

Application



Application for Easement

City of Key West, Florida • Planning Department

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

Application Fee: \$2,400.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)
(\$500.00 for each additional easement for same parcel)

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

PROPERTY DESCRIPTION:

Site Address: 210-216 Duval Street
Zoning District: HRCC 1 Real Estate (RE) #: 00001420-000000
Property located within the Historic District? Yes No

APPLICANT:

Owner

Authorized Representative

Name: Meridian Engineering LLC c/o Rick Milelli Address: _____
Mailing 201 Front St. Ste 203 City: Key West State: FL Zip: _____
Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: _____
Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: 210 Duval St LLC c/o Nancy Price Leach Address: _____
Mailing PO Box 2068 City: Key West State: FL Zip: _____
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: keywestnurse58@aol.com

Description of requested easement and use: Construct three (3) balconies over the right of way on Duval St. The balconies existed on the building in the late 1800s and early 1900s. The balconies will be cantilevered 5' over the Duval St. sidewalk. One balcony is 22'-8"±, the middle one is 19'-5"± and the third one near Charles St. is 30'-0"±. The sidewalk is greater than 9' wide here so the balconies won't impede traffic.

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

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Certificate of Liability Insurance with the City of Key West listed as additional Certificate Holder.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity and the City of Key West on the document.
- Photographs showing the proposed area



City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

December 30, 2019

Meridian Engineering
201 Front Street, Suite 203
Key West, FL 33040

**RE: RE-SIDE BUILDING WITH WOOD LAP SIDING. RECONSTRUCTION OF 3
SECOND-STORY PORCHES ON DUVAL STREET.
FOR: #210-216 DUVAL STREET - HARC APPLICATION #H2019-0050
KEY WEST HISTORIC DISTRICT**

Dear Mr. Milelli,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** the above mentioned project on the public hearing held on Tuesday, December 17, 2019. The Commission motioned to approve the proposed design under two conditions. The first was that approval be subject to submission and approval by staff of balcony details and any cantilever brackets/support. The second was that approval be subject to securing an easement for the balconies overhanging City right-of-way. You were in agreement with the motion.

You may apply for the necessary permits and required approvals once these conditions have been met. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

Kathleen McDonald
Historic Preservation Planner II
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3975

kmcdonald@cityofkeywest-fl.gov



THE CITY OF KEY WEST – Tree Commission

Post Office Box 1409, Key West, FL 33041-1409
(305) 809-3768

Tree Commission
MEMORANDUM

Date: January 29, 2021

From: Karen DeMaria, Urban Forestry Manager

Reference: 210 Duval Street COI for Easement

On January 29, 2021, I met onsite with the project engineer, Rick Millelli, to measure out exactly where the balcony will overhang the sidewalk and its relationship to the City Street tree (see attached photos).

The street tree is currently slightly unbalanced with more canopy over the road area and needs a proper trimming. Currently, some smaller branches are within the footprint of the proposed balcony area. Trimming of the tree will also ensure that there is no direct conflict between the tree and the proposed balcony and properly balance the whole tree canopy.

Condition for Easement: Proper trimming of the tree canopy must be done by City crews supervised by a certified arborist or a certified arborist approved by the urban forester prior to the start of any work. Contractor must coordinate with urban forester prior to start of project construction. No impacts authorized to occur to the tree during construction, tree protection must be used.

Based on the above information, I have no objection to the easement or the construction of the balcony as long as the condition is attached to the file.



1-29-2021

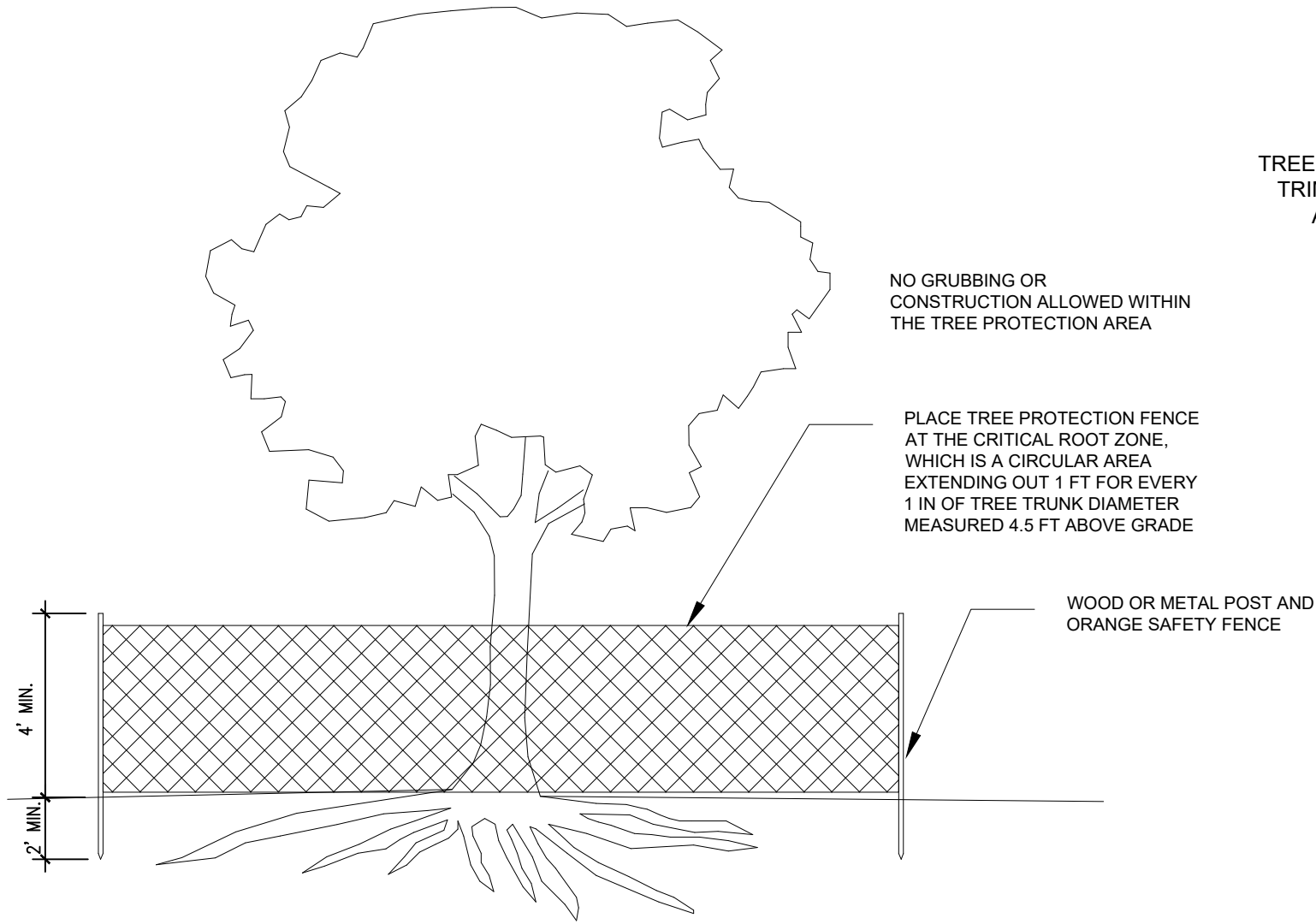
Karen DeMaria
Urban Forestry Manager
Certified Arborist FL-6585A

210 Duval Street-Proposed balcony (Easement)





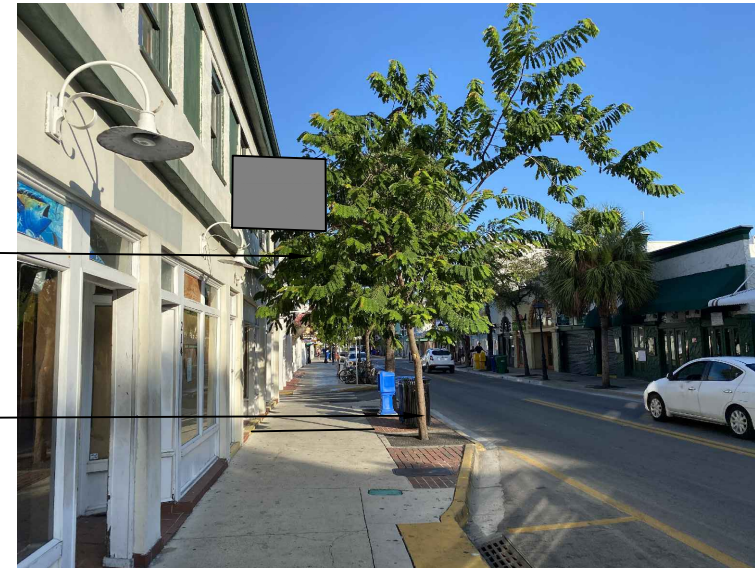
Blue line represents edge of proposed balcony (5 feet out from building).



3 TREE PROTECTION PLAN
C-1 SCALE: NTS

TREE BRANCHES WILL BE TRIMMED BY CERTIFIED ARBORIST PRIOR TO BALCONY WORK

TREE TO PROTECT



1 TREE PHOTO
C-1 SCALE: NTS

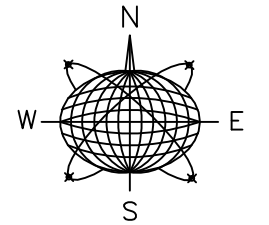
TREE TO PROTECT



2 TREE PHOTO
C-1 SCALE: NTS

GENERAL NOTES

1. NO WORK SHALL TAKE PLACE AROUND ANY TREE ROOT SYSTEMS (APPROXIMATELY 10 FT FROM TRUNK). ANY ROOT PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST. CONTRACTOR SHALL USE GREAT CARE WHEN DEMOLISHING ANY EXISTING STRUCTURES OR CONSTRUCTING NEW STRUCTURES NEAR TREES. CONTRACTOR SHALL CONSTRUCT A BARRIER SYSTEM AS SHOWN IN DETAIL 3 AROUND EXISTING TREE TRUNKS PRIOR TO CONSTRUCTION OR DEMOLISHING ACTIVITIES.
2. NO TRIMMING OF THE TREE/PALM BRANCHES UNLESS AUTHORIZED BY THE URBAN FORESTER.



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

TREE PROTECTION

210 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: DFB Checked By: RJM

Revisions:

Title:

TREE PROTECTION PLAN

Sheet Number:

C-1

Date: JANUARY 5, 2020

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, Nancy Price Leach as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 210 Duval Street LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meridian Engineering LLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this December 20, 2019
Date

by NANCY PRICE LEACH
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Fl. L200-635-58-728-0 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any

MARION HOPE CASAS
Commission # FF 973800
Expires July 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Richard Milelli, in my capacity as Principal
(print name) *(print position; president, managing member)*
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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:

210-216 Duval 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 of Authorized Representative

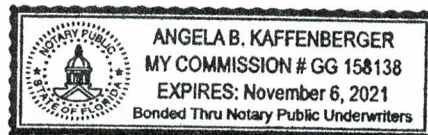
Subscribed and sworn to (or affirmed) before me on this April 17, 2020 by
date

Richard Milelli
Name of Authorized Representative

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


Notary's Signature and Seal

Angela B. Kaffenberger
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Legal Description

BEARING BASE:
ALL BEARINGS ARE BASED ON
S33°41'59"E ASSUMED ALONG THE
CENTERLINE OF DUVAL STREET.

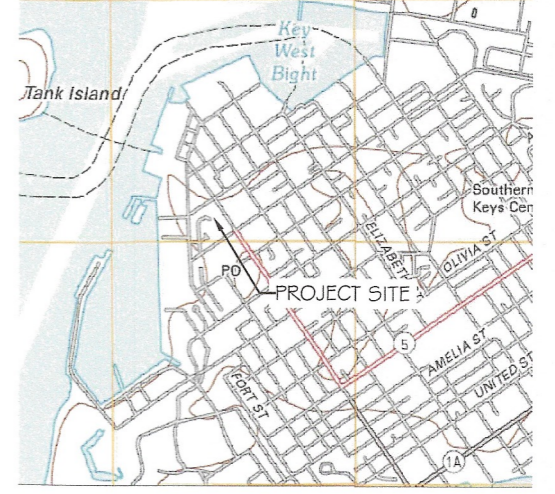
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

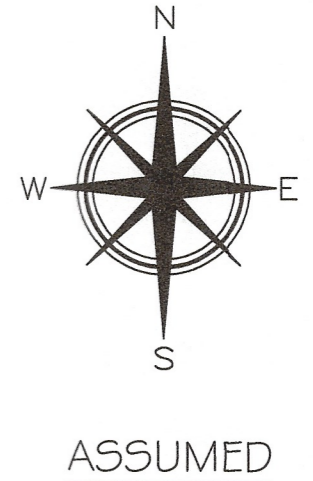
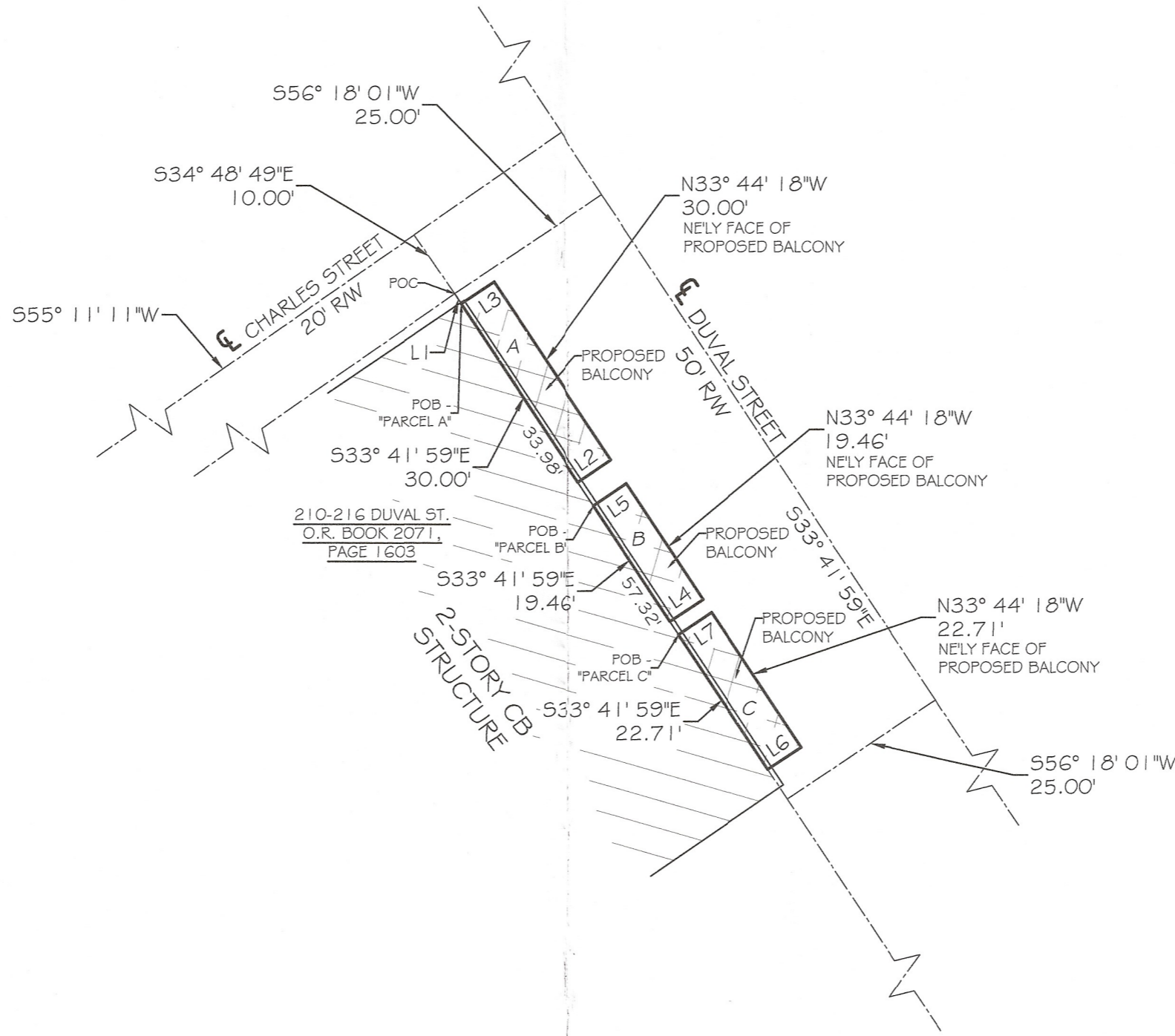
ADDRESS:
210-216 DUVAL STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 06-T685-R25E



Parcel Line Table		
Line #	Length	Direction
L1	1.69'	S33° 41' 59"E
L2	5.59'	N56° 15' 42"E
L3	5.57'	S56° 15' 42"W
L4	5.60'	N56° 15' 42"E
L5	5.59'	S56° 15' 42"W
L6	5.62'	N56° 15' 42"E
L7	5.60'	S56° 15' 42"W

LEGAL DESCRIPTION(S)

** (AUTHORED BY THE UNDERSIGNED) **

"PARCEL A"

A portion of the public Right of Way of Duval Street, on the Island of Key West, according to William A. Whitehead's Map, delineated in February, A.D. 1829, and being more particularly described as follows, to-wit:

Commencing at the point of intersection of the Southeastery right of way line of Charles Street and the Southwestery right of way line of Duval Street, said point also being the Northeastery corner of lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida; thence S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 1.69 feet to a point on the Northwestery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street, said point also being the Point of Beginning; thence continue S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 30.00 feet to a point on the Southeastery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street; thence N56°15'42"E along the said Southeastery face of a proposed balcony and extension thereof for a distance of 5.59 feet to the Southeastery corner of the said proposed balcony; thence N33°44'18"W along the Northeastery face of the said proposed balcony for a distance of 30.00 feet to the Northeastery corner of the said proposed balcony; thence S56°15'42"W along the said Northwestery face of the proposed balcony and extension thereof for a distance of 5.57 feet back to the point of beginning. Said parcel of land contains 167.26 square feet, more or less.

"PARCEL B"

A portion of the public Right of Way of Duval Street, on the Island of Key West, according to William A. Whitehead's Map, delineated in February, A.D. 1829, and being more particularly described as follows, to-wit:

Commencing at the point of intersection of the Southeastery right of way line of Charles Street and the Southwestery right of way line of Duval Street, said point also being the Northeastery corner of lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida; thence S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 33.98 feet to a point on the Northwestery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street, said point also being the Point of Beginning; thence continue S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 57.32 feet to a point on the Southeastery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street; thence N56°15'42"E along the said Southeastery face of a proposed balcony and extension thereof for a distance of 5.60 feet to the Southeastery corner of the said proposed balcony; thence N33°44'18"W along the Northeastery face of the said proposed balcony for a distance of 19.46 feet to the Northeastery corner of the said proposed balcony; thence S56°15'42"W along the said Northwestery face of the proposed balcony and extension thereof for a distance of 5.59 feet back to the point of beginning. Said parcel of land contains 108.87 square feet, more or less.

"PARCEL C"

A portion of the public Right of Way of Duval Street, on the Island of Key West, according to William A. Whitehead's Map, delineated in February, A.D. 1829, and being more particularly described as follows, to-wit:

Commencing at the point of intersection of the Southeastery right of way line of Charles Street and the Southwestery right of way line of Duval Street, said point also being the Northeastery corner of lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida; thence S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 57.32 feet to a point on the Northwestery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street, said point also being the Point of Beginning; thence continue S33°41'59"E along the said Southwestery right of way line of Duval Street and the Northeastery boundary line of the said lands described in Official Records Book 2071, at Page 1603 of the Public Records of Monroe County, Florida, for a distance of 22.71 feet to a point on the Southeastery face of a proposed balcony extended Southwestery to the said Southwestery right of way line of Duval Street; thence N56°15'42"E along the said Southeastery face of a proposed balcony and extension thereof for a distance of 5.62 feet to the Southeastery corner of the said proposed balcony; thence N33°44'18"W along the Northeastery face of the said proposed balcony for a distance of 22.71 feet to the Northeastery corner of the said proposed balcony; thence S56°15'42"W along the said Northwestery face of the proposed balcony and extension thereof for a distance of 5.60 feet back to the point of beginning. Said parcel of land contains 127.40 square feet, more or less.

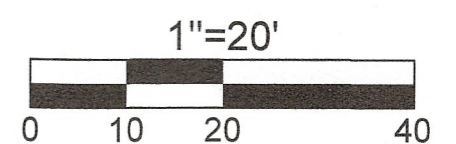
CERTIFIED TO -

210 DUVAL STREET LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFF = BACK-FLOW PREVENTER	GYW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	R = RADIUS
CL = CENTERLINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CLF = CHARLINK FENCE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MFW = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHW = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CPF = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF BANK
CVRD = COVERED	NTS = NOT TO SCALE	TS = TOE OF SLOPE
DETA = CENTRAL ANGLE	OH = OVERHEAD WIRE	TR = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	PC = POINT OF CURVE	UR = UNREADABLE
EL = ELEVATION	PI = PARKING METER	UL = UTILITY CASHEMENT
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	WP = WOOD PICKET
EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FF = FINISHED FLOOR ELEVATION	PK = PARKER SALON VAL	WM = WATER METER
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WRDL = LINE OF DEBRIS ON SHORE
FND = FOUND		WV = WATER VALVE
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

"PARCEL A" AREA = 167.26 SQFT±
"PARCEL B" AREA = 108.87 SQFT±
"PARCEL C" AREA = 127.40 SQFT±



SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY.
- THE PROPOSED BALCONY POSITIONS AND DIMENSIONS SHOWN HEREON ARE SOLELY BASED ON PLANS SUPPLIED BY THE CLIENT AND/OR THEIR AGENT. SAID PLANS ARE BY MERIDIAN ENGINEERING LLC AND TITLED "HARC RENOVATIONS 210-216 DUVAL ST, KEY WEST, FL", DATED NOVEMBER 20, 2019.
- THE 2-STORY CB STRUCTURE LOCATION SHOWN HEREON WAS FIELD LOCATED ON 02/04/2019.

SCALE:	1"=20'
FIELD WORK DATE:	02/04/2019
MAP DATE:	02/21/2020
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	20-104

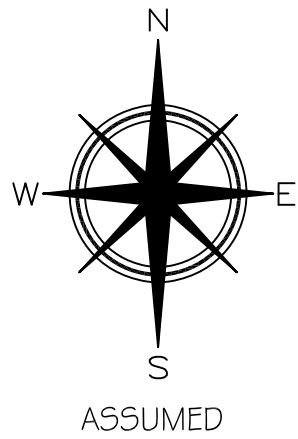
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF FLORIDA SURVEYOR AND MAPPER

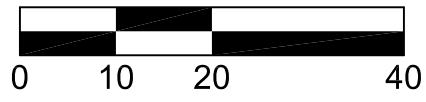
SIGNED: ERIC A. ISAACS, LPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, L58 7847



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com



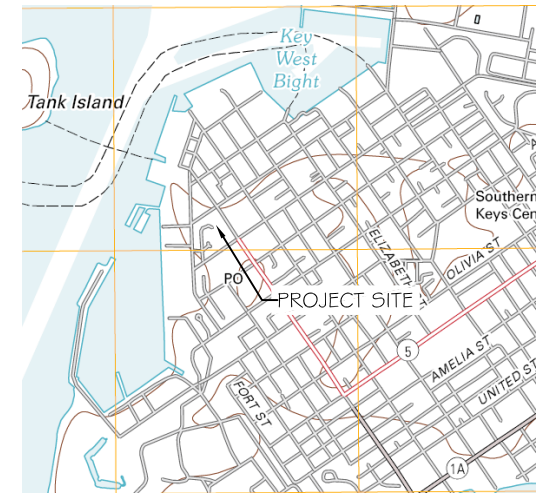
1"=20'



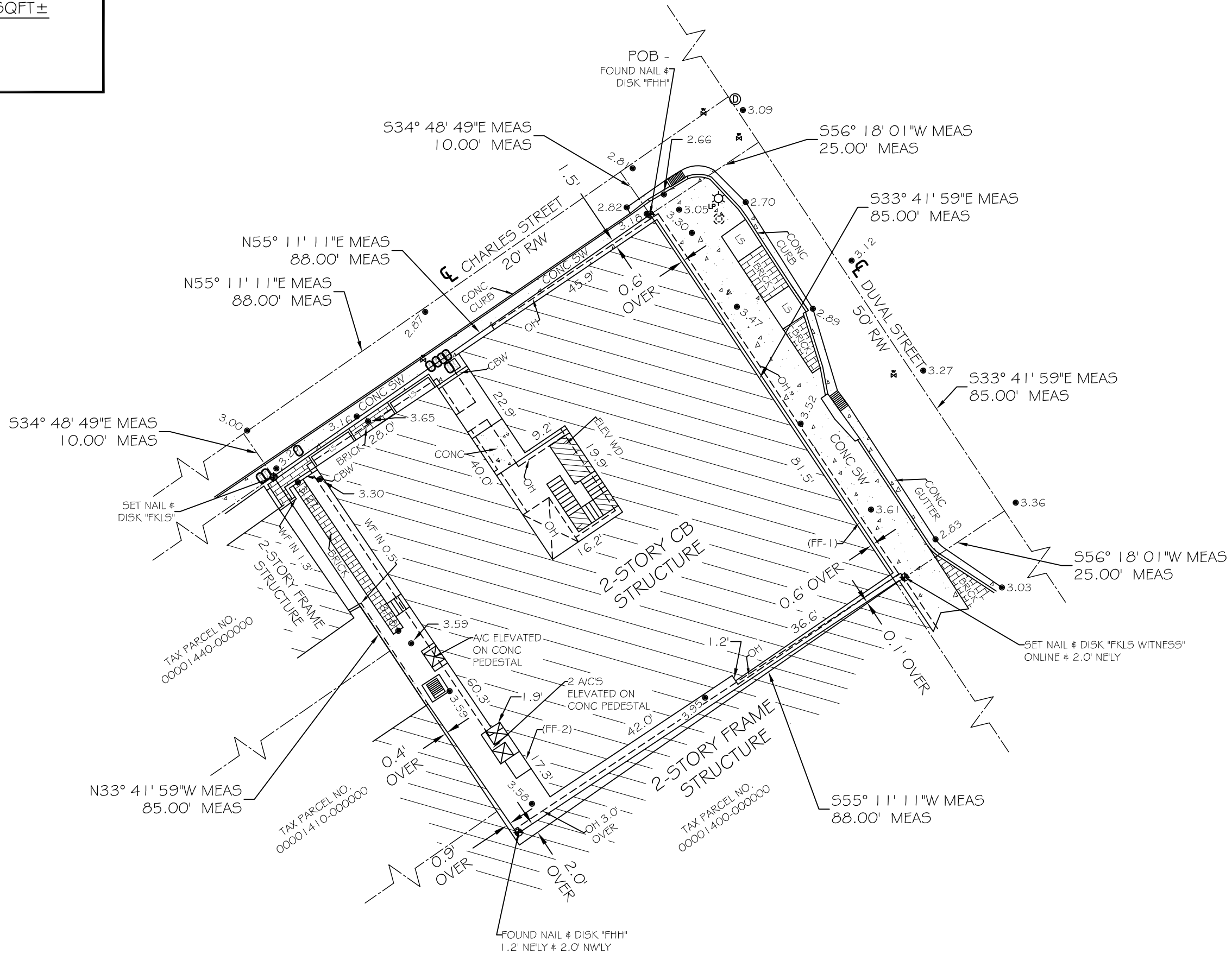
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 7,478.49 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S33°41'59"E ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. AAO004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 210-216 DUVAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 02/04/2019.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 6

(FF-1) = 4.0' (NGVD 1929)

(FF-2) = 4.0' (NGVD 1929)

- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

210 DUVAL STREET LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GYW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE END | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOD = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DESE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHV = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UL = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

LEGAL DESCRIPTION -

On the island of Key West and known on William A. Whitehead's Map, delineated in February, A.D. 1829, as parts of Parts of Lots One (1) and Two (2) of Square Fifteen (15).

Commencing on the Southern corner of Charles and Duval Streets, and running in a Southeasterly direction Eighty-five (85) feet in line with Duval Street! thence in a Southwesterly direction Eighty-eight (88) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northeasterly direction along the line of Charles Street Eighty-eight (88) feet to the Point of Beginning.

SCALE: 1"=20'

FIELD WORK DATE: 02/04/2019

MAP DATE: 04/05/2019

REVISION DATE: XXXX/XXXX

SHEET 1 OF 1

DRAWN BY: KMK

JOB NO.: 19-121

SIGNED

ERIC A. ISAAC, FSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LM 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

Sunbiz.org

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



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

Detail by Entity Name

Florida Limited Liability Company
210 DUVAL STREET, LLC

Filing Information

Document Number	L04000092751
FEI/EIN Number	20-2113143
Date Filed	12/22/2004
Effective Date	12/22/2004
State	FL
Status	ACTIVE

Principal Address

1700 N. ROOSEVELT BLVD.
#5
KEY WEST, FL 33040

Changed: 01/04/2008

Mailing Address

PO BOX 2068
KEY WEST, FL 33045

Changed: 02/08/2005

Registered Agent Name & Address

HIGHSMITH, ROBERT EESQ
3158 NORTHSIDE DRIVE
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

LEACH, NANCY PRICE
3311 RIVIERA DR.
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	04/18/2017
2018	03/13/2018

2019

04/15/2019

Document Images

04/15/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
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03/05/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
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01/05/2007 -- ANNUAL REPORT	View image in PDF format
01/13/2006 -- ANNUAL REPORT	View image in PDF format
02/08/2005 -- ANNUAL REPORT	View image in PDF format
12/22/2004 -- Florida Limited Liabilites	View image in PDF format

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 00001420-000000
 Account# 1001449
 Property ID 1001449
 Millage Group 10KW
 Location Address 210-216 DUVAL St, KEY WEST
 Legal Description KW PT LOTS 1&2 SQR 15 G64-440/41 OR729-311 OR971-642/45 OR1516-1205/1206 OR2071-1603
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



AK 1001449 210-216 DUVAL STREET 6/29/2012

Owner

210 DUVAL STREET LLC
 PO Box 2068
 Key West FL 33045

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$834,507	\$752,977	\$783,503	\$875,121
+ Market Misc Value	\$989	\$989	\$1,035	\$1,126
+ Market Land Value	\$3,063,060	\$3,029,026	\$3,029,026	\$3,021,879
= Just Market Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126
= Total Assessed Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,898,556	\$3,782,992	\$3,813,564	\$3,898,126

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	7,480.00	Square Foot	85	88

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 7,447
 Finished Sq Ft 7,323
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1918
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,323	7,323	0
OUU	OP PR UNFIN UL	40	0	0
OPF	OP PRCH FIN LL	84	0	0
TOTAL		7,447	7,323	0

Style WAREHOUSE/MARINA B / 48B
Gross Sq Ft 2,836
Finished Sq Ft 2,836
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 400 ()
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 1928
Year Remodeled
Effective Year Built 1997
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,836	2,836	0
TOTAL		2,836	2,836	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1991	1992	1	70 SF	1
WALL AIR COND	1992	1993	1	1 UT	1
FENCES	2000	2001	1	108 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/27/2004	\$3,325,000	Warranty Deed		2071	1603	Q - Qualified	Improved

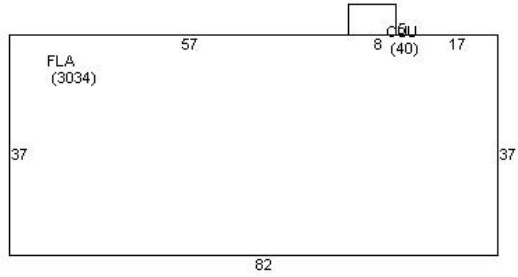
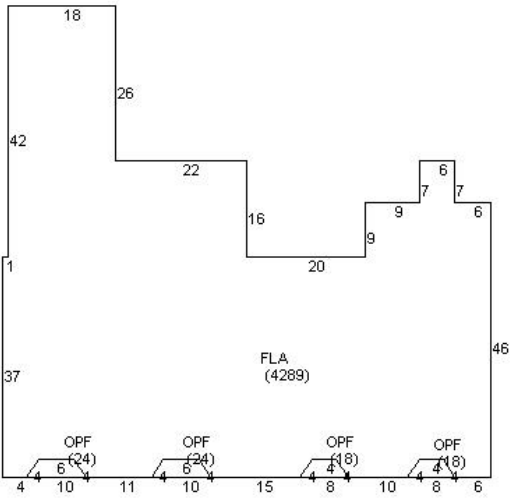
Permits

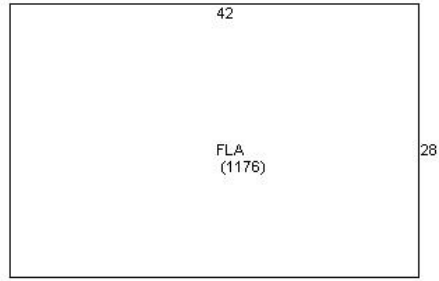
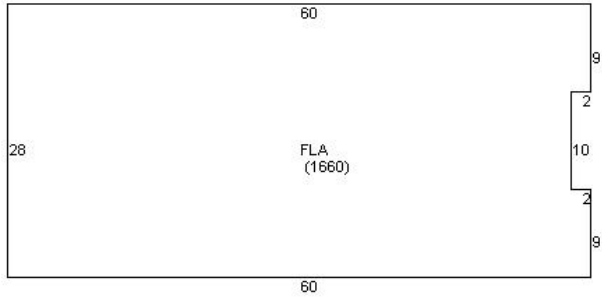
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-1841	12/30/2015	5/7/2017	\$10,887	Commercial	MAINTENANCE AND PAINT 1900SF OF VICTORIAN SHINGLE ROOFING.
15-2618	7/1/2015		\$2,000	Commercial	ROUGH AND SET FIXTURES 1 TOILET , 1 LAV TIE-IN EXISTING WATER DRAIN 1-FLOOR DRAIN.
14-4666	10/16/2014	10/15/2016	\$10,000	Commercial	REPAIR EXISTING STORE FRONTS, 2nd FLOOR WINDOW SILLS, PAINT TO MATCH EXISTING. *NEED FILE NOTICE OF COMMENCEMENT* *
14-4049	8/29/2014	5/14/2017	\$10,295	Commercial	INSTALL 900 S.F. OF GALVALUME V-CRIMP METAL ROOFING ON REAR ROOF. INSTALL A LAYER OF 1/2" COX PLYWOOD.
12-2534	7/16/2012	12/31/2012	\$2,800	Commercial	CHANGE OUT A 5-TON CONDENSER.
10-1637	6/1/2010		\$4,200	Commercial	INSTALL 600SF OF WHITE SINGLE PLY ROOFING.
09-00003619	10/23/2009		\$3,678	Commercial	ROOFING
05-4810	11/1/2005	11/2/2005	\$2,400	Commercial	*****HURRICANE DAMAGE***** DEMO INTERIOR ONLY
05-2852	7/7/2005	11/2/2005	\$1,000	Commercial	REPLACE 200 AMP PANEL WITH 42 BREAKERS
04/0598	2/27/2004	10/6/2004	\$500	Commercial	ELECTRIC
03-2834	8/20/2003	10/3/2003	\$1,900	Commercial	REPAIR EXTERIOR
0102213	6/7/2001	11/16/2001	\$1,445	Commercial	4 SQS ASPHALT SHINGLES
0000012	1/26/2000	7/14/2000	\$10,000	Commercial	FACADE AND FENCE
9803441	12/2/1998	11/3/1999	\$20,000	Commercial	RENOVATIONS/SHUTTERS
9802387	8/21/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802529	8/19/1998	1/1/1999	\$3,000	Commercial	INTERIOR WORK ONLY
9802387	8/13/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802039	7/10/1998	1/1/1999	\$3,500	Commercial	INSTALL 5 AIR CURTAINS
9701264	4/1/1997	7/1/1997	\$900	Commercial	PAINT ROOF
9603452	8/1/1996	11/1/1996	\$4,500	Commercial	MECHANICAL
9602584	6/1/1996	11/1/1996	\$175	Commercial	PAINTING
B950730	3/1/1995	11/1/1995	\$325	Commercial	REPL. ENTRANCE DOOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos





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

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Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 11/21/2019, 2:18:49 AM

Version 2.3.21

Warranty Deed

Doc# 1487602 12/29/2004 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
FELDMAN KOENIG & HIGHSMITH, P.A.
3158 Northside Drive
Key West, Florida 33040

DEED DOC STAMP CL: FP \$23,275.00

Folio Number: 00001420-000000
Grantee(s) S.S. #(s):

SPACE ABOVE Doc# 1487602
Bk# 2071 Pg# 1603

WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2004, between **WALTER F. PRICE, AS TRUSTEE OF THE WALTER F. PRICE DECLARATION OF TRUST DATED APRIL 22, 1998**, Grantor, and **210 DUVAL STREET, LLC, a Florida Limited Liability Company**, whose post office address is P.O. Box 2068, Key West, Florida 33045, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, and known on William A. Whitehead's Map, delineated in February, A.D. 1829, as Parts of Lots One (1) and Two (2) of Square Fifteen (15).

Commencing on the Southern corner of Charles and Duval Streets, and running in a Southeasterly direction Eighty-five (85) feet in line with Duval Street; thence in a Southwesterly direction Eighty-eight (88) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northeasterly direction along the line of Charles Street Eighty-eight (88) feet to the Point of Beginning.

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

THE PROPERTY BEING CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

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

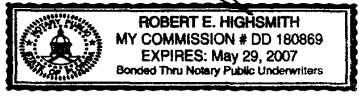
Witness Signature _____
Printed Name Robert E. Highsmith
Witness Signature _____
Printed Name Debra J. Niles

Walter F. Price
WALTER F. PRICE, as Trustee

STATE OF FLORIDA)
)
COUNTY OF MONROE)

On this 27th day of December, 2004, before me personally came **WALTER F. PRICE**, who are personally known to me (yes) (no) or who have produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.

Robert E. Highsmith
Notary Public, State of Florida



**MONROE COUNTY
OFFICIAL RECORDS**

Site Photos



NO
PANHANDLING
NO
SOLICITING

235 35

2

KEY WEST
CODES
JKO



NO
PANHANDLING
NO
SOLICITING

\$5 \$5 \$5 \$5

2
1
6

Ford

**Development Review Committee
Comments from May 28, 2020**



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

May 28, 2020

Planning Director
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF MAY 28, 2020

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for May 28, 2020. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Easement - 210-216 Duval Street
COMMENT: KEYS has no objection to the Easement request.

LOCATION: Easement - 729 Fleming Street
COMMENT: KEYS has no objection to the Easement request.

LOCATION: Easement - 3720 Sunrise Lane
COMMENT: KEYS has no objection to the Easement request.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 305.295.1055.

Best regards,

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/cdc

Copied via electronic mail:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Sabino, Director of Engineering & Control Center
E. Zarate, Director of Customer Services

From: Young-Elizabeth <director@keysarts.com>
Sent: Thursday, May 28, 2020 8:55 AM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Re: 5.28.20 DRC Meeting - Comments Needed

Good morning Donna,
Art in Public Places does not have comments on any of today's agenda items.
thank you for your email.
liz

From: Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>
Sent: Friday, May 15, 2020 4:58 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Cc: Angela Budde <abudde@cityofkeywest-fl.gov>
Subject: RE: 5.28.20 DRC Meeting

Hi, Donna.
Utilities has no comments for the May DRC easement applications.
I will not be in attendance at the May DRC meeting.

Respectfully,
Elizabeth

Elizabeth Ignoffo, E.I.
Contract and Permit Engineer
P.O. Box 1409
Key West, FL 33041
305.809.3966

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Wednesday, May 13, 2020 1:23 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: 5.28.20 DRC Meeting

Comments from Urban Forester:

2. Easement 210-216 Duval St: I am concerned regarding the locations of the balconies and how close they may or may not be to the existing city trees. There is no site map showing the existing conditions of the area and the distance of the balconies to eh trees. I think at least one city tree might be impacted by this work. Before an easement can be considered, an accurate site map showing the locations of the City trees and palms and the distance to the proposed balconies needs to be submitted to the file.

3. Easement 729 Fleming Street: No Comments.

4. Easement 3720 Sunrise Lane: As the urban forester I have no comments. As the acting City biologist this easement is appropriate.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL# 6585A
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768



From: Sabino, Dan <Dan.Sabino@KeysEnergy.com>

Sent: Thursday, May 28, 2020 8:37 AM

To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Cc: Curry, Chasity <chasity.curry@keysenergy.com>; Young-Elizabeth <director@keysarts.com>; Alfonso, Matthew <Matthew.Alfonso@keysenergy.com>

Subject: RE: 5.28.20 DRC Meeting - Comments Needed

Donna,

KEYS does not have any comments.

Thank you,

Dan Sabino
Director of Engineering
Keys Energy Services
Work 305-295-1041
Cell 305-304-4556

Florida has broad public records laws. Electronic mail sent or received by Keys Energy Services may be available to the public upon request.

From: Scott Fraser <sfraser@cityofkeywest-fl.gov>
Sent: Wednesday, May 20, 2020 1:13 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: 5.28.20 DRC Meeting

Donna,

I haven't any floodplain comments for any of these agenda items.

Scott

Scott Fraser, CFM - Floodplain Administrator
T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood