

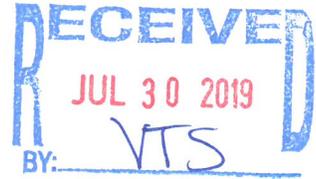
Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete



Development Plan

Major _____

Minor _____

Conditional Use

Historic District

Yes

No _____

Please print or type:

- 1) Site Address 1217 and 1221 Varela St, 1127 United St, Key West, FL 33040
- 2) Name of Applicant Serge Mashtakov, P.E. Artibus Design LLC
- 3) Applicant is: Owner _____ Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3706 N. Roosevelt Blvd, Suite i-208
Key West, FL 33040
- 5) Applicant's Phone # (305) 304-3512 Email Serge@artibusdesign.com
- 6) **Email Address:** Serge@artibusdesign.com
- 7) Name of Owner, if different than above Montessory Children's School of Key West, Inc.
- 8) Address of Owner 1221 Varela St, Key West, FL 33040
- 9) Owner Phone # (305) 294-5302 Email amy@montessorikewest.com
- 10) Zoning District of Parcel HMDR RE# 00033140-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval N/A HARC approval # N/A
OR: Date of meeting N/A
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

School located at 1221 Varela St purchased adjacent property 1217 Varela St previously
currently used as single family residence. Proposed use for 1217 Varela St is - Privat School.

Currently single family has 2 onsite parking spots located one behind each other, proposed
no onsite parking for school expansion. Existing School occupants: 120 students +23 staff.
Proposed School occupants: 132 students +25 staff.

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13) Has subject Property received any variance(s)? Yes _____ No X _____

If Yes: Date of approval N/A Resolution # N/A

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X _____

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Warranty Deed

Prepared by and return to:

Bryan Hawks
Attorney at Law
Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2018-085

Parcel Identification No. 00033140-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of January, 2019 between Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011 whose post office address is 264 Jones Hollow Rd., Marlborough, CT 06447 of the County of Hartford State of Connecticut grantor*, and The Montessori Children's School of Key West, Inc., a Florida not for profit corporation whose post office address is 1221 Varela St, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, and known on Wm. A. Whitehead's map delineated in February, 1829, as Lot No. Thirteen (13) in Square Three (3) of Tract Thirteen (13) according to a diagram of 1/3 of said Tract Thirteen (13) made by W. A. Gwynn, County Surveyor, and duly recorded in Book "O" of Deeds, Page 195, Monroe County, Records, July 1, 1886.

Commencing at a point on Varela Street one hundred and fifty seven (157) feet and two (2) inches from the corner of United and Varela Streets and runs along Varela Street in a N. W.'ly direction fifty-two (52) feet four (4) inches; thence at right angles N.E.'ly one hundred and ten (110) feet eight (8) inches; thence at right angles S.E.'ly fifty-two (52) feet four (4) inches; thence at right angles S.W.'ly one hundred ten (110) feet eight (8) inches to the point of the beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Willard Family Trust, dated March 29, 2011

Lorna C Dunlea Churchill

Witness Name: LORNA C DUNLEA CHURCHILL

Rose E. Willard

Rose E. Willard, a single woman, individually and as
Surviving Trustee of the Willard Family Trust, dated March
29, 2011

Kayla Dapp

Witness Name: Kayla Dapp

State of Connecticut
County of Storford S.S. Glastonbury

The foregoing instrument was acknowledged before me this 4th day of January, 2019 by Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011, who is personally known or has produced a driver's license as identification.

Lorna C Dunlea - Churchill

Notary Public

Printed Name: LORNA C DUNLEA CHURCHILL

My Commission Expires: LORNA C. DUNLEA-CHURCHILL
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 2023

[Notary Seal]



MONROE COUNTY
OFFICIAL RECORDS

900
1,312.50

WARRANTY DEED

THIS INDENTURE, made this 25th day of AUGUST,
A.D., 1986 BETWEEN

RUTH BAKER SPEER, a single woman over the age of 18 years
of the County of Monroe, in the State of Florida party of
the first part and,

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.
whose post office address is
1214 Varela Street, Key West, FL 33040

of the County of Monroe in the 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 DOLLARS AND OTHER GOOD
AND VALUABLE CONSIDERATION to her 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 their heirs and assigns forever,
the following described land, situate lying and being in the
County of Monroe, State of Florida, to wit:

THIS INSTRUMENT PREPARED BY:
JOSEPH B. ALLEN, III
ATTORNEY AT LAW
604 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

On the Island of Key West, known on William A.
Whitehead's map, delineated in February, A.D.
1829, as part of Tract Thirteen (13), but now
better known as Lot Ten (10) in Square Three (3)
of said Tract Thirteen (13) according to a diagram
recorded in Book "0", page 195, Monroe County
Records. Commencing at a point on United Street
distant One Hundred Ten (110) feet and Eight (8)
inches Southwesterly from the corner of White and
United Streets and running thence along the line
of said United Street in a Southwesterly direction
Fifty-five (55) feet and Four (4) inches; thence
at right angles in a Northwesterly direction One
Hundred Four (104) feet and Ten (10) inches;
thence at right angles in a Northeasterly
direction Fifty-five (55) feet and Four (4)
inches; thence at right angles in a Southeasterly
direction One Hundred Four (104) feet and Ten (10)
inches to the place or point of beginning.

-ALSO-

Being a portion of Tract Thirteen (13) in Wm. A.
Whitehead's map, delineated February 1829, but now
better known as lot Eleven (11) in Square Three
(3) in said Tract Thirteen (13) according to a
division of One-third of said Tract Thirteen (13)
drawn by W.A. Gwynn, County Surveyor, and duly
recorded in Book "0", Page 195, Monroe County
Records, July 1st, 1886. Commencing at the corner
of United and Varela Streets and running along
United Street in a North East direction Fifty-five
(55) feet Four (4) inches; thence in a North West
direction One Hundred and Four (104) feet Ten (10)
inches; thence in a South West direction
Fifty-five (55) feet Four (4) inches; thence in a
South East direction and along Varela Street One
Hundred and Four (104) feet Ten (10) inches to
place of beginning.

-ALSO-

FILED FOR RECORD
86 AUG 26 P431

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivison Twelve (12) of Square Three (3) of said Tract Thirteen, commencing at a point on Varela Street one hundred and four (104) feet, ten (10) inches from the corner of United and Varela Streets, and runs thence on Varela Street, in a N.W. direction Fifty-two (52) feet, four (4) inches; thence at right angles N.E.'ly One Hundred and ten (110) feet, eight (8) inches thence at right angles S.E.'ly Fifty-two (52) feet, four (4) inches; thence at right angles S.W.'ly One Hundred and Ten (110) feet, eight (8) inches back to the place of beginning.

SUBJECT TO:

1. Taxes for the year 1986 and subsequent years;
2. Conditions, restrictions, limitations, reservations and easements of record, if any, which are not hereby reimposed;
3. Applicable Zoning Ordinances;

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 hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

[Signature]
WITNESSES AS TO SIGNATURE

[Signature]
RUTH BAKER SPEER

DS Paid 1,319.50 Date 8-26-86
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By *[Signature]* D.C.

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements,

RUTH BAKER SPEER

to me well known and known to me to be the individual described in and who executed the foregoing deed, she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Key West, said County and State, this 26th day of August, A.D. 1986.

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
My Commission Expires:



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

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV 14 1986
BONDED THRU GENERAL INSURANCE UNDO

EXHIBIT "A"

Doc# 1567177
Bk# 2188 Pg# 66



1127 United St. & 1221 Varela St.
Montessori Children's School

Parcel 1

A parcel of land on the Island of Key West, being a part of Lot 3, Tract 13, per Deed Book "O", Page 195 and being more particularly described as follows:

Commence at the intersection of the SW'ly right of way line (ROWL) of White Street and the NW'ly ROWL of United Street; Thence run SW'ly along said NW'ly ROWL a distance of 110.67 feet to the Point of Beginning; Thence continue SW'ly along said NW'ly ROWL a distance of 1.7 feet to a point, said point lying 110.67 feet from the intersection of the NE'ly ROWL of Varela Street and said NW'ly ROWL of United Street; Thence run at right angles in a NW'ly direction a distance of 104.83 feet; Thence run at right angles in a NE'ly direction a distance of 1.7 feet; Thence run at right angles in a SE'ly direction a distance of 104.83 feet back to the Point of Beginning.

Parcel 2

In the City of Key West and is known as Lot 9, Square 3, Tract 13 and better described as follows:

Commencing at a point on United Street, distant 55 feet, 4 inches from the corner of United and White Street and runs Thence Southwesterly along United Street 65 feet, 4 inches Thence at right angles Northwesterly, 104 feet, 10 inches, Thence at right angles Northeasterly 55 feet, 4 inches Thence at right angles Southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; Thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; Thence in a Southwest direction Fifty-five (55) Four (4) inches; Thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot Ten (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running Thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; Thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, Commencing at a point on Varela Street One Hundred and Four (104) feet Ten (10) inches from the corner of

... at right angles southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; Thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; Thence in a Southwest direction Fifty-five (55) Four (4) inches; Thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot Ten (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running Thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; Thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, Commencing at a point on Varela Street One Hundred and Four (104) feet, Ten (10) inches from the corner of United and Varela Streets, and runs Thence on Varela Street, in a N.W. direction Fifty-two (52) feet, Four (4) inches; Thence at right angles N.E.'ly One Hundred and Ten (110) feet, Eight (8) inches; Thence at right angles in a S.E.'ly Fifty-two (52) feet, Four (4) inches; Thence at right angles S.W.'ly One Hundred and Ten (110) feet, Eight (8) inches back to the Place of Beginning.

MONROE COUNTY
OFFICIAL RECORDS



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 00033140-000000
 Account# 1033901
 Property ID 1033901
 Millage Group 10KW
 Location 1217 VARELA St, KEY WEST
 Address
 Legal KW GWYNN SUB O-195 LOT 13 SQR 3 TR 13 OR63-425/26 OR487-707 OR2513-1580/84 OR2943-1549
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1033901 1217 Varela St 01/09/14

Owner

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST
 INC
 1221 Varela St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$154,246	\$158,653	\$120,339	\$123,548
+ Market Misc Value	\$1,764	\$1,764	\$1,764	\$1,532
+ Market Land Value	\$580,693	\$580,693	\$623,556	\$533,062
= Just Market Value	\$736,703	\$741,110	\$745,659	\$658,142
= Total Assessed Value	\$714,061	\$649,147	\$590,134	\$536,486
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$736,703	\$741,110	\$745,659	\$658,142

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,791.00	Square Foot	0	0

Buildings

Building ID	2610	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Gross Sq Ft	1843	Foundation	CONCRETE SLAB
Finished Sq Ft	1442	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	182	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	27	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	108	0	42
FLA	FLOOR LIV AREA	1,442	1,442	182
OPF	OP PRCH FIN LL	293	0	94
TOTAL		1,843	1,442	318

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	160 SF	1
CONC PATIO	1964	1965	1	300 SF	2
WALL AIR COND	1989	1990	1	2 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/4/2019	\$725,000	Warranty Deed	2200894	2943	1549
4/6/2011	\$100	Warranty Deed		2513	1580
2/1/1971	\$22,500	Conversion Code		639	128

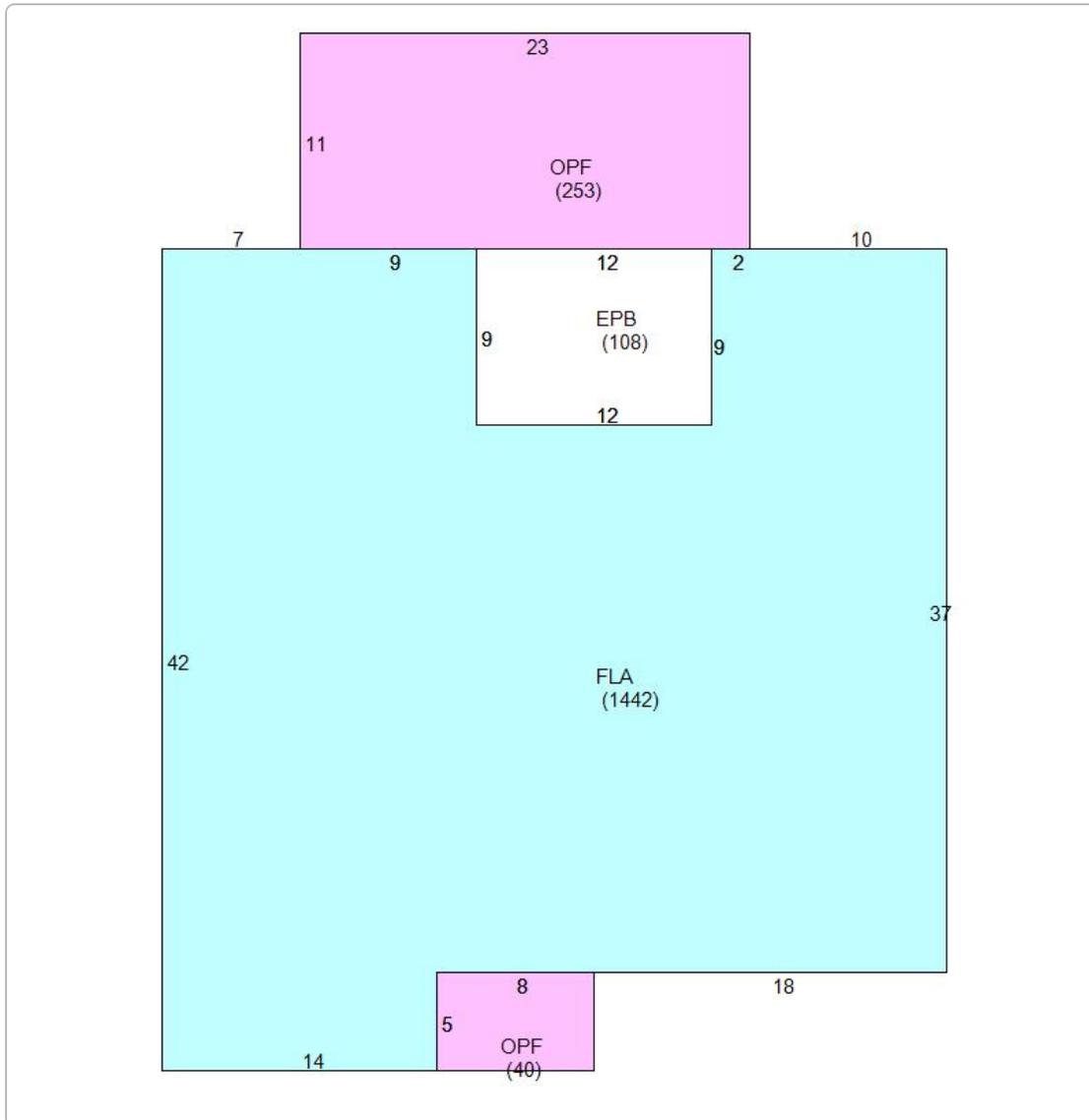
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
08-0209	1/31/2008	2/20/2008	\$1,500	Residential
99-1130	4/1/1999	8/17/1999	\$1,000	Residential
97-2976	9/1/1997	12/1/1997	\$1,500	Residential
96-1294	3/1/1996	8/1/1996	\$1,000	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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Version 2.2.35

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 Schneider
 GEOSPATIAL



Disclaimer

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Summary

Parcel ID 00033110-000000
 Account# 1033871
 Property ID 1033871
 Millage Group 10KW
 Location 1221 VARELA St, KEY WEST
 Address
 Legal KW GWYNN SUB 0-195 LOTS 10, 11 & 12 SQR 3 TR 13 E1-151 E1-551 G44-32/33 G44-
 Description 229/30 OR392-65 OR394-840/41 OR742-101D/C OR857-797D/C OR985-743/44
 OR1327-2259/60ORD
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property PRIVATE SCHOOL (7200)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MONTESSORI CHILDRENS SCHOOL OF KEY WEST
 INC
 1221 Varela St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$479,955	\$488,545	\$536,943	\$553,743
+ Market Misc Value	\$32,783	\$33,527	\$35,127	\$31,010
+ Market Land Value	\$1,361,715	\$638,598	\$639,662	\$564,408
= Just Market Value	\$1,874,453	\$1,160,670	\$1,211,732	\$1,149,161
= Total Assessed Value	\$1,276,737	\$1,160,670	\$1,211,732	\$1,149,161
- School Exempt Value	(\$1,874,453)	(\$1,160,670)	(\$1,211,732)	(\$1,149,161)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	17,391.00	Square Foot	0	0

Commercial Buildings

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 477
 Finished Sq Ft 300
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1923
 Year Remodeled

Effective Year Built 1988
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	0
OPF	OP PRCH FIN LL	177	0	0
TOTAL		477	300	0

Style PRIVATE SCHOOL B / 72B
Gross Sq Ft 1,960
Finished Sq Ft 1,663
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1992
Year Remodeled
Effective Year Built 1993
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,663	1,663	0
OPU	OP PR UNFIN LL	28	0	0
OPF	OP PRCH FIN LL	269	0	0
TOTAL		1,960	1,663	0

Style PRIVATE SCHOOL B / 72B
Gross Sq Ft 2,924
Finished Sq Ft 2,622
Perimeter 0
Stories 3
Interior Walls
Exterior Walls BRICK
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 BRICK
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1933
Year Remodeled
Effective Year Built 1982
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,622	2,622	0
OPU	OP PR UNFIN LL	246	0	0
OUU	OP PR UNFIN UL	56	0	0
TOTAL		2,924	2,622	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	264 SF	1
FENCES	1983	1984	1	888 SF	2
CONC PATIO	1990	1991	1	960 SF	2
CONC PATIO	1991	1992	1	70 SF	2
DET CABANA	2007	2014	1	750 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/1/1986	\$1	Warranty Deed		985	743

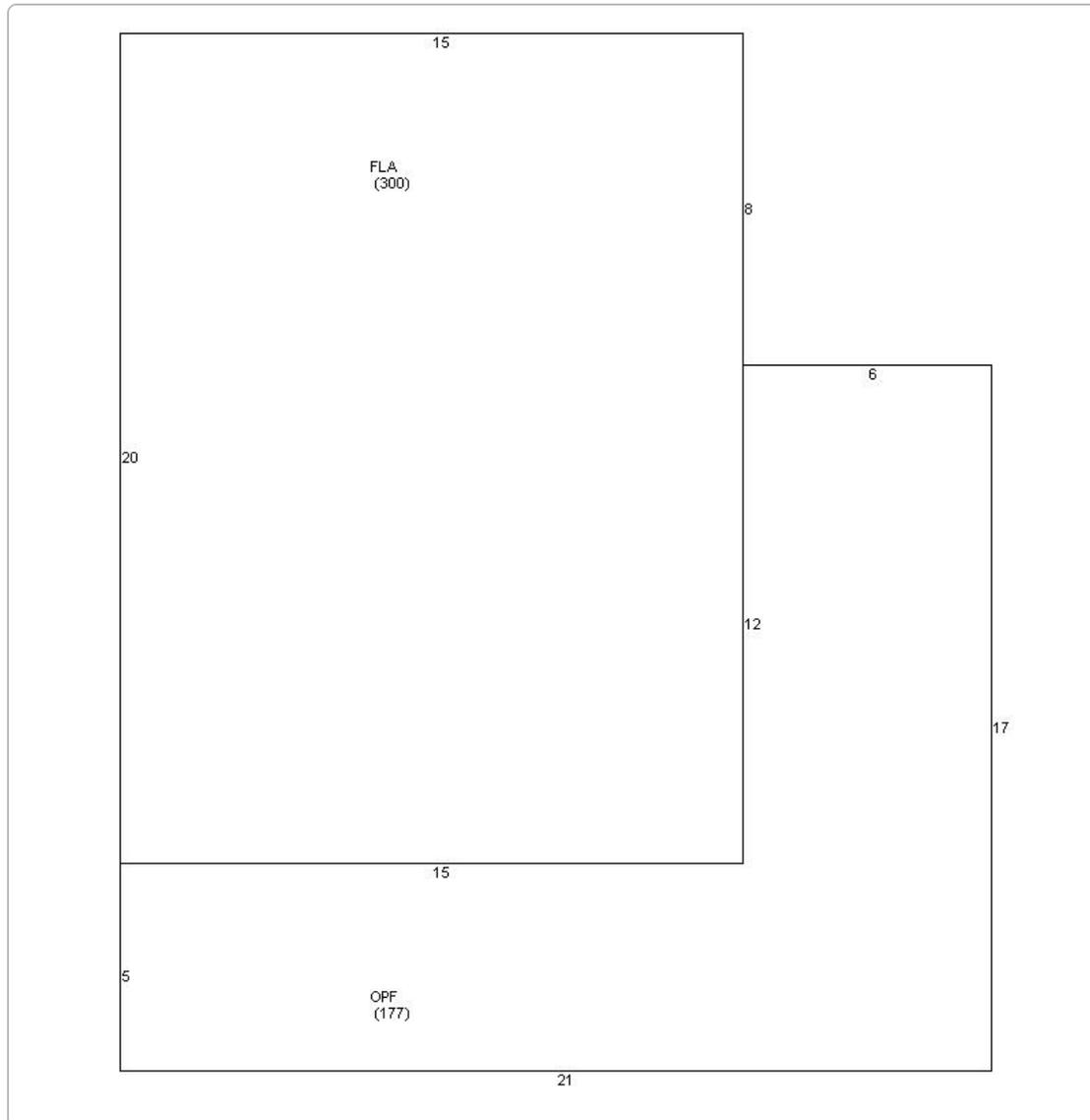
Permits

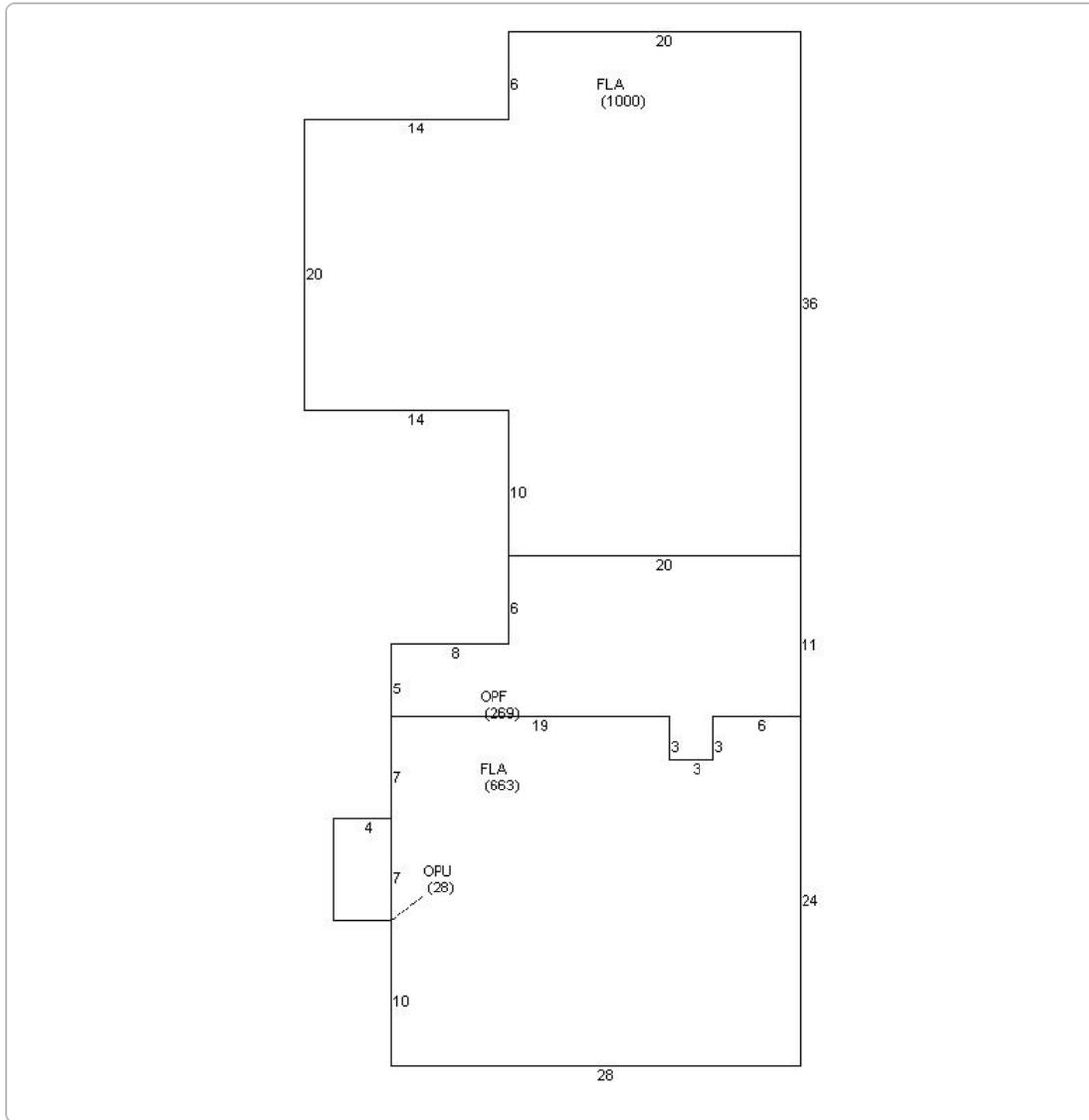
Number	Date Issued	Date Completed	Amount	Permit Type
17-2220	3/16/2018		\$30,000	Commercial
07-3483	7/23/2007		\$3,700	Commercial
07-3481	7/20/2007		\$20,000	Commercial
07-3482	7/20/2007		\$3,000	Commercial
07-1453	5/9/2007		\$1,900	Commercial
0000993	4/19/2000	8/14/2000	\$1,500	
0000965	4/17/2000	8/14/2000	\$11,000	
9801861	6/30/1998		\$9,000	
9702483	7/1/1997	12/1/1997	\$2,500	
9603640	9/1/1996	12/1/1997	\$1	
9600321	1/1/1996	8/1/1996	\$300	

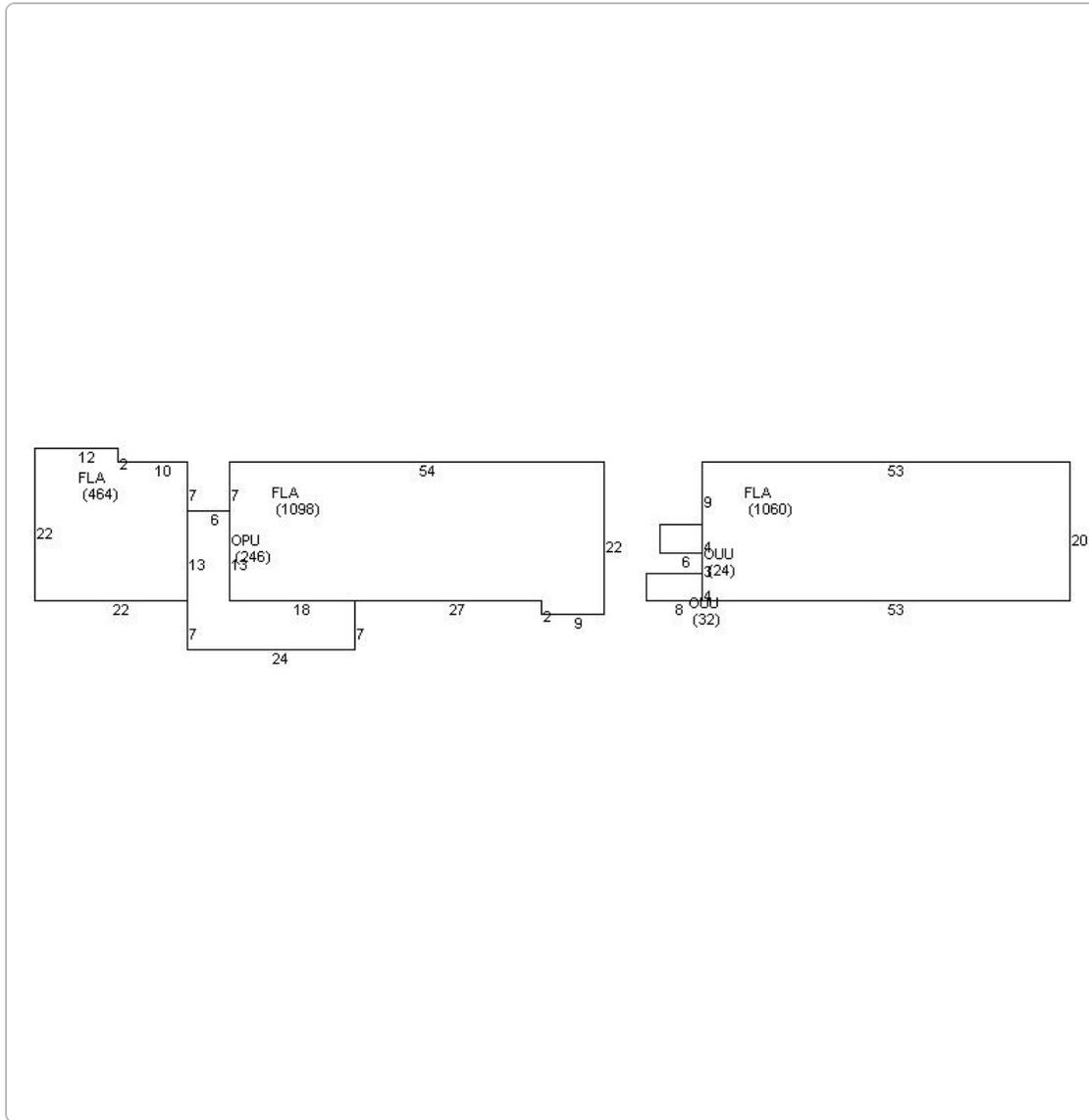
View Tax Info

[View Taxes for this Parcel](#)

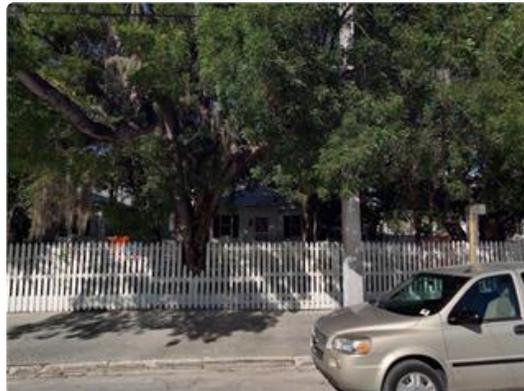
Sketches (click to enlarge)







Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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Version 2.2.35



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 00033100-000000
 Account# 1033863
 Property ID 1033863
 Millage Group 10KW
 Location 1127 UNITED St, KEY WEST
 Address
 Legal KW GWYNN SUB 0-195 LOT 9 SQR 3 TR 13 TT-133 OR248-126/27 OR248-394/95
 Description OR742-200D/C OR742-199D/C OR770-354/55 OR836-40 OR868-1872/74 OR872-2248C/T OR1271-1768 OR1271-1769/70 OR1272-134C/T
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property PRIVATE SCHOOL (7200)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MONTESSORI CHILDRENS SCHOOL OF KEY WEST
 INC
 1127 United St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$202,420	\$202,420	\$206,748	\$214,803
+ Market Misc Value	\$5,666	\$5,822	\$6,146	\$5,475
+ Market Land Value	\$773,720	\$362,848	\$363,795	\$320,995
= Just Market Value	\$981,806	\$571,090	\$576,689	\$541,273
= Total Assessed Value	\$628,199	\$571,090	\$576,689	\$541,273
- School Exempt Value	(\$981,806)	(\$571,090)	(\$576,689)	(\$541,273)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	5,800.00	Square Foot	55.33	104.83

Commercial Buildings

Style PRIVATE SCHOOL B / 72B
 Gross Sq Ft 1,941
 Finished Sq Ft 1,167
 Perimeter 0
 Stories 1
 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 0
 Half Bathrooms 0
 Heating Type
 Year Built 1933
 Year Remodeled

Effective Year Built 1998

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	0
FHS	FINISH HALF ST	600	0	0
FLA	FLOOR LIV AREA	1,167	1,167	0
OOU	OP PR UNFIN UL	60	0	0
TOTAL		1,941	1,167	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	147 SF	5
CONC PATIO	1969	1970	1	60 SF	2
UTILITY BLDG	1974	1975	1	112 SF	3
CONC PATIO	1993	1994	1	162 SF	2
FENCES	1993	1994	1	561 SF	2
FENCES	2002	2007	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/1/1993	\$180,000	Warranty Deed		1271	1768
7/1/1981	\$89,500	Warranty Deed		836	40
8/1/1978	\$57,500	Conversion Code		770	354

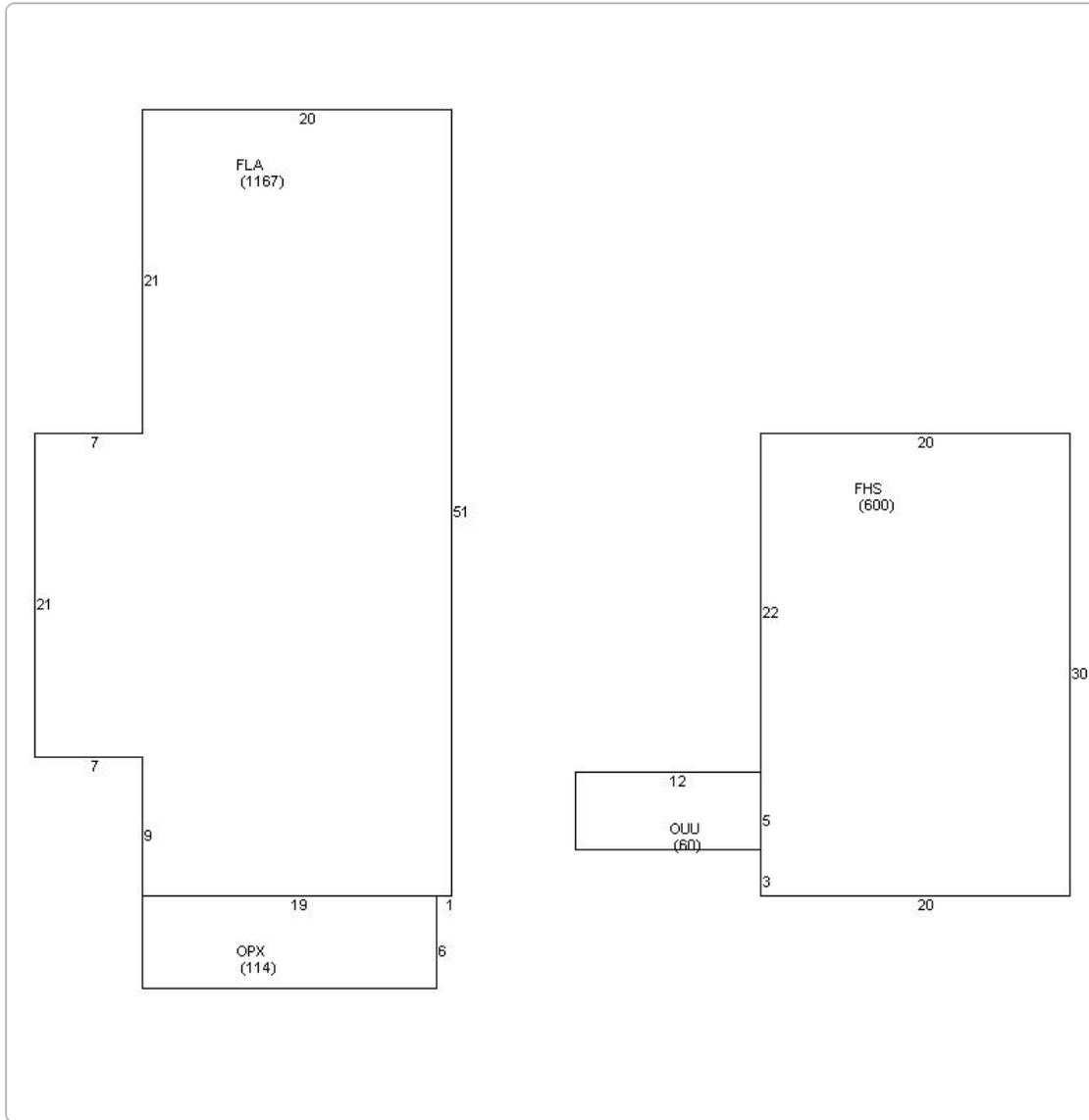
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
07-5047	11/19/2007	11/26/2007	\$9,500	Commercial
07-1453	5/9/2007		\$1,900	Commercial
06-3948	6/29/2006	8/18/2006	\$2,900	Commercial
06-3885	6/27/2006	8/18/2006	\$16,300	Commercial
06-3159	6/22/2006	8/18/2006	\$3,900	Commercial
06-3041	6/20/2006	8/18/2006	\$50,000	Commercial
06-3276	5/30/2006	8/18/2006	\$2,450	Commercial
05-5177	11/16/2005	12/16/2005	\$5,000	Commercial
05-3769	9/26/2005	12/16/2005	\$6,000	Commercial
05-3047	7/27/2005	12/16/2005	\$2,300	Commercial
05-2448	7/22/2005	12/31/2005	\$550	Commercial
05-2449	6/20/2005	12/31/2005	\$450	Commercial
05-0165	1/20/2005	12/31/2005	\$1,400	Commercial
04-2632	8/9/2004	11/16/2004	\$800	Commercial
04-0766	3/12/2004	11/16/2004	\$1,750	Commercial
02-1829	7/3/2002	10/9/2002	\$1,200	Commercial
02-1064	4/25/2002	10/9/2002	\$1,800	Commercial
02-0325	2/11/2002	12/31/2002	\$2,800	Commercial
01-2007	5/21/2001	11/1/2001	\$961	Commercial
00-1915	7/11/2000	12/5/2000	\$4,500	Commercial
97-2535	7/1/1997	12/1/1997	\$1	Commercial
M94-1669	5/1/1994	7/1/1994	\$4,000	Commercial
B94-1020	3/1/1994	7/1/1994	\$81,015	Commercial
	1/1/1900		\$0	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

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

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Survey

ABBREVIATIONS:

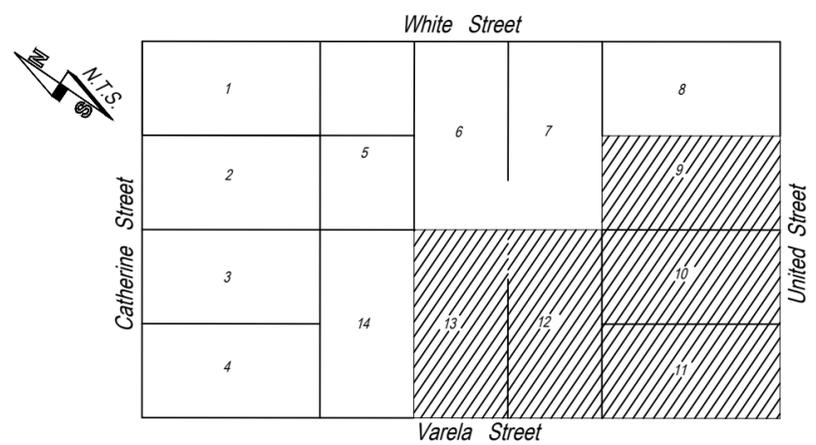
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D°	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC

SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (NGVD), OF 1929 UNLESS OTHERWISE NOTED
- BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

<input type="checkbox"/>	COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
<input checked="" type="checkbox"/>	SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
<input type="checkbox"/>	RURAL	LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.)



FLOOD INFORMATION:

COMMUNITY NUMBER : 125129
 PANEL NUMBER : 12087C1516
 SUFFIX : K
 DATE OF FIRM : 02-05-2005
 FIRM ZONE : N/A
 BASE FLOOD ELEVATION : N/A

FIELD WORK INFORMATION:

DATE FIELD WORK : 11-09-2018
 DATE DRAFTING : 11-15-2018
 DATE SIGNED AND SEALED : 11-21-2018
 REVISED FIELD SURVEY : N/A

SYMBOL LEGEND:

	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.

BENCHMARK INFORMATION:
NOT REQUESTED

SURVEYORS NOTE:
THIS IS SHEET 1 OF 2
DRAWING SCALE 1"= 20'
SHEET SIZE 13"X19"

LEGAL DESCRIPTION:

Parcel 1:
A parcel of land on the Island of Key West, being a part of Lot 3, Tract 13, per Deed Book "O", Page 195 and being more particularly described as follows:
Commence at the intersection of the SW'ly right of way line (ROWL) of White Street and the NW'ly ROWL of United Street; thence run SE'ly along said NW'ly ROWL a distance of 110.67 feet to the Point of Beginning; thence continue SW'ly along said NW'ly ROWL a distance of 1.7 feet to a point, said point lying 110.67 feet from the intersection of the NE'ly ROWL of Varela Street and said NW'ly ROWL of United Street; thence run at right angles in a NW'ly direction a distance of 104.83 feet; thence run at right angles in a NE'ly direction a distance of 1.7 feet; thence run at right angles in a SE'ly direction a distance of 104.83 feet back to the Point of Beginning.

Parcel 2:
In the City of Key West and is known as Lot 9, Square 3, Tract 13 and better described as follows:
Commencing at a point on United Street, distant 55 feet, 4 inches from the corner of United and White Street and runs; thence Southwesterly along United Street 55 feet, 4 inches, thence at right angles Northwesterly, 104 feet, 10 inches; thence at right angles Northeasterly 55 feet, 4 inches; thence at right angles Southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3:
Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) of said Tract Thirteen (13) according to a diagram by W. A. Gwynn, County Surveyor, recorded in Book "O", Page 195, Monroe County Records.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; thence in a Southwest direction Fifty-five (55) feet Four (4) inches; thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4:
On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", at Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running; thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5:
On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen.
Commencing at a point on Varela Street one Hundred and Four (104) feet, Ten inches from the corner of United and Varela Streets and runs; thence on Varela Street, in a N.W. direction Fifty-two (52) feet, Four (4) inches; thence at right angles N.E.'ly One Hundred and Ten (110) feet, Eight inches; thence at right angles in a S.E.'ly Fifty-two (52) feet, Four (4) inches; thence at right angles S.W.'ly One Hundred and Ten (110) feet, Eight (8) inches back to the Place of Beginning.

AND ALSO:
In the City of Key West, and known on Wm. A. Whitehead's map delineated in February, 1829, as Lot No. Thirteen (13) in Square Three (3) of Tract Thirteen (13) according to a diagram of 1/3 of said Tract Thirteen (13) made by W. A. Gwynn, County Surveyor, and duly recorded in Book "O" of Deeds, Page 195, Monroe County, Records, July 1, 1886. More particularly described as follows:

Commencing at a point on Varela Street one hundred and fifty seven (157) feet and two (2) inches from the corner of United and Varela Streets and runs along Varela Street in a N. W.'y direction fifty-two (52) feet four (4) inches; thence at right angles N.E.'ly one hundred and ten (110) feet eight (8) inches; thence at right angles S.E.'ly fifty-two (52) feet four (4) inches; thence at right angles S.W.'ly one hundred ten (110) feet eight (8) inches to the point of the beginning



MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT: **MONTESSORY SCHOOL**
 KEY WEST, FL 33040
 DATE: 12/07/2018

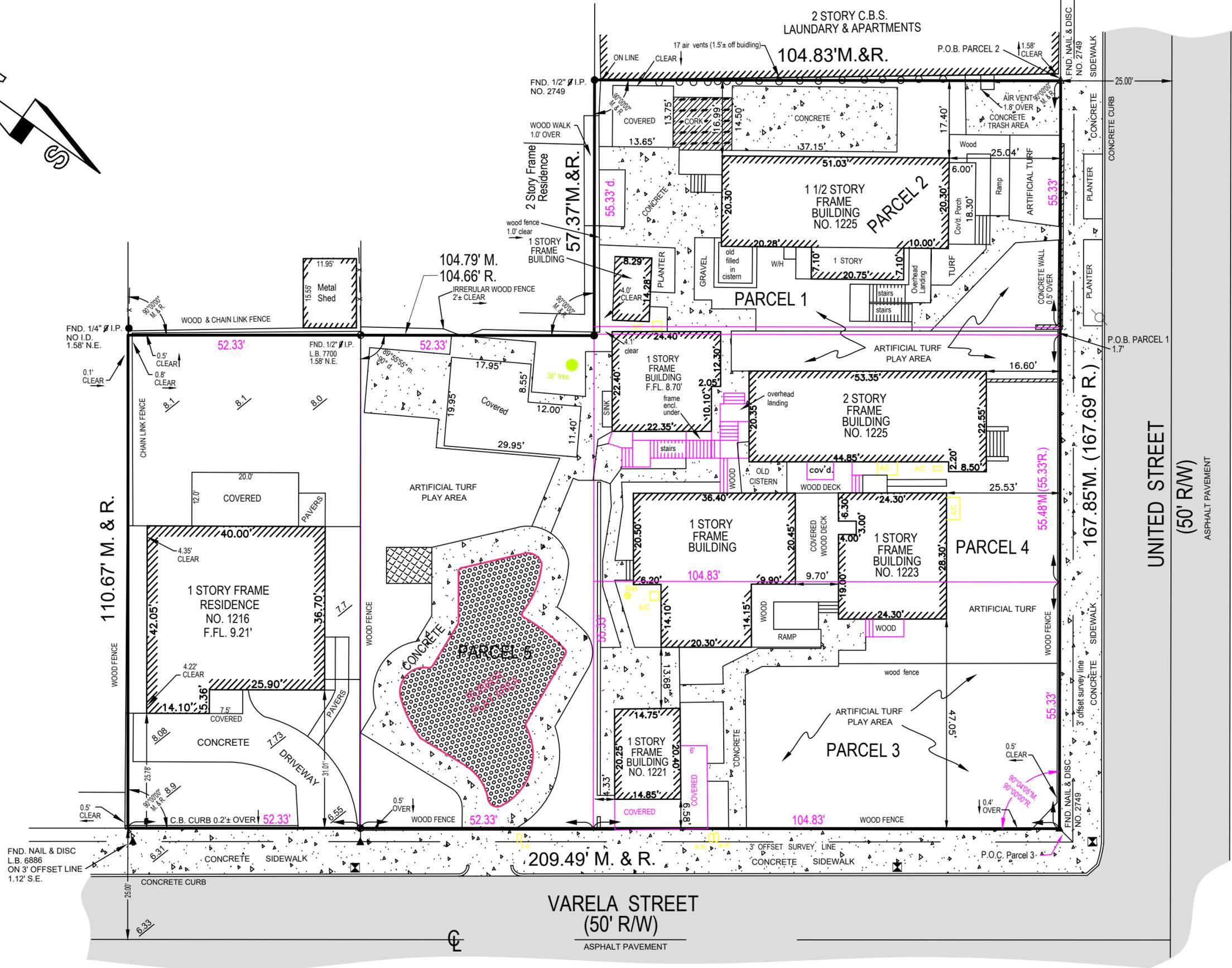
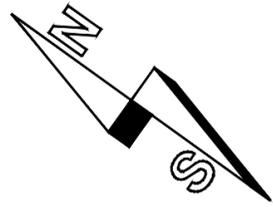
Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND
 MAPPER NO. LS6755
 STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	CHECKED BY:	EAM
SCALE:	1"=20'	SHEET No.	1 OF 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
 \\Fred\Island_Surveying_Data\Data\MCSM\Drawings\Key West\Block 135\MONTESSORY SCHOOL 12.7.18.dwg



SURVEYORS NOTE:
 THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,
 LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2
 DRAWING SCALE 1"= 20' SHEET SIZE 13"X19"



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PROJECT: **MONTESSORY SCHOOL**
 KEY WEST, FL 33040
 DATE: 12.07.18

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND
 MAPPER NO. LS6755
 STATE OF FLORIDA

JOB No. N/A
 DRAWN: DRF
 FIELD BOOK: J.C.CAREAGA
 REVISED: EAM
 SCALE: 1"=20'
 SHEET No. 2 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.
 CAD FILE: \\Fred\Island Surveying Data\Data\MCSM\Drawings\Key West\Block 135\MONTESSORY SCHOOL 12.7.18.dwg

Proposed Plans

CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1217 VARELA ST,
KEY WEST, FL 33040

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

NOTE: THESE DRAWINGS ARE FOR
CONDITIONAL USE REVIEW AND
APPROVAL ONLY AND SHALL NOT
BE USED FOR CONSTRUCTION.

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: _____
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

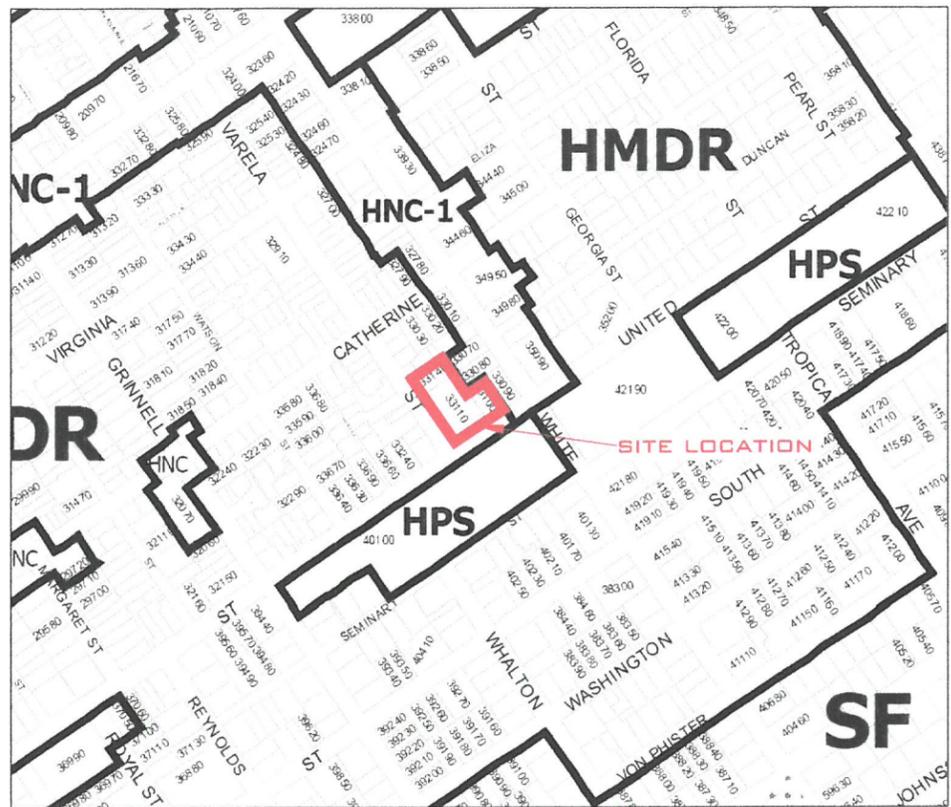
CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/16"=1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	G-100	1	



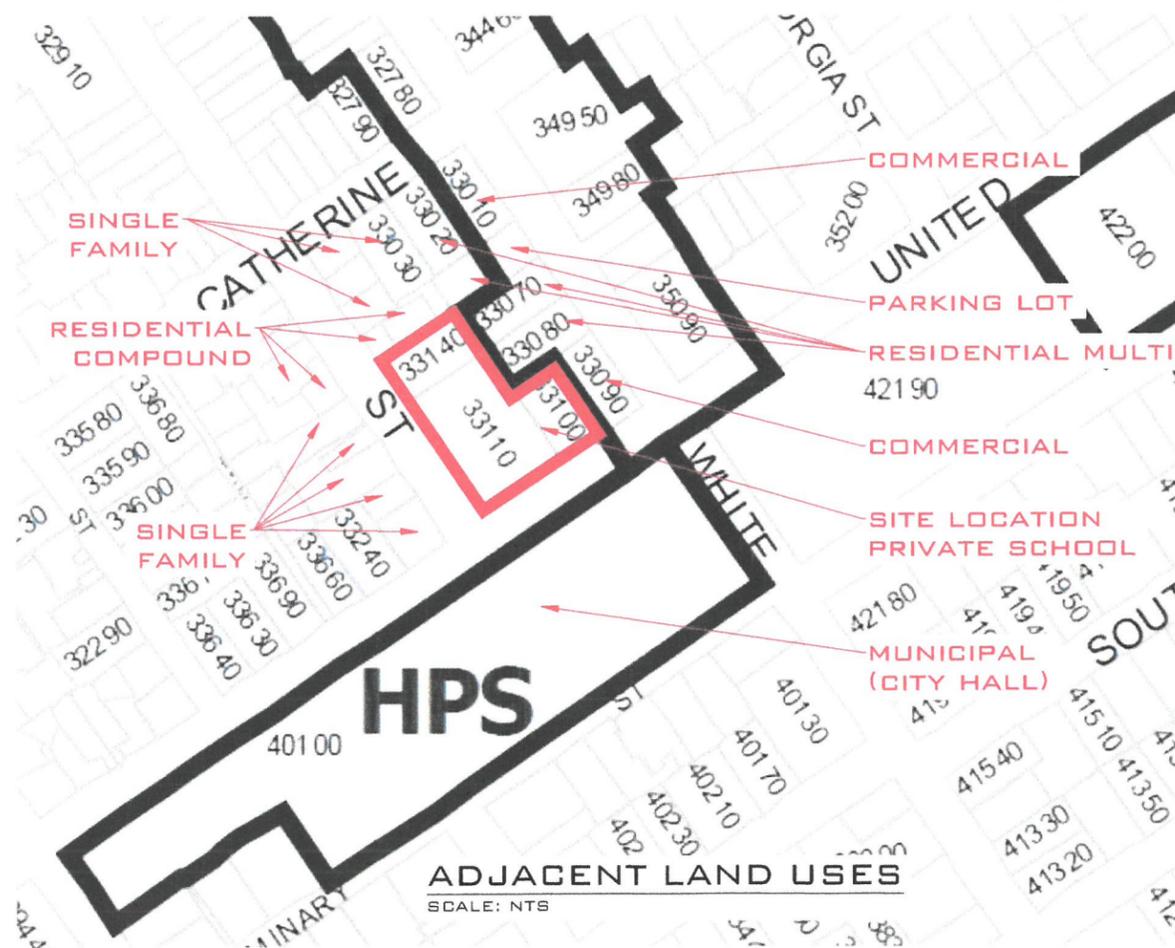
PARTIAL ZONING MAP

SCALE: NTS



AERIAL PHOTO

SCALE: NTS



ADJACENT LAND USES

SCALE: NTS



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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(305) 304-3512
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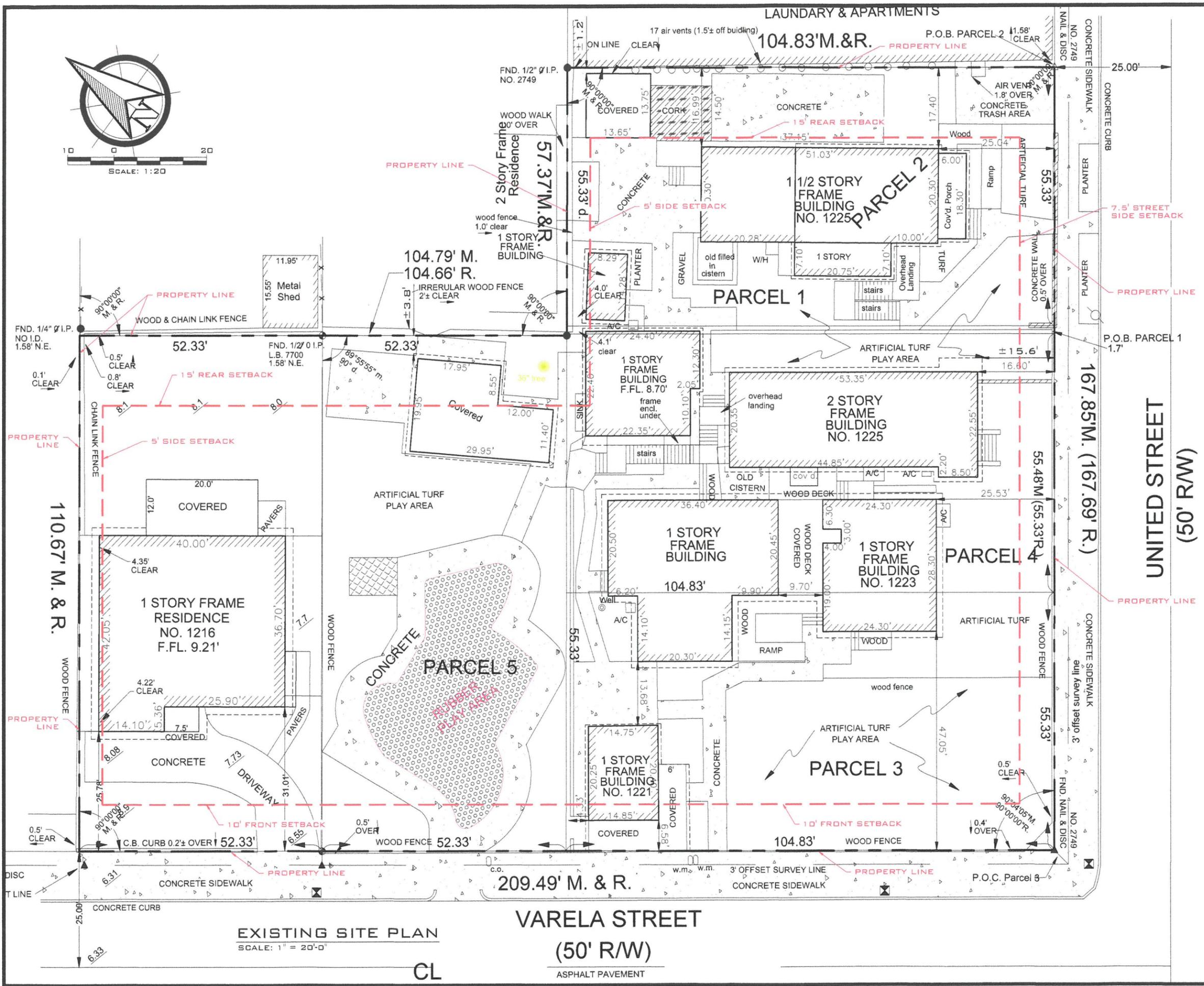
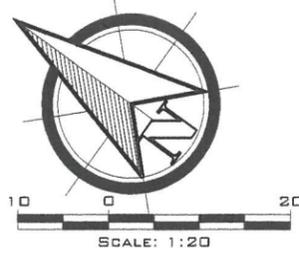
CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
ZONING MAP, AERIAL
LAND USES

SCALE AT 1:1X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-100	1	



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

VARELA STREET
(50' R/W)
ASPHALT PAVEMENT

UNITED STREET
(50' R/W)
ASPHALT PAVEMENT

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: **JUL 29 2019**
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

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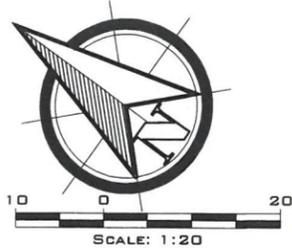
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CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC
PROJECT: 1217 VARELA ST

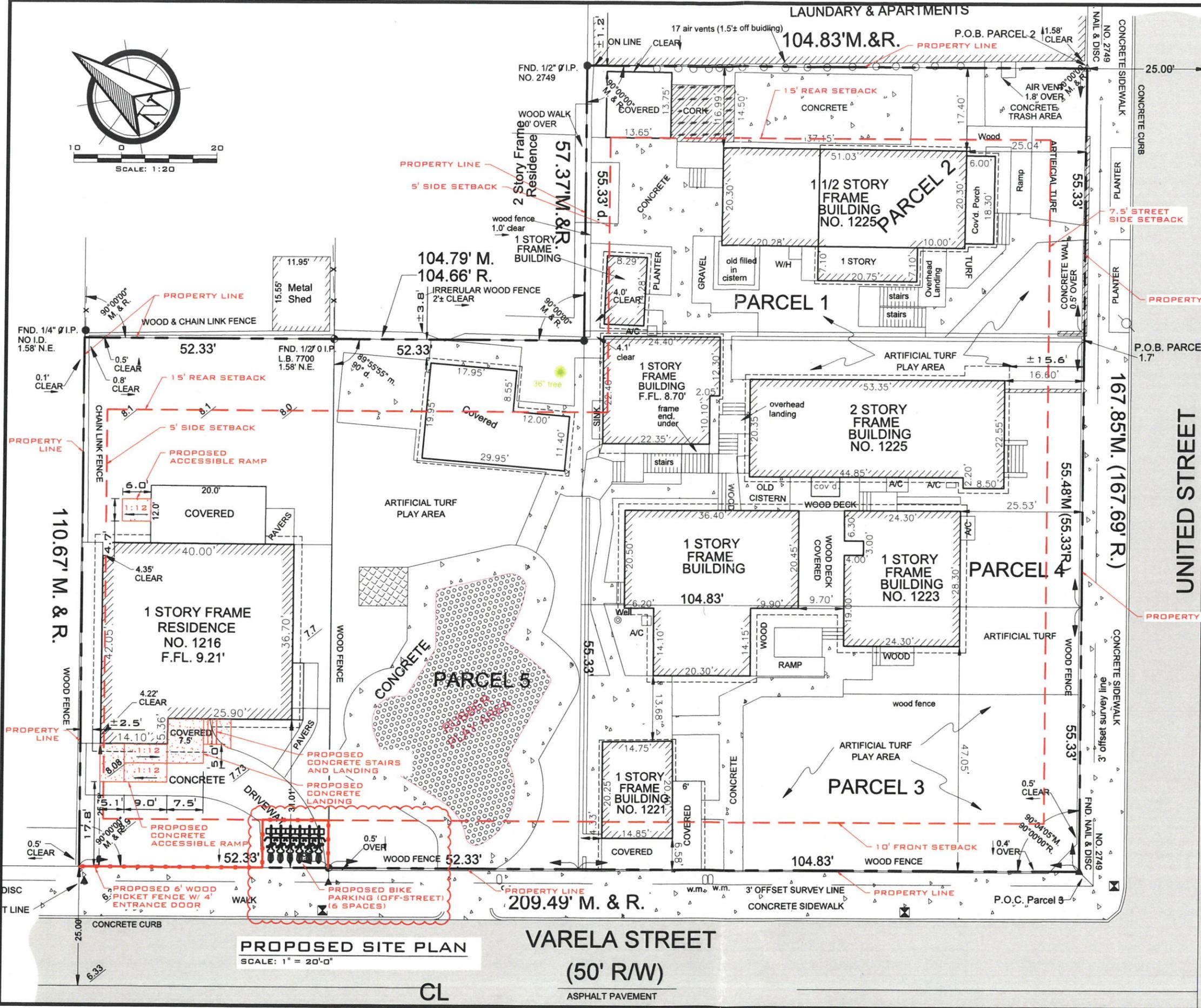
SITE: 1217 VARELA ST
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-101	1	



NOTES:
 1. EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LAND USE. SEE TREE PROTECTION ON SHEET C-103.
 2. NO SIGNIFICANT CHANGES TO THE IMPERVIOUS AREAS.
 NO SWALE WORK IS PROPOSED.



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL



Digitally signed by Serge Mashtakov P.E.
 71480 State of Florida
 Date: 2019.10.11 13:49:04 -04'00'

SIGNATURE: SERGE MASHTAKOV
 DATE: _____
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV: _____ DESCRIPTION: _____ BY: _____ DATE: _____
 STATUS: **FINAL**



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CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: **PROPOSED SITE PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-102	1	

SITE DATA:

TOTAL SITE AREA: ±29,191.5 SQ.FT
 LAND USE: HMDR
 FLOOD ZONE: X 0.2 PCT

SETBACKS

FRONT:
 REQUIRED 10 FT (SEC. 122-1151 F.N. 6)
 EXISTING ±0 FT
 PROPOSED NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±2.5 FT
 PROPOSED NO CHANGE

STREET SIDE:
 REQUIRED 7.5 FT
 EXISTING ±15.6 FT
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15 FT
 EXISTING ±1.2 FT
 PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (17,514.9 SQ.FT.)
 EXISTING 56.06% (±16,364.4 SQ.FT.)
 PROPOSED 56.16% (±16,392.4 SQ.FT.)

DE MINIMIS ADDITIONAL AREA IS COVERED. NO SWALES ARE PROPOSED

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (11,676.6 SQ.FT)
 EXISTING 31.33% (±9,147.1 SQ.FT.)
 PROPOSED NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED 20% (5,838.3 SQ.FT)
 EXISTING 46.63% (±13,612.4 SQ.FT.)
 PROPOSED 46.48% (±13,567.4 SQ.FT.)

F.A.R.:

REQUIRED 1.0 (29,191.5 SQ.FT)
 EXISTING 0.244 (±7,109.4 SQ.FT.)
 PROPOSED 0.244 (±7,109.4 SQ.FT.)

PARKING:

PER SEC. 108-572, FOR PRIVATE SCHOOLS.

1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN ASSEMBLY HALL, WHICHEVER IS GREATER

EXISTING OCCUPANTS: 120 STUDENTS + 23 STAFF
 PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)

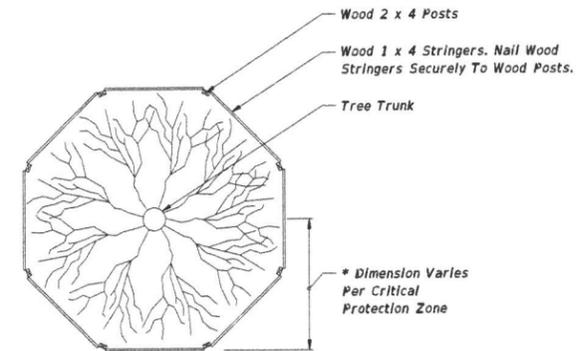
REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES

REQUIRED BASED ON FLOOR AREA: 7,109.4SQ.FT./150 = 48 CAR SPACES
 (35%) 17 BIKE SPACES

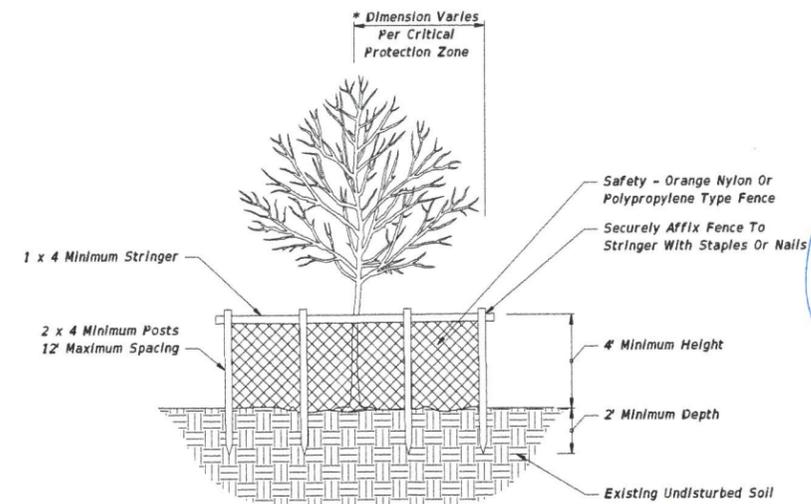
(CONTROLS)

EXISTING 2 SPOTS - RESIDENTIAL DRIVEWAY
 PROPOSED 0 ONSITE PARKING SPACES PROPOSED
 VARIANCE IS REQUIRED

MAXIMUM HEIGHT: 30 FT



NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 54" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: JUL 29 2019
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV. DESCRIPTION: BY: DATE:
 STATUS: FINAL

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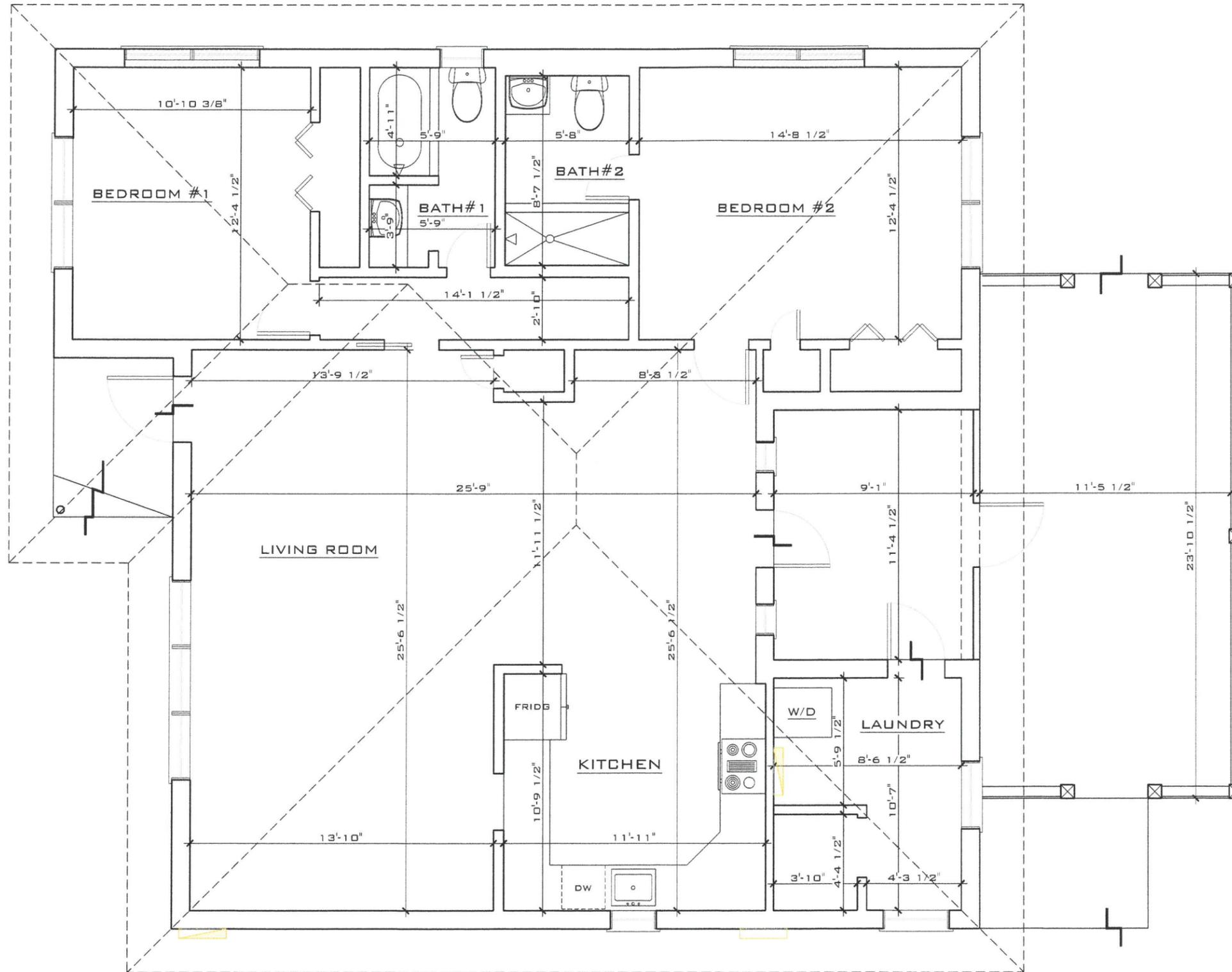
CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: SITE CALCS

SCALE AT 1/16"=1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-103	REVISION: 1	



EXISTING FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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SERGE MASHYAKOV
 LICENSE
 No. 71480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
 DATE: JUL 29 2019

SERGE MASHYAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

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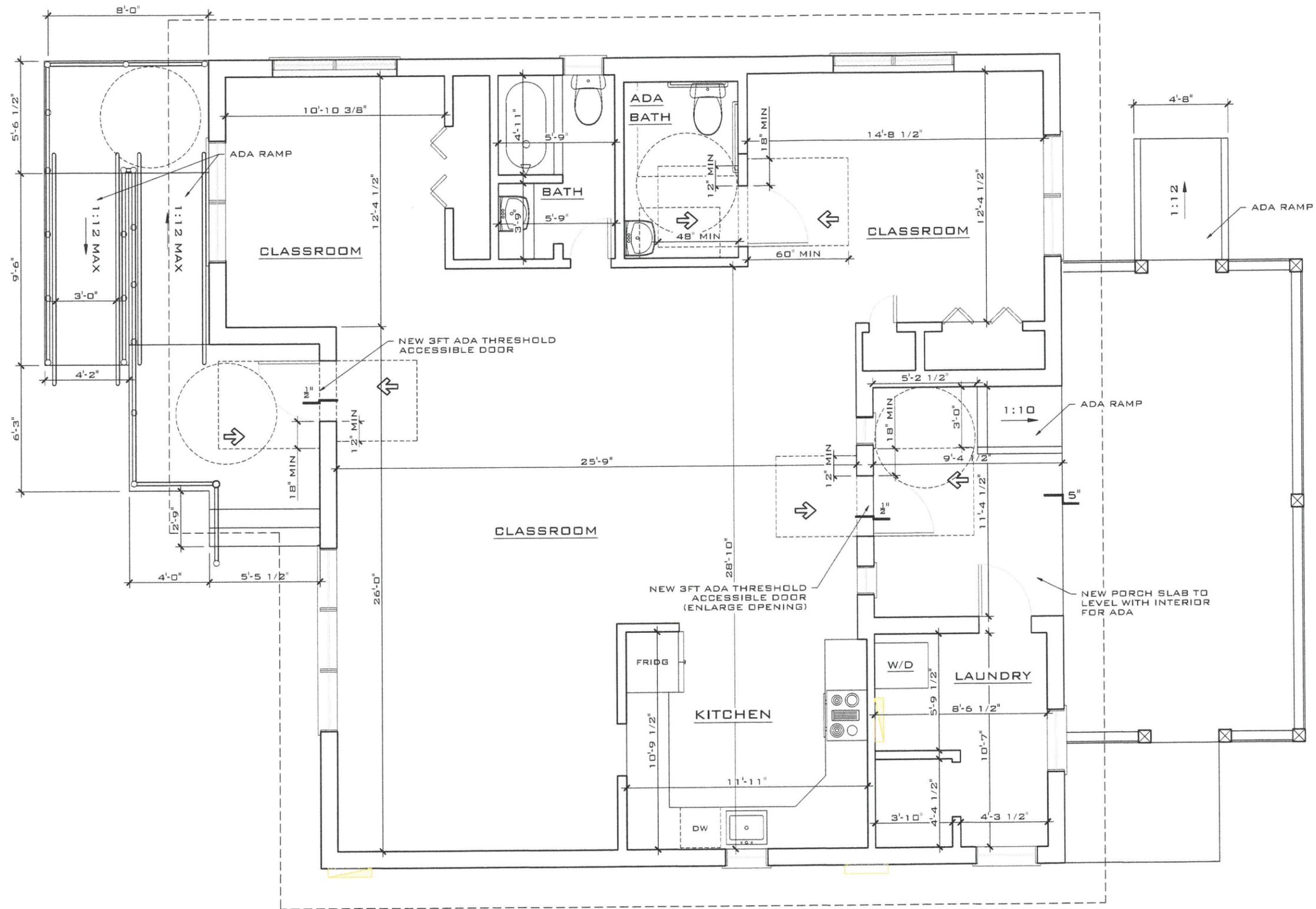
CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 EXISTING FLOOR PLAN

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-101	1	



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND SEAL

SIGNATURE: *SERGE MASHTAKOV*
DATE: JUL 29 2019

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 PROPOSED FLOOR PLAN

SCALE AT 1/16"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-102	1	

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (4) TOTAL



LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

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SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: JUL 29 2019

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

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CA # 30835

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
KEY WEST, FL 33040

TITLE: LIFE SAFETY PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-103	1	

APPLICABLE BUILDING CODE:
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

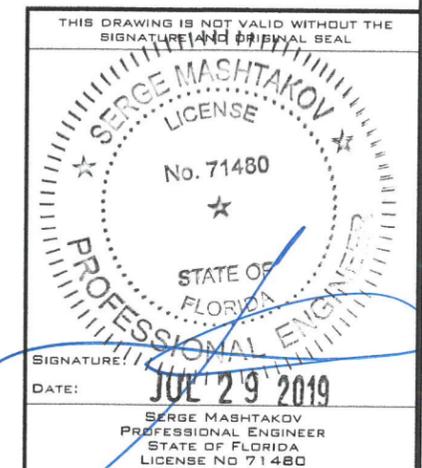
AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52*0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)

FIRE EXTINGUISHERS CLASS:	2-A
MAXIMUM FLOOR AREA PER EXTINGUISHER:	3,000 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER:	75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.

EXCEPTION #1.A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR LESS. FBC [F] 907.2.3 -



REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		



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CLIENT:
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 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 NOTES

SCALE AT 1/16"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-104	1	



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

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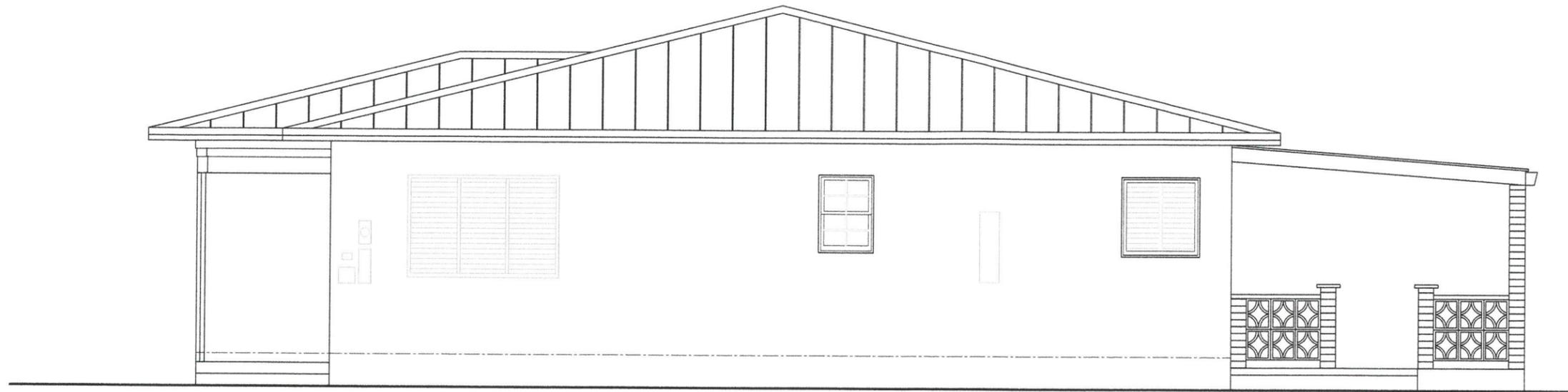
CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

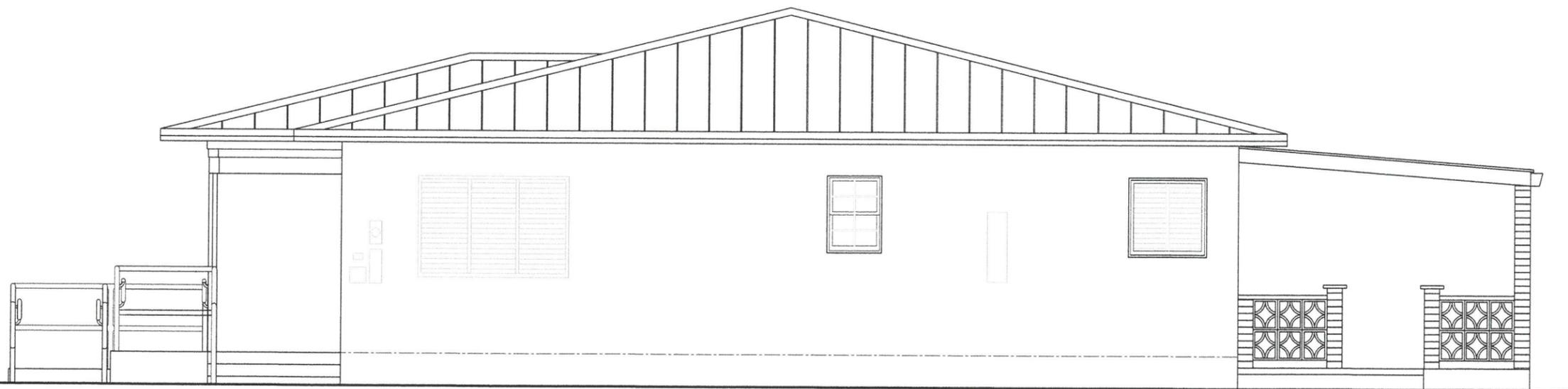
TITLE:
**EXISTING/ PROPOSED
FRONT ELEVATION**

SCALE AT 1/4" = 1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-103	REVISION: 1	



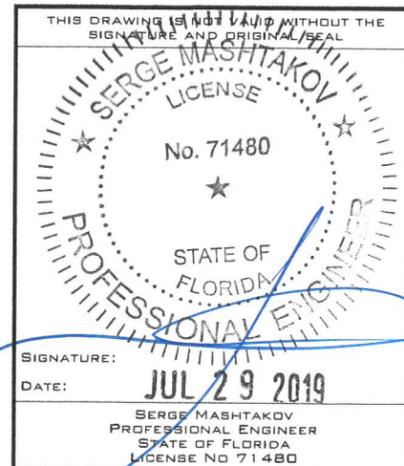
EXISTING RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

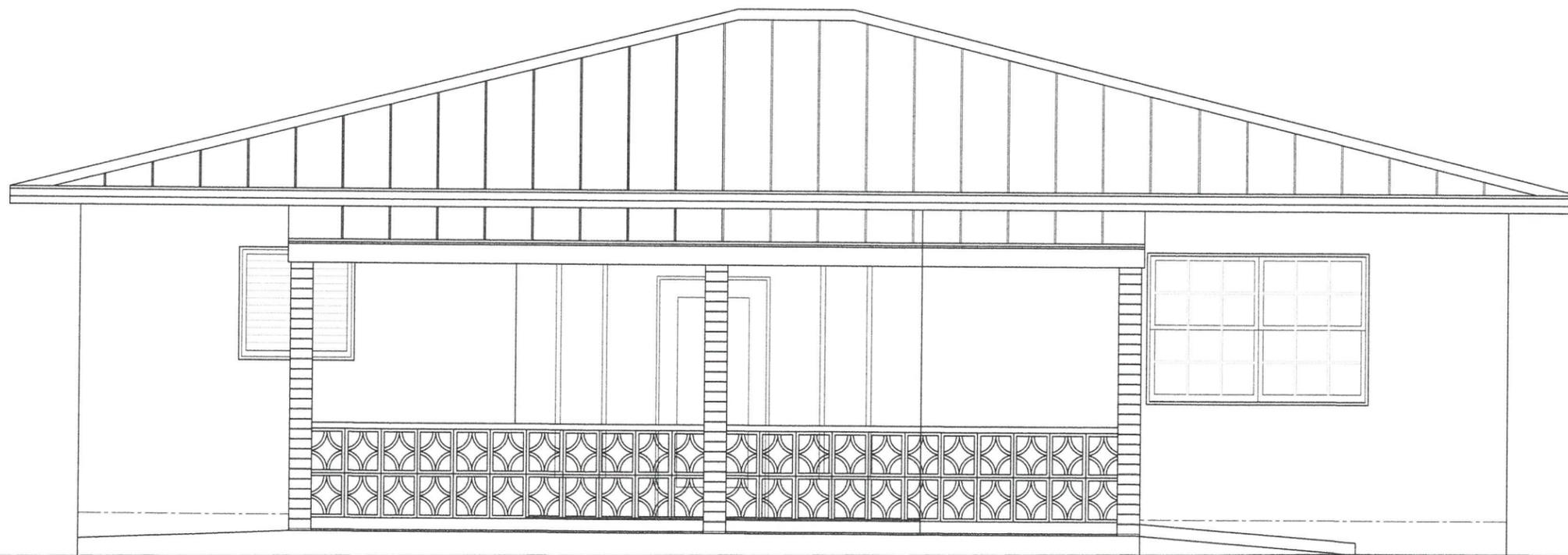
SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 EXISTING/PROPOSED
 RIGHT ELEVATION

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-104	1	



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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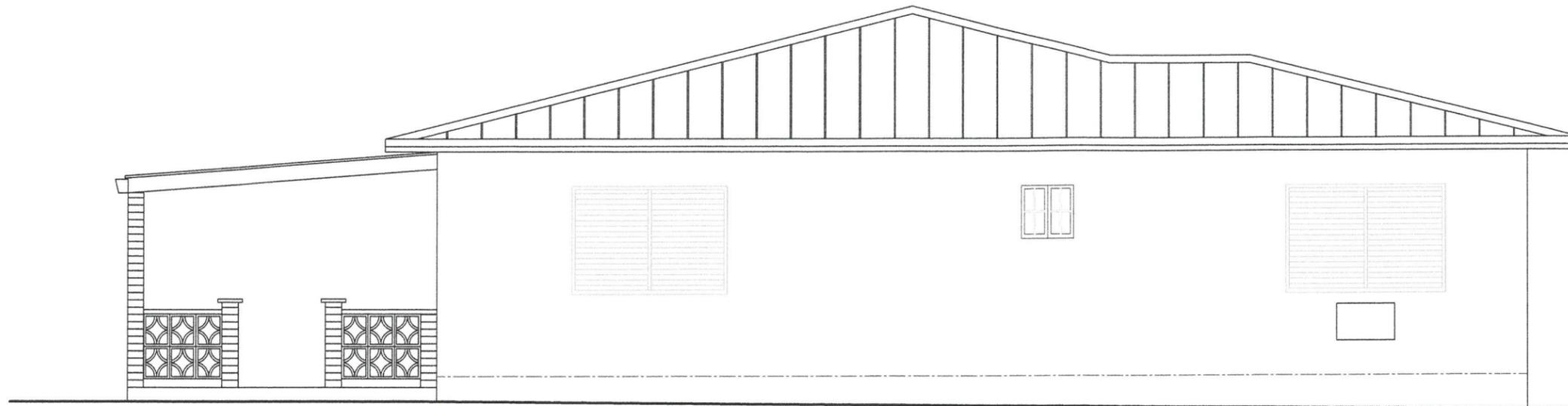
CLIENT:
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SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
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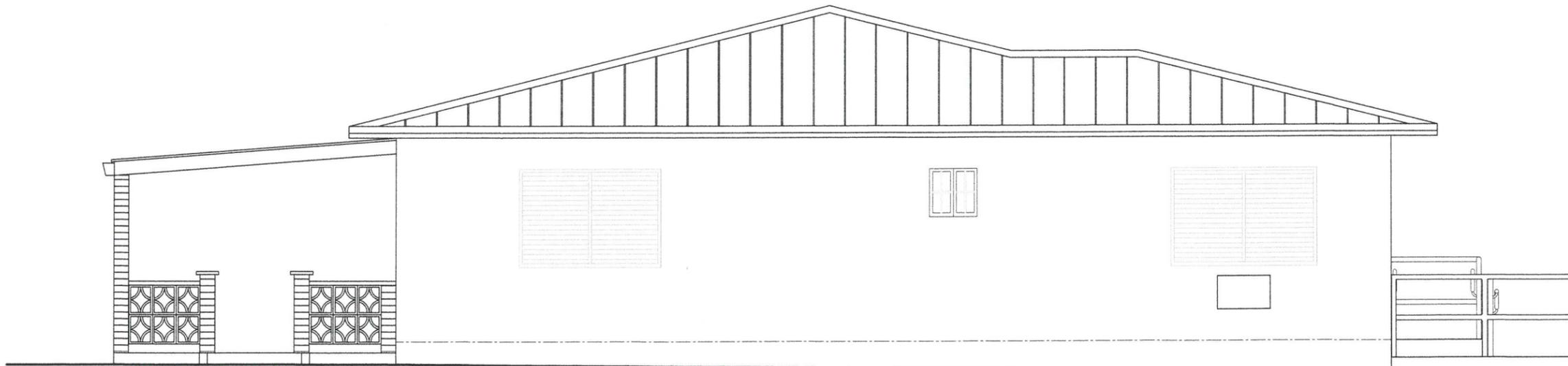
TITLE:
EXISTING/ PROPOSED
REAR ELEVATION

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-105	1	



EXISTING LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: JUL 29 2019

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC

PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 EXISTING/PROPOSED
 LEFT ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-106	1	

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

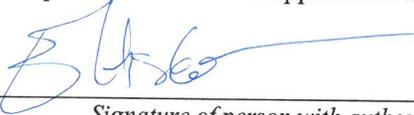
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Evan Haskell as
Please Print Name of person with authority to execute documents on behalf of entity

President of The Montessori Children's School of Key West, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Serge Mashtakov, P.E.
Please Print Name of Representative

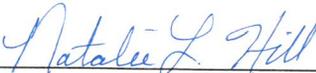
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this November 4th, 2019
Date

by Evan Haskell
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented H240-215-80-108-0
Driver's License FL as identification.


Notary's Signature and Seal



Natalie L. Hill
Name of Acknowledger typed, printed or stamped

GG 051262
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, Amy O'Connor as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director of Montessori Children's School of Key West, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Serge Mashakov
Please Print Name of Representative

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

Amy O'Connor
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this _____
Date

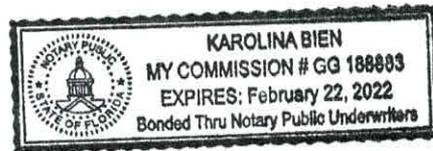
by Amy O'Connor
Name of person with authority to execute documents on behalf on entity owner

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

Karolina Bien
Notary's Signature and Seal

KAROLINA BIEN
Name of Acknowledger typed, printed or stamped

661488883
Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.

Filing Information

Document Number	723201
FEI/EIN Number	59-1395046
Date Filed	04/18/1972
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/07/2014

Principal Address

1221 VARELA STREET
KEY WEST, FL 33040

Changed: 09/26/2012

Mailing Address

1221 VARELA STREET
KEY WEST, FL 33040

Changed: 09/26/2012

Registered Agent Name & Address

Haskell, Evan
3812 Flagler
KEY WEST, FL 33040

Name Changed: 07/01/2014

Address Changed: 07/01/2014

Officer/Director Detail

Name & Address

Title President

HASKELL, EVAN
3812 FLAGLER
KEY WEST, FL 33040

Title Treasurer

MATARAZZO, KURT
1609 Patricia
KEY WEST, FL 33040

Title VP

FOX, TAMMY
212 Shore Avenue
Key West, FL 33040

Title Executive Director

O'Connor, Amy
1608 Rose Street
Key West, FL 33040

Title Director

Casebolt, Betsy
1121 Whitehead Street
Key West, FL 33040

Annual Reports

Report Year	Filed Date
2018	01/18/2018
2019	02/13/2019
2019	10/28/2019

Document Images

10/28/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/18/2018 -- ANNUAL REPORT	View image in PDF format
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08/21/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
07/01/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/31/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
02/08/1995 -- ANNUAL REPORT	View image in PDF format

Verification Form

City of Key West
Planning Department



Verification Form

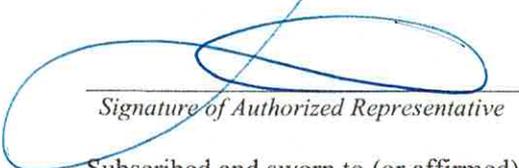
(Where Authorized Representative is an individual)

I, SERGE MASHTAKOV, 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:

1217 VARELA ST, Key West

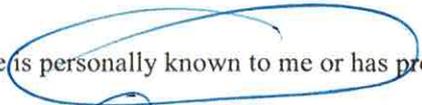
Street address of subject property

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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 29, 2019 by

Serge Mashtakov
Name of Authorized Representative

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


Notary's Signature and Seal

Linda J. Maconi
Name of Acknowledger typed, printed or stamped

FF 912783
Commission Number, if any

