

Application



Application for Exception to Outdoor Merchandise Display

City of Key West, Florida • Planning Department

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

Application Fee: \$400.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 106-52 City of Key West Land Development Regulations.

Applicant's Name ALON CROITORU

Address of Proposed Display 501C Green Street, Key West

RE# of Property 000 00520 - 000 000

Business Name ISLAND CIGAR

Business Address 501 Green St. Key West

Applicant's Mailing Address 141 Duval St. Key West

Telephone 819-4959 Email info@ISLANDCIGARFACTORY.COM

Name of Property Owner Duval Group INC

Mailing Address 423 Front Street, Key West

Telephone 305-294-7905 Email _____

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.

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

Describe the specific merchandise to be displayed and business conducted.

RETAIL SALES OF CIGARS AND RELATED PRODUCTS



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

The structure is a small retail store located at 501 Greene Street, Key West. Photos attached. There is no seating for the public. The display is a display board fastened to the inside of the 2 doors. The display is only visible when the doors are opened. There is a small display designed to look like a boat. Only items to be displayed will be cigars & boxes of lighters.

How far is the display from the street? 10 FT

How far is the display from the sidewalk? 3.5 FT

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

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. Provide fee of \$100.00. There are additional fees of \$100.00 for fire department review and \$200.00 for advertising and noticing. For a total of \$400.00. Please, make check payable to the City of Key West. ✓
2. **Photographs** of the existing area and proposed display ✓
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way. This cannot be substituted with photographs ✓
4. Copy of the **Warranty Deed** ✓✓
5. Completed **Authorization** and **Verification** forms as necessary. ✓
6. **Boundary Survey of Property** (Must be within 10 years of date of this Application) ✓
7. **Property Appraisers** information (www.mcpafl.org)

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

Signature [Signature] Date 1/31/20



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Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(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.
- 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.
- 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.

(2) 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.
- 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.
- c. The exception presents a hazard to public safety.



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- (3) 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. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.
- (4) 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.
- (5) The city manager or the planning board, upon 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.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

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, CHARLES ITTAH as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 135 DWAL COMPANY.
Name of office (President, Managing Member) Name of owner from deed

authorize Alon Croitoru
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 on entity owner

Subscribed and sworn to (or affirmed) before me on this April 27, 2020.
Date

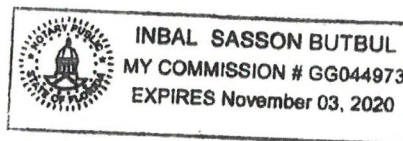
by CHARLES ITTAH
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented DL-I300140650830 as identification.

Inbal Sasson Butbul
Notary's Signature and Seal

INBAL SASSON BUTBUL
Name of Acknowledger typed, printed or stamped

GG044973
Commission Number, if any



DUVAL GROUP LLC.

7820 Peters RD.

Suite# E104

PLANTATION, FL 33324

954-214-0254

APARDUVALGROUP@GMAIL.COM

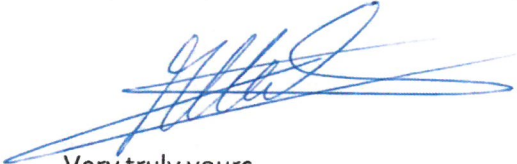
1/14/2020

**RE: 135 Duval LLC., Landlord and ICF Key West LLC., Alon Croitoru and Assaf Azoulay, Tenant.
Booth located at 501 Greene St., Key West, FL 33040**

To whom it may concern,

The above-named tenant has a lease in effect thru 12/31/2022 for a space to sell tobacco products and henna tattoos.

Should further verification be needed, please contact us at 954-803-7765.



Very truly yours,

Charles Ittah

Managing member

135 Duval, LLC.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Alon Croitoru, 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:

SOLC George Street

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-24-20 by

date

Alon Croitoru

Name of Authorized Representative

He/She is personally known to me or has presented Florida Drivers license as identification.

[Signature]

Notary's Signature and Seal



Angela Budde

Name of Acknowledger typed, printed or stamped

GG971499

Commission Number, if any

Deed

Return to: (enclose self addressed stamped envelope)
 Name: Keys Title & Abstract Company
 Address: 631 Whitehead Street
 Key West, Florida 33040
 This Instrument Prepared by: 708123
 Address: "same"
 KTAC 56582
 Grantee Name and S.S. #:
 Grantee Name and S.S. #:

10.50
 7,800.00
 9,610.50

REC 188 PAGE 2418

THIS INSTRUMENT PREPARED BY:
 W. A. PERKINS, III
 KEYS TITLE & ABSTRACT COMPANY
 631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040
 TERMS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT
 (305) 294-2529

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 31st day of October, A. D. 19 91

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between RAMLO CONSTRUCTION CORPORATION, Florida, having its principal place of business in the County of Monroe and State of Florida, a corporation existing under the laws of the State of Florida, and party of the first part, and

135 DUVAL COMPANY, 400 Duval Street, Key West, Florida 33040, Monroe and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10,000) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Taxes and assessments for the year 1991 and subsequent years
 SUBJECT TO: Limitations, conditions, restrictions and easements of record, if any.

DEED 9600-0 Date 11-1-91
 MONROE COUNTY
 DEAN E. KOLHAGE, CLERK
 By Andia Madiedo

Property Appraiser's Parcel Identification Number: RE 52
 And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its

(Corporate Seal)
 By [Signature] President.
 Signed, Sealed and Delivered in Our Presence:

[Signature]
 Notary Public, State of Florida
 County of Monroe

I Hereby Certify, That on this 31st day of October, A. D. 19 91, before me personally appeared _____, President and _____, a corporation respectively of RAMLO CONSTRUCTION CORPORATION under the laws of the State of Florida, and who executed the foregoing conveyance to 135 Duval Company, Inc.

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at _____ in the County of Monroe, Notary Public, State of Florida
 My Commission Expires FEB 14, 1993

and State of Florida, the day and year last aforesaid.
 Notary Public
 My Commission Expires _____

708123

OFF REC 1188 PAGE 2419

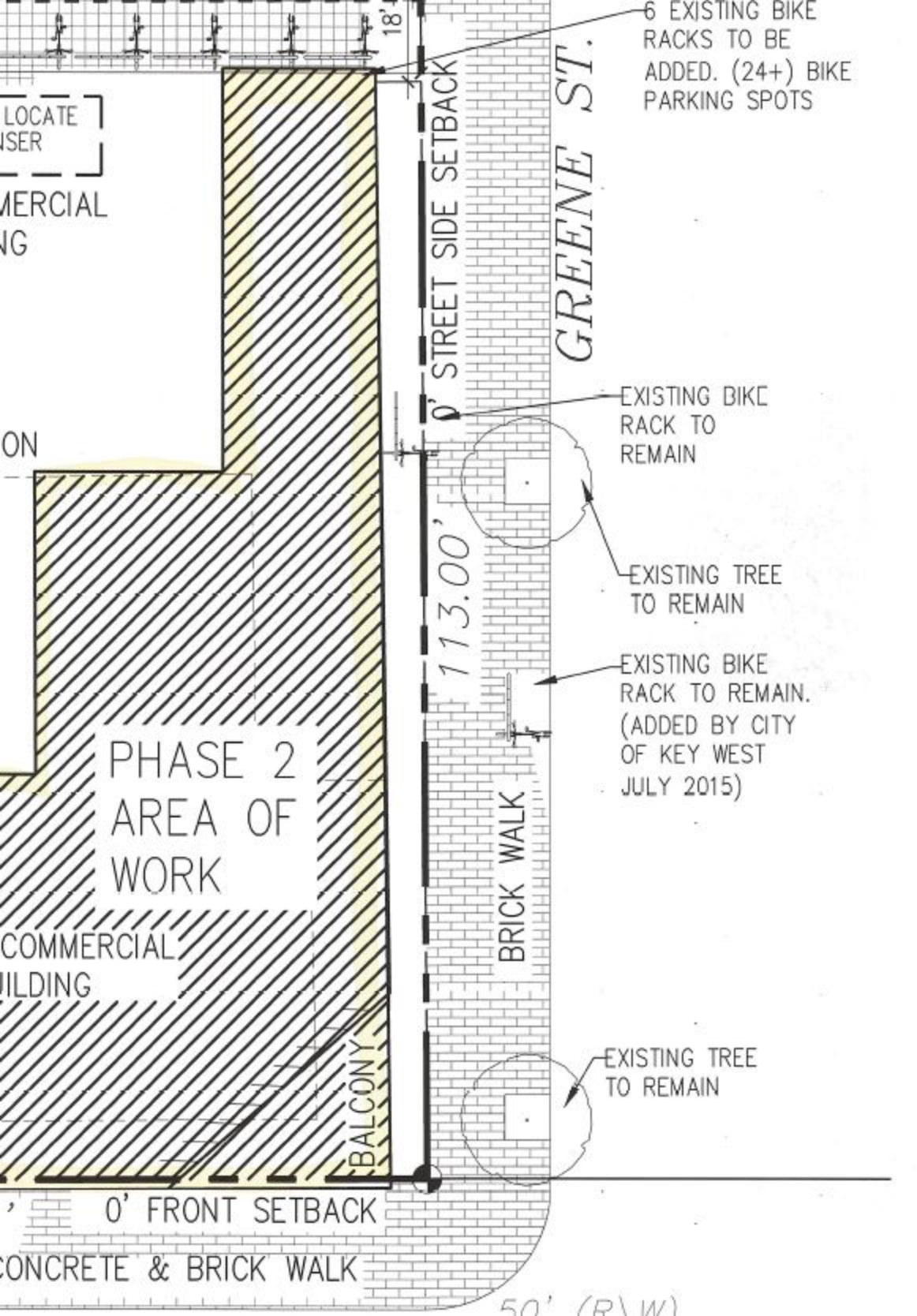
LEGAL DESCRIPTION

Parcel B

On the Island of Key West and known on the Map or Plan of said City, delineated by W. A. Whitehead in February 1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Survey



LOCATE USER

COMMERCIAL BUILDING

ON

PHASE 2 AREA OF WORK

COMMERCIAL BUILDING

BALCONY

0' FRONT SETBACK

CONCRETE & BRICK WALK

18'

0' STREET SIDE SETBACK

113.00'

BRICK WALK

GREENE ST.

6 EXISTING BIKE RACKS TO BE ADDED. (24+) BIKE PARKING SPOTS

EXISTING BIKE RACK TO REMAIN

EXISTING TREE TO REMAIN

EXISTING BIKE RACK TO REMAIN. (ADDED BY CITY OF KEY WEST JULY 2015)

EXISTING TREE TO REMAIN

50' (R\W)



89'59"40" m
90' d

1 Story Frame Bldg.
"Taco Bell"
F.F.L. 3.74

0.20' clear
0.28' over

A/C

On line

ding

2 Story Frame Bldg.
No. 133
F.F.L. 3.80

0.17' over

Balcony
28.85'

49.18'
Walk

Brick

0.90' over

STREET (50' R/W)

(50'

STREET

GREENE

Runk

**Planning Board Resolution
2012-43**

**PLANNING BOARD
RESOLUTION No. 2012-43**

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 HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 501C GREENE STREET (RE# 00000520-000000), 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 for the outdoor display of cigars and related products located on the open doors and within a model ship; and

WHEREAS, the Planning Board met on September 20, 2012 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


_____ Chairman


_____ Planning Director

West, Florida:

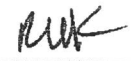
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.


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 cigars and related merchandise on the open doors and within a model ship located at 501C Greene Street (RE# 00000520-000000), with the following conditions, and per the attached site survey and site photos received February 9, 2012:

1. The Exception for the Outdoor Merchandise Display is limited to the open doors of the shop, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, Alon Croitora, and granted for 60 months.
4. The applicant will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
5. The Exception is limited to two (2) open doors and one (1) model ship.
6. All signage installed without benefit of a permit will be removed including the flag. Any new signage requires HARC approval.

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

 Chairman

 Planning Director

pursuant to the grant of an Exception in this section.

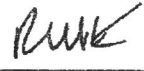
- b. The Exception was granted pursuant to mistaken or misleading information;
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

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 Economic Opportunity. 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 DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period

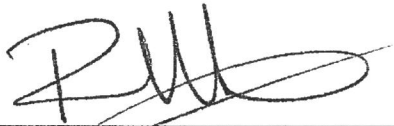

Chairman


Planning Director

the DEO 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 20th day of September, 2012.

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

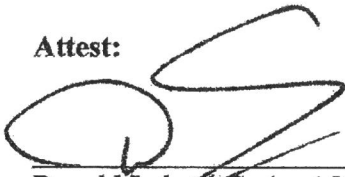


Richard Kitenick, Chairman
Key West Planning Board

10/2/12

Date

Attest:

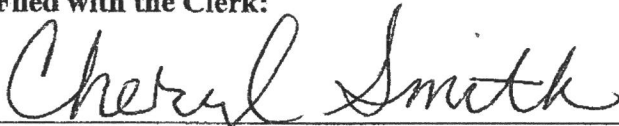


Donald Leland Craig, AICP
Planning Director

9.25.12

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-3-12

Date



Chairman



Planning Director

Site Visit
February 21, 2020

ISLAND CIGAR

'we roll 'em you smoke

SALE SUNGLASSES
\$9.99 each / 2 for \$17.99

Cuban Leaf
Flavored Cigar
Cuban
Coffee
Vanilla
Mint
Lime
Cherry
PEACH
Vanilla
Cigar
Coffee
Vanilla

MIX AND MATCH
Our Choice
Hand Rolled
Cuban Leaf
3
FOR
\$20



"we roll 'em you smoke 'em"

CIGARETTES

Cuban Leaf
Flavored Cigars

- Honey
- Cinnamon
- Cherry
- MINT
- Anis
- Strawberry
- Grape



Flavored Cigars
WWW.ISLANDCIGARFACTORY.COM

Chocolate Honey Coffee Vanilla

Grape Cherry RUM

CIGAR BOAT

The Perfect Gift

PREMIUM COLLECTION

MIX AND MATCH
Our Classic Hand Rolled Cuban Leaf
3 FOR \$20

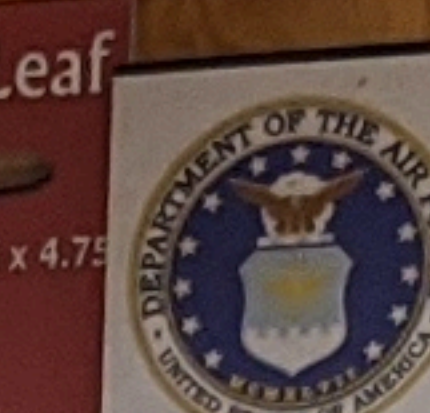
Figurado Double Corona Mini Figurado

Churchill Toro

Al Capone Torpedo Robusto

Cuban Leaf

- Perfecto 45+52 x 4.75
- Avantura 55 x 4.5
- Guama 44+60 x 5
- Gigante 55 x 7.5
- Presidente 65 x 7
- Culebra



WWW.ISLANDCIGARFACTORY.COM

- Churchill 50 x 7
- Toro 52 x 6
- Torpedo 52 x 6
- Robusto 50 x 5
- Corona 44 x 5.5
- Piramide 44+53 x 5.5
- Salomon 45 x 52
- Al Capone 45+53 x 5.5

KEY WEST HAVANA

LAST FLIGHT OUT

90 MILES FROM KEY WEST CUBA

EL CAPITAN HAVANA

KEY WEST FLORIDA

THE FLORIDA KEYS

Island Cigar Factory

Key West Beads

Caribbean Bracelets

Key West Jewelry



ISLAND



"we roll 'em you smoke 'em"

CIGARS

Cuban Leaf Flavored Cigars

- Honey
- Cinnamon
- Cherry
- MINT
- Anis
- Strawberry
- Grape

www.ISLANDCIGARFACTORY.COM

Flavored Cigars

- Vanilla
- Chocolate
- RUM
- Cognac
- Coffee

Take a picture
With our cigars
and get the chance
to win a free picture!

ISLAND CIGAR FACTORY

The Perfect Gift

Cuban Leaf

- Perfecto 48 x 5.2 x 4.75
- Asomero 55 x 4.5
- Churchill 50 x 7
- Toro 52 x 6
- Topado 52 x 6
- Robusto 50 x 5
- Corona 44 x 5.5
- Pyramide 44 x 5.5
- Salomon 45 x 5.2
- El Capone 45 x 5.5

RUM Cognac Chocolate Honey

ANIS Cognac Honey Grape

ISLAND CIGAR FACTORY

PADDY'S

CORONA

OLD IRISH WHISKEY



Notice of Code Violation
Dated December 19, 2019



Case Actions

City of Key West

CASE Number: CC2019-01772

Description:

Opened: **12/16/2019**

Closed:

Site Address: **501 GREENE St 1**

Last Action: **1/31/2020**

Follow Up: **2/26/2020**

City, State Zip Code: **KEY WEST, FL 33040**

Status: **ACTIVE**

Applicant: **<NONE>**

Parent Project:

Owner: **135 DUVAL COMPANY**

Contractor: **<NONE>**

Details:

I received a complaint from Blake Feldman of the Green Room (561.373.9724) (blake@thegreenroomkeywest.com) in regards to unpermitted signage and neon signage.

LIST OF ACTIONS

SCHEDULED DATE	COMPLETED DATE	TYPE	STAFF
12/19/2019	12/19/2019	NOTICE OF VIOLATION	Troy Montero
Notes:			
12/26/2019	12/26/2019	PHONE CALL	Troy Montero
Notes: Recived a phone call today from (305-924-6400) from the owner of the Cigar shop at Greene St. He explained that he wanted to work to get everything into compliance. Then explained that the awning over his business was not his doing but was Mr. Feldman's. That they had a perfectly good awning over the business but Mr. Feldman replaced it. He also explained that both signs have been there 25 years. I then explained that the neon sign in question is the one that says "Cigar." That I found the permit for the other neon sign above the business. He then asked if he could set up a meeting between Director Young, Himself and I about what he needs to do to come into compliance. The meeting is set for 12-30-19 at 11:00 A.M.			
12/30/2019	12/30/2019	PERSONAL CONTACT	Troy Montero
Notes: Meeting today with Mr. Alon and Director Young			
1/31/2020	1/31/2020	PERSONAL CONTACT	Troy Montero
Notes: Talked with owners daughter who works on site about the this case and what was being down to come into compliance. She said that her dad was out of town but is going forward with the planning board to get another exception to outdoor display. As I told her I am dropping the camera charge since they are not hard wired into the building. An she said that the sign will come down and that her dad is going to try and get a permit to put another sign there.			



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 00000520-000000
 Account# 1000515
 Property ID 1000515
 Millage Group 10KW
 Location Address 501 GREENE ST, KEY WEST
 Legal Description KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

135 DUVAL COMPANY
 C/O DUVAL GROUP
 7860 Peters Rd Ste E104
 Plantation FL 33324

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$654,738	\$617,207	\$617,207	\$657,047
+ Market Misc Value	\$13,466	\$13,308	\$13,669	\$14,600
+ Market Land Value	\$2,925,204	\$1,220,700	\$976,560	\$972,133
= Just Market Value	\$3,593,408	\$1,851,215	\$1,607,436	\$1,643,780
= Total Assessed Value	\$1,944,996	\$1,768,179	\$1,607,436	\$1,643,780
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,593,408	\$1,851,215	\$1,607,436	\$1,643,780

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	8,138.00	Square Foot	0	0

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 8,146
 Finished Sq Ft 5,859
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 3
 Half Bathrooms 2
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	528	0	0
FAT	FINISHED ATTIC	1,200	0	0
FLA	FLOOR LIV AREA	5,859	5,859	0

Code	Description	Sketch Area	Finished Area	Perimeter
OUU	OP PRUNFIN UL	459	0	0
SBF	UTIL FIN BLK	100	0	0
TOTAL		8,146	5,859	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	2002	2003	1	1296 SF	1
BRICK PATIO	2002	2003	1	1900 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/1991	\$1,600,000	Warranty Deed		1188	2418	U - Unqualified	Improved
10/1/1983	\$246,300	Warranty Deed		894	2021	Q - Qualified	Improved

Permits

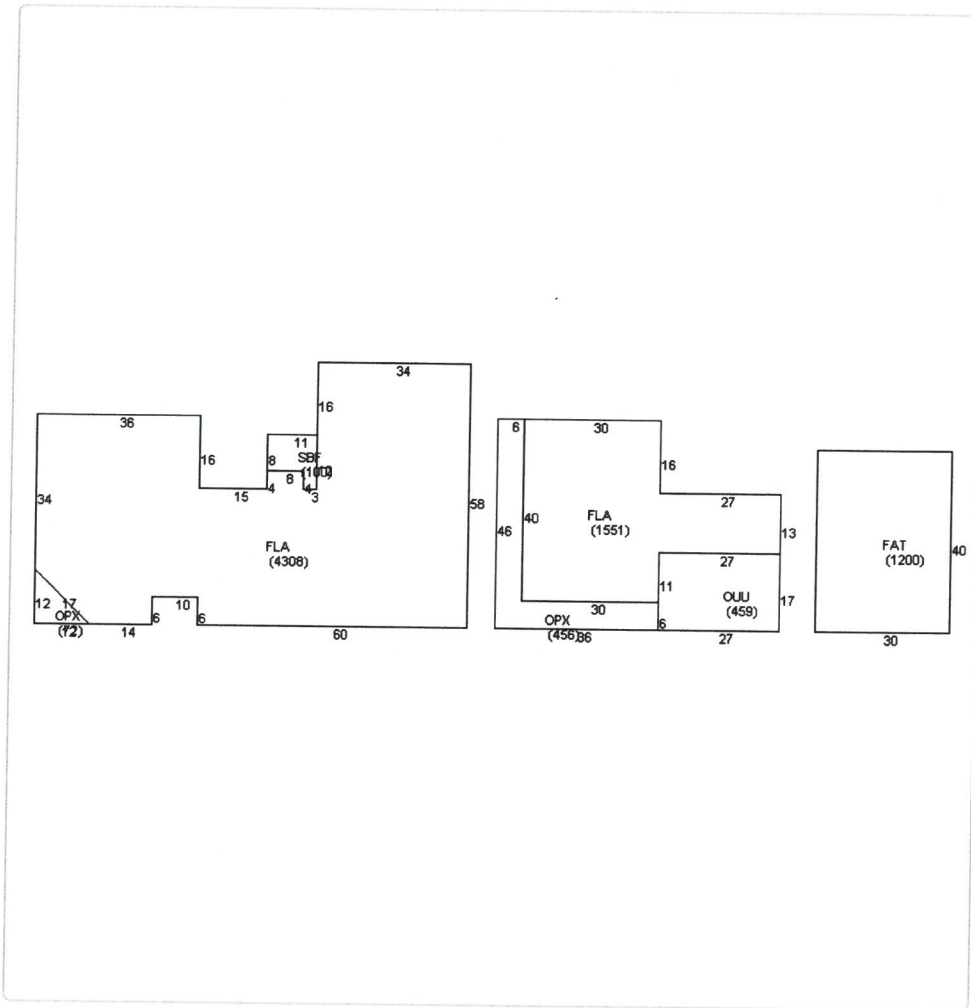
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-0805	3/5/2019	4/23/2019	\$1,900	Commercial	Modify existing drains to accept (2) urinals
BLD2018-1340	12/3/2018	4/29/2019	\$13,005	Commercial	INSTALL 1200 SF (12) 60 MIL TRO SINGLE PLY ROOFING ***HARC INSPECTION NEEDED**
18-00002574	6/16/2018	4/3/2019	\$2,400	Commercial	REPAIR SAMLL SECTION OF FRONT WALL FLASHING WITH HYDROSTOP ROOF SYSTEM REPAIR SECTION OF BACK WALL FLASHING WITH HYDROSTOP ROOF SYSTEM. REPLAIR BACK CORNER SECTION OF FLAT ROOF WITH HYDROSTOP ROOF SYSTEM. TOTAL SF OF ALL REPAIRS = 200SF (JOB)
17-00001680	5/9/2017	5/14/2019	\$10,965	Commercial	INSTALL OF A 5 TON RHEEN A/C UNIT. INSTALL WILL INCLUDE NEW REFREIGERANT LINES/DRAIN LINES, ALL NEW SUPPLY AIR TRUNK LINE WITH 5 SUPPLY AIR REGISTERS ON TRUNK LINE. CONDENSER WILL BE LOCATED ON ROOF ON CONDENSER RACK. ** NOC REQUIRED** **HARC INSPECTION REQUIRED**
17-1318	4/10/2017	7/10/2017	\$7,550	Commercial	INSTALL PLUMBING 1ST FLOOR. MENS BATHROOM- 1 TOILET, 1 LAV, 1 URINAL, ADN 1 FLOOR DRAIN. ADA BATHROOM TO INCLUDE 1 ADA TOILET, 1 ADA LAV/CARRIER AND 1 FLOOR DRAIN. INSTALL PLUMBING FOR BAR - 3 FLOOR SINKS, 3 FLOOR DRAINS, AND 1 ELECTRIC TANKLESS WATER HEATER. RUN NEW LINE TO EXISTING GREASE TRAP FOR BAR.
17-1238	3/30/2017	7/19/2017	\$27,000	Commercial	INSTALL FOR BRANCH CIRCUITS FOR GENERAL RECEPTACLES AND EQUIPMENT. INSTALLATION OF BRANCH CIRCUITS FOR LIGHTING AND CONTROL, WATER HEATER, SMOKE DETECTORS AND EXIT/EMERGENCY LIGHTS. RELOCATION OF EXISTING BREAKER PANEL AND EXISTING ELECTRIC FOR AC UNITS. WIRING OF WALK IN COOLER
16-3932	1/12/2017	8/16/2018	\$225,000	Commercial	RENOVATION AND EXPANSION OF THE GREEN ROOM BAR. DEMO FRAMING, STEEL, TILE, DRYWALL, PAINTING WOOD SIDING, DOORS AND WINDOWS, INTERIOR TRIM, NEW BAR, COUNTER TOPS, ADA FIXTURES, WALK-IN COOLER.
15-00005169	12/29/2015	12/28/2017	\$5,000	Commercial	(505 GREENE ST) - REPLACE, BOARD AND BATTEN SIDING. PAINT TO MATCH EXISTING. APPROXIMATELY 60" LONG X 9' HIGH ON THE EAST SIDE OF THE BUILDING. (NOC REQUIRED). HARC #1515-01-1925-HSA-12/28/15 ET. PAINT TO MATCH.
15-0296	2/5/2015	9/17/2015	\$200	Commercial	INSTALL NEW SIGN
14-5533	12/22/2014	2/11/2015	\$15,000	Commercial	INSTALL 5 AC UNITS 2 EXHAUST FANS, 1 ICE MACHINE, AND 8 REFRIDGE. CASES
14-5572	12/9/2014	2/11/2015	\$15,140	Commercial	INSTALL NEW PANEL AND ALL NEW WIRING
14-5573	12/9/2014	2/11/2015	\$14,000	Commercial	PROVIDE 2 ADA TOILETS, 2 ADA LAVS, 1 MOP SINK, AND 1 WATER HEATER, 4 FLOOR DRAINS, 1 FLOOR SINK, 1 HAND SINK, AND 1 ICE MAKER
14-5366	12/5/2014	12/26/2016	\$60,500	Commercial	INTERIOR FRAMING DRYWALL AND COUNTERTOPS, CONCRETE FLOORING
14-5365	11/25/2014	1/17/2017	\$3,000	Commercial	DEMO INTERIOR COMPLETE
13-0424	4/3/2013		\$0	Commercial	MOBILE CART
13-0424	4/3/2013		\$0	Commercial	MOBILE CART. (JOB) INSIDE PROPERTY & MORE THAN 5' SETBACK FROM FRONT PROPERTY. NO ELECTRICAL ELEMENTS OF CART.
10-2566	8/3/2010		\$4,900	Commercial	INSTALL 200SF OF DISPLAY SLAT WALL. INSTALL NEW BASE BOARDS, REPLACE/INSTALL 150SF OF NEW CARPETING. INSTALL SIGN
10-2409	7/23/2010		\$2,300	Commercial	REPLACE EXISTING FANS, EXISTING TPAK LIGHTS, RECEPTACLES AND COVER PLATES, SWITCHES AND COVER PLATES AND LIGHT FIXTURES.
10-1337	5/4/2010		\$9,500	Commercial	INSTALLATION OF 25LF 36" KNEE WALL, 4' PLYWOOD CABINETS, 50LF OF 42" H BOARD, INSTALLATION OF 6X8 NON-STRUCTURAL WALL WITH 5/8 SHEETROCK, 60LF CROWN MOLDING
10-1338	4/30/2010		\$500	Commercial	INSTALLATION OF 5 SF DOUBLE SIDED SIGN AND 5SF WALL SIGN
09-00004210	12/14/2009	3/19/2010	\$3,800	Commercial	SLAB & DOORS
09-00003899	11/16/2009	3/19/2010	\$2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
09-3459	10/7/2009		\$1,900	Commercial	INSTALL SEVEN OUTLETS
09-3392	10/2/2009		\$3,580	Commercial	WATER AND DRAIN LINES TO CONNECT TO ESIXTING AND SERVICE; 1 COMPARTMENT SINK, 1 WALL MOUNT WATER HEATER, 1 GREASE TRAP, 1 HAND SINK, 1 FLOOR DRAIN
9-2342	8/3/2009	8/15/2009	\$1,200	Commercial	TROUBLE SHOOT LOSS OF POWER. RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
9-1934	6/30/2009	8/15/2009	\$2,500	Commercial	RELOCATE AWNING. DRYWALL REPAIRS. PAINT. INSTALL PLATE GLASS.
09-1685	6/5/2009	7/15/2009	\$2,400	Commercial	REMOVE DECK FROM ROOF
09-1689	6/5/2009	7/15/2009	\$6,000	Commercial	RE-ROOF
08-3923	10/20/2008		\$400	Commercial	INSTALL TWO FLOOD LIGHTS ON FRONT OF BUILDING FRO SIGN
08-3443	9/21/2008		\$450	Commercial	INSTALL WOOD HANGHING SIGN
6770	7/16/2008		\$0	Commercial	ISSUED C/O
08-2361	7/2/2008	10/23/2008	\$670	Commercial	ELECTRICAL WORK FOR HOOD FANS
08-2215	6/24/2008	9/18/2008	\$50	Commercial	SIGN
8-1776	5/27/2008	10/22/2008	\$1,500	Commercial	HOOD INSTALLATION
8-1777	5/27/2008	7/23/2009	\$1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
08-1583	5/7/2008	10/15/2008	\$600	Commercial	INSTALL GASLINE
08-1085	4/15/2008	12/10/2008	\$2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
08-1121	4/15/2008	11/28/2008	\$2,000	Commercial	ELECTRICAL WORK
08-1069	4/10/2008	11/26/2009	\$2,450	Commercial	BUILD WALL & DRYWALL
07-5187	3/20/2008	11/20/2008	\$7,500	Commercial	BUILD PARTITION WALL
08-0180	1/24/2008	9/18/2008	\$1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES, LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
07-5369	1/8/2008	9/18/2008	\$12,500	Commercial	INTERIOR REPAIRS, SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
07-5239	11/30/2007	4/16/2008	\$800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
07-5187	11/27/2007	4/16/2008	\$2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
07-0450	1/29/2007	5/29/2008	\$2,000	Commercial	TEST, MAKE NECESSARY REPAIRS TO SEWER LINE
06-5973	11/3/2006	12/28/2006	\$2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
05-3260	8/3/2005	9/27/2006	\$0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION
05-2149	6/3/2005	11/8/2005	\$1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
05-2083	5/29/2005	11/8/2005	\$6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
05-1160	5/16/2005	11/8/2005	\$10,000	Commercial	INTERIOR WORK ONLY RENOVATIONS
04-0736	3/10/2004	10/6/2004	\$5,500	Commercial	R&R SEWER LINE
03-3083	9/2/2003	9/16/2003	\$500	Commercial	HAND SIGN 30X24
03-2335	7/31/2003	9/16/2003	\$2,200	Commercial	REMOVE OLD POWER LIGHTS
02-2791	11/14/2002	11/14/2002	\$500	Commercial	2-AIR CURTAINS
02-2791	11/14/2002	9/16/2003	\$500	Commercial	INSTALL AIR CURTAINS
02-1387	5/24/2002	5/8/2002	\$2,661	Commercial	ROOF
02-0731	4/22/2002	5/8/2002	\$63,000	Commercial	PAVE PARKING LOT
02-1005	4/19/2002	5/8/2002	\$21,000	Commercial	3 PHASE WIRING
02-185	3/13/2002	5/8/2002	\$25,000	Commercial	ELECT
02-631	3/13/2002	5/8/2002	\$1,000	Commercial	NEW SINKS
01-3993	2/11/2002	5/8/2002	\$25,000	Commercial	INTERIOR RENOVATIONS
01-3009	8/28/2001	11/16/2001	\$12,000	Commercial	HOOD & C/AC
00-3975	11/17/2000	12/15/2000	\$4,000	Commercial	CENTRAL AC
00-0518	11/1/2000	11/16/2001	\$4,500	Commercial	INSTALL C/AC
00-2817	9/12/2000	1/10/2001	\$109,000	Commercial	PHASE 2 RENOVATIONS
00-1833	7/28/2000	12/15/2000	\$100,000	Commercial	PHASE 1 REPAIR FIRE DAMAG
00-0711	4/4/2000	12/15/2000	\$3,500	Commercial	STRUCTURAL BEAMS PLACED
00-0853	4/3/2000	12/15/2000	\$2,500	Commercial	REPLACE ROOF DRAINS
00-0859	3/31/2000	12/15/2000	\$2,400	Commercial	ROOFING
00-0518	3/1/2000	7/28/2000	\$4,500	Commercial	5 TON AC
00-0309	2/4/2000	7/28/2000	\$199	Commercial	INSTALL SECURITY ALARM
98-2155	7/13/1998	1/1/1999	\$600	Commercial	ELECTRICAL
97-3992	12/4/1997	1/1/1999	\$3,200	Commercial	ELECTRICAL
97-3812	11/1/1997	11/1/1997	\$100	Commercial	REPLACE LIGHTS
97-2598	8/1/1997	11/1/1997	\$5,000	Commercial	UPGRADE ELECTRICAL
97-2649	8/1/1997	11/1/1997	\$385	Commercial	SECURITY ALARM
97-2015	7/1/1997	8/1/1997	\$1,500	Commercial	INTERIOR RENOVATIONS
97-2207	7/1/1997	8/1/1997	\$2,500	Commercial	REPLACE FABRIC AWNING
97-01826	6/1/1997	8/1/1997	\$1,200	Commercial	ROOFING
97-01863	6/1/1997	8/1/1997	\$5,700	Commercial	CENTRAL AC SYSTEM
97-1834	6/1/1997	8/1/1997	\$250	Commercial	TEMP SERVICE
97-01640	5/1/1997	8/1/1997	\$25,000	Commercial	EXTERIOR FACADE RENOVATIO
97-01304	5/1/1997	7/1/1997	\$10,000	Commercial	EXTERIOR FACADE RENOVATIO
97-01011	4/1/1997	7/1/1997	\$2,000	Commercial	BUILD OUT
97-00513	2/1/1997	7/1/1997	\$2,000	Commercial	REPAIR & REMODELING
96-02408	6/1/1996	8/1/1996	\$1,890	Commercial	ELECTRICAL
B93-3405	12/1/1993	11/1/1994	\$550	Commercial	CHANGE WINDOW SIZE/GLASS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

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Version 2.3.41

Business Tax Receipt

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND CIGAR

Location Addr 501 GREENE ST 508

Lic NBR/Class 23291 RETAIL WHOLESALE OR MAIL ORDER

Issued Date 8/27/2019 **Expiration Date: September 30, 2020**

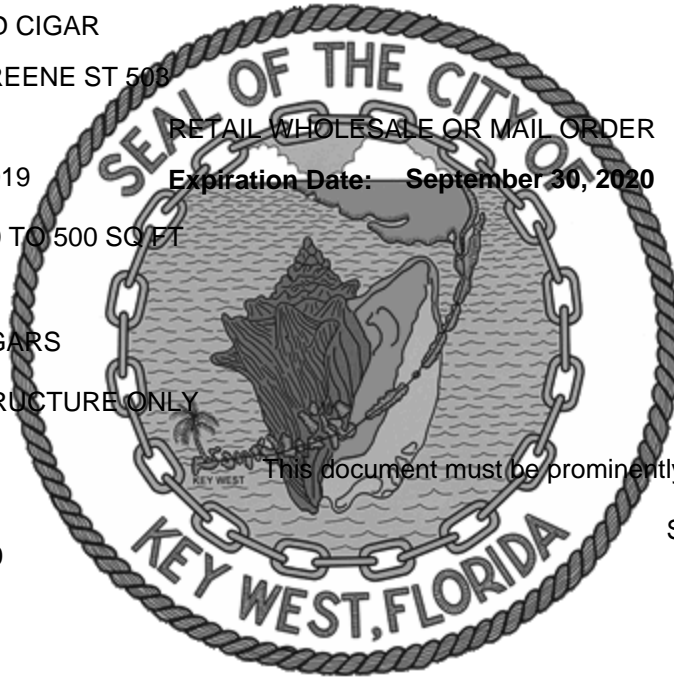
RETAIL ESTABLISHMENT 0 TO 500 SQ FT

Comments: RETAIL CIGARS

Restrictions: INSIDE STRUCTURE ONLY

ISLAND CIGAR
141 DUVAL ST

KEY WEST, FL 33040



SEAN OF KW INC

Sunbiz.org

**Division of Corporations, an
official State of Florida website**

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P00000002607

Entity Name: DUVAL GROUP INC.

Current Principal Place of Business:

7820 PETERS ROAD
UNIT E-104
PLANTATION, FL 33324

Current Mailing Address:

7820 PETERS ROAD
UNIT E-104
PLANTATION, FL 33324 US

FEI Number: 65-0974972

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ITTAH, CHARLES
7820 PETERS ROAD
UNIT E-104
PLANTATION, FL 33324 US

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

Officer/Director Detail :

Title P
Name ITTAH, CHARLES
Address 7820 PETERS ROAD
UNIT E-104
City-State-Zip: PLANTATION FL 33324

Title VP
Name D'JAMAL, SHLOMO
Address 7820 PETERS ROAD
UNIT E-104
City-State-Zip: PLANTATION FL 33324

Title VP
Name GAMAL, URI
Address 7820 PETERS ROAD
UNIT E-104
City-State-Zip: PLANTATION FL 33324

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES ITTAH

REGISTERED AGENT

01/27/2020

Electronic Signature of Signing Officer/Director Detail

Date

**Department of Business
and Professional Regulation**

Licensee Details

Licensee Information

Name: **ISLAND CIGAR FACTORY INC (Primary Name)**
ISLAND CIGAR FACTORY (DBA Name)

Main Address: **32 HILTON HAVEN RD #5**
KEY WEST Florida 33040

County: **MONROE**

License Mailing:

LicenseLocation: **501 GREEN STREET**
KEY WEST FL 33040

County: **MONROE**

License Information

License Type: **Retail Tobacco Products Dealer**

Rank: **RTPD**

License Number: **TOB5403083**

Status: **Current,Active**

Licensure Date: **05/07/2015**

Expires: **01/15/2021**

Special Qualifications **Qualification Effective**
Over the Counter **05/07/2015**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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