT 4 TON AIR HANDLER
10-360	02/17/2010	04/12/2010	1,000	Commercial	INSTALLATION OF SIGNAGE
10-390	02/18/2010	05/12/2010	500	Commercial	REPAIR BRICKS AND PAINT DOOR JAMBS.
10-448	02/11/2010	05/12/2010	1,500	Commercial	PRE-WIRE AND INSTALL SECURITY SYSTEM, TV AND 4 S CAMERAS
10-449	03/19/2010	05/12/2010	1,800	Commercial	ELECTRICAL AND SIGNAGE
1 98-1548	07/17/1998	01/01/1999	300	Commercial	REPLACE ONE SHUTTER
99-1316	04/19/1999	11/03/1999	4,275	Commercial	NEW ROOF
00-2179	08/02/2000	11/01/2000	1	Commercial	ELECTRICAL
00-2507	08/30/2000	11/01/2000	500	Commercial	SIGN

00-0532	03/02/2000	11/01/2000	4,800	Commercial	ELECTRICAL
00-879	04/10/2000	11/01/2000	9,000	Commercial	REPAIR FIRE DAMAGED SIDING
01-0500	02/02/2001	11/16/2001	8,000	Commercial	NEW HANDICAP RAMP
03-2688	08/04/2003	10/03/2003	600	Commercial	EMRG.ELECTRIC
03-3173	09/09/2003	10/03/2003	2,400	Commercial	4-GANG METER CAN
06-1507	03/08/2006	11/08/2006	3,000	Commercial	REPLACE LAP SIDING WITH HARDI-PLANK SIDING
06-1743	03/22/2006	11/08/2006	21,210	Commercial	SEPARATE TWO 200 AMP PANELS
06-1215	03/31/2006	11/08/2006	15,000	Commercial	ADD TWO NEW BATHROOMS
06-1203	04/03/2006	11/08/2006	6,300	Commercial	CAP OFF EXISTIN RESTROOM
06-1500	03/06/2006	11/08/2006	2,000	Commercial	RELOCATE TWO 3-TON AI HANDLERS
06-1504	03/06/2006	11/08/2006	3,500	Commercial	INSTALL 20 SQS OF BUILD UP ROOFING
06-3077	05/26/2006	11/08/2006	8,700	Commercial	INSTALL NEW A/C'
06-2848	05/26/2006	11/08/2006	127,000	Commercial	CONSTRUCT JEWELRY STORE
06-2300	04/11/2006	11/08/2006	1,500	Commercial	RELO ONE WATER CLOSET
06-3260	05/26/2006	11/08/2006	35,000	Commercial	ELECTRICAL
06-3774	06/23/2006	11/08/2006	3,000	Commercial	CHG FRM TRACK LIGHTING TO DIFFERENT TYPE
07-1249	04/19/2007		5,000	Commercial	INSTALL DOUBLE STORE FRONT DOORS

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
2009	605,245	960	1,748,112	2,354,317	2,354,317	0	2,354,317
2008	644,717	960	999,050	2,678,167	2,678,167	0	2,678,167
2007	428,754	960	999,050	2,678,167	2,678,167	0	2,678,167
2006	296,561	960	414,700	2,054,327	2,054,327	0	2,054,327
2005	299,970	960	377,000	1,506,050	1,506,050	0	1,506,050
2004	306,675	960	377,000	1,462,184	1,462,184	0	1,462,184
2003	306,675	960	309,140	1,462,184	1,462,184	0	1,462,184
2002	306,675	960	309,140	1,462,184	1,462,184	0	1,462,184
2001	306,675	960	309,140	1,261,793	1,261,793	0	1,261,793
2000	299,860	960	233,740	1,261,793	1,261,793	0	1,261,793
1999	333,935	960	233,740	1,261,793	1,261,793	0	1,261,793
1998	206,722	1,080	233,740	793,835	793,835	0	793,835
1997	206,722	1,200	226,200	793,835	793,835	0	793,835
1996	187,929	1,320	226,200	611,611	611,611	0	611,611
1995	187,929	1,440	226,200	611,611	611,611	0	611,611
1994	187,929	1,560	226,200	579,421	579,421	0	579,421
1993	187,929	1,680	226,200	558,844	558,844	0	558,844
1992	187,929	1,800	226,200	558,844	558,844	0	558,844
1991	187,929	1,920	226,200	558,844	558,844	0	558,844
1990	175,943	2,040	196,983	558,844	558,844	0	558,844

1989	175,943	2,160	196,040	415,620	415,620	0	415,620
1988	97,520	0	172,478	366,953	366,953	0	366,953
1987	96,119	0	113,100	277,183	277,183	0	277,183
1986	81,889	0	113,100	229,415	229,415	0	229,415

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
7/1/1986	982 / 1553	600,000	WD	U

This page has been visited 46,799 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., March 17, 2010, 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:

Exception for Outdoor Merchandise Display – 129 Duval Street (RE# 00000520-000100) To allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development regulations of the City of Key West.

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 .

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Exception for Outdoor Merchandise Display – 129 Duval Street (RE# 00000520-000100)** To allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development regulations of the City of Key West. .

Applicant: Marius Ventor & Letty Newak **Owner:** Barbara Webb
Project Location: 129 Duval Street **Date of Hearing:** Thursday, March 17, 2011
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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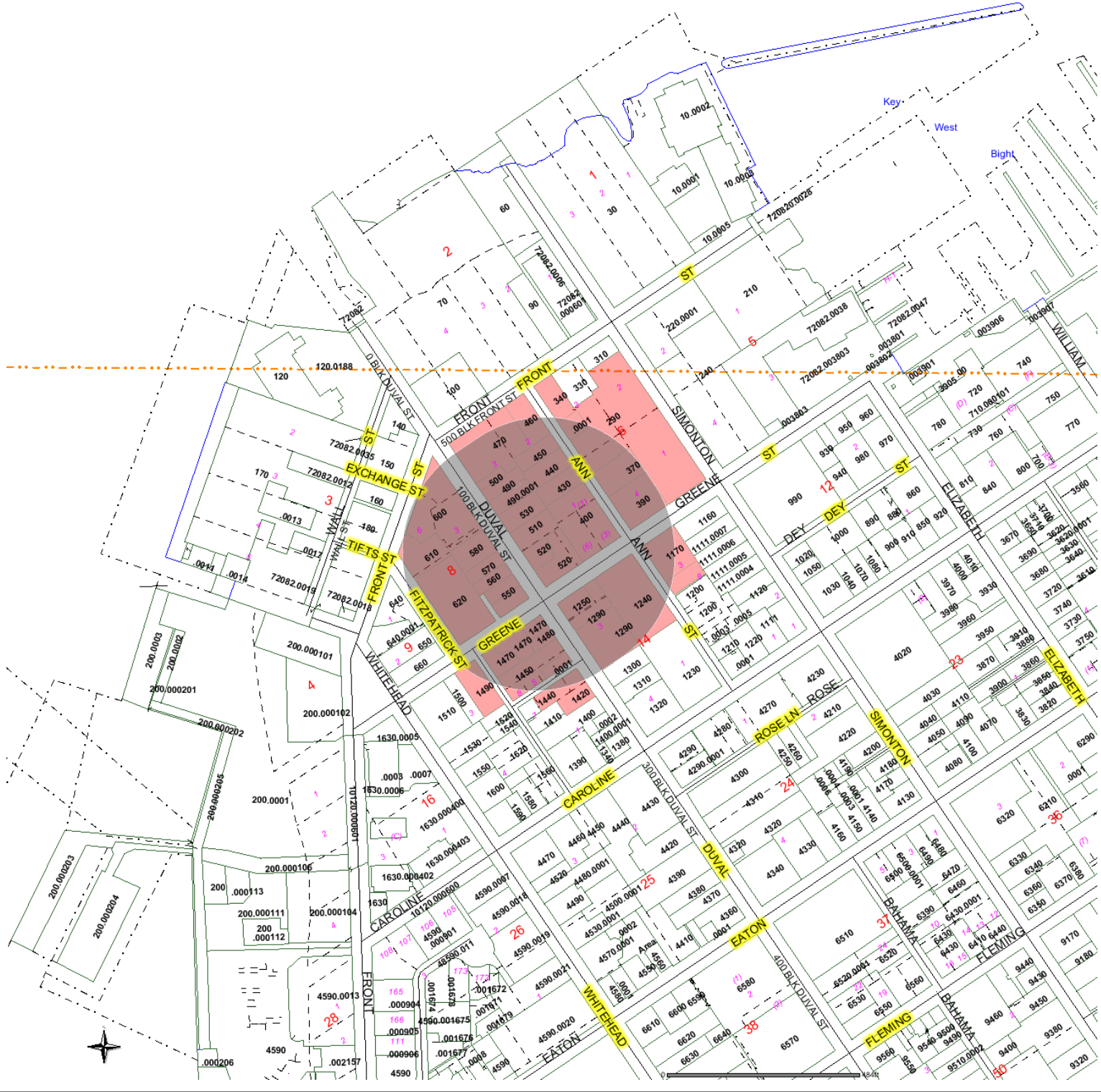
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129 Duval

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

SLOPPY JOE'S ENTERPRISES, INC
101 ANN ST
KEY WEST, FL 33040

US FOODS INC
12087 LANDON DR
MIRA LOMA, CA 91752

GROSSCUP WILLIAM R CAPT
13 HILTON HAVEN RD
KEY WEST, FL 33040

220 SIMONTON STREET LLC
1413 SOUTH ST
KEY WEST, FL 33040

NEW IDEAS INC
1512 ROOSEVELT BLVD
KEY WEST, FL 33040

PIACIBELLO FRANK AND
GEORGEANN B
1523 PATRICIA STREET
KEY WEST, FL 33040

BAHAMA MAMA OF KEY WEST LLC
18381 LONG LAKE DR
BOCA RATON, FL 33496

130 DUVAL STREET INC
19707 TURNBERRY WAY
AVENTURA, FL 33180

G AND S KEY WEST LLC
20 AZALEA DR
KEY WEST, FL 33040

SLOPPY JOE'S ENTERPRISES INC
201 DUVAL ST
KEY WEST, FL 33040

HISTORIC TOURS OF AMERICA INC
201 FRONT ST STE 224
KEY WEST, FL 33040

KEYS PRODUCTIONS INC
202 DUVAL STREET
KEY WEST, FL 33040

LA MER ENTERPRISES INC
20201 E COUNTRY CLUB DR APT 605
MIAMI, FL 33180

GRAHAM BOB AKA ROBERT W
205 TELEGRAPH LN
KEY WEST, FL 33040

208 DUVAL LLC
208 DUVAL ST
KEY WEST, FL 33040

HILARIO RAMOS CORP
209 DUVAL STREET
KEY WEST, FL 33040

RAMLO CONSTRUCTION
CORPORATION
209 DUVAL STREET
KEY WEST, FL 33040

206 DUVAL LLC
212 TELEGRAPH LN
KEY WEST, FL 33040

511 GREENE STREET LLC
219 SIMONTON ST
KEY WEST, FL 33040

GREENE STREET CONDOS LLC
301 WHITEHEAD ST
KEY WEST, FL 33040

STEELE JESSICA
3729 CINDY AVE
KEY WEST, FL 33040

JOHNSON RICHARD MD
38 PORTSIDE DR
FT LAUDERDALE, FL 33316

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

211 DUVAL COMPANY
423 FRONT ST
KEY WEST, FL 33040

121 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

126 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

135 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

512 PARTNERS LP
512 FRONT ST
KEY WEST, FL 33040

ANN STREET PROPERTIES LLC
512 FRONT ST
KEY WEST, FL 33040

4 AND 6 CHARLES STREET LLC
525 CAROLINE ST
KEY WEST, FL 33040

512 GREENE STREET LLC
525 CAROLINE ST
KEY WEST, FL 33040

MURPHY SHARI S REV TR 9/25/2001
550 PALMER AVE
WINTER PARK, FL 32789

GRIFFITH RICHARD P LIV TR DTD
8-29-05
717 FLEMING STREET
KEY WEST, FL 33040

R N J KEY WEST LLC
9629 PARKVIEW AVE
BOCA RATON, FL 33428

TIKAL REAL ESTATE HOLDING II
LLC
P O BOX 1778
KEY WEST, FL 33041

210 DUVAL STREET LLC
P O BOX 2068
KEY WEST, FL 33045

KEY WEST MJM INVESTMENTS INC
P O BOX 403353
MIAMI BEACH, FL 33140

SUNSET PLAZA INC
PO BOX 1268
HALLANDALE, FL 33008

LOVE MILE MARKER I LLC
PO BOX 2528
PALM BEACH, FL 33480

KEY WEST MJM INVESTMENTS INC
PO BOX 403353
MIAMI BEACH, FL 33140