

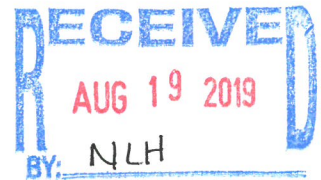
Application



Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)
(\$400 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1021 Margaret Street Key West FL # 903 Virginia St Key West FL

Zoning District: HMDR Real Estate (RE) #: 000 30290 -000000

Property located within the Historic District? Yes No 000 30270 -000000

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones Oropesa Stones & Cardenas PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305 849 2352 Fax: _____

Email: genny@oropezdstonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Key West Triprop LLC

Mailing Address: 1001 E Atlantic Avenue

City: Delray Beach State: FL Zip: 33483

Home/Mobile Phone: _____ Office: 561 279 9900 Fax: _____

Email: rhc744@aol.com

Description of requested easement and use: The historic residential structure on this property over hangs the unimproved Margaret Street right of way 1.07 feet for a distance of 28.55 feet for a total of 36.95 square feet. The prior owner installed a walkway of brick pavers between the cement curb of Margaret Street and the property line of 1021 Margaret Street and 903 Virginia St. The total easement area is 115.21 sf.

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- 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.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed Specific Purpose Surveys with a legal description of the revocable license area requested
- Photographs showing the proposed area

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Mark T. Walsh, in my capacity as MANAGER
(print name) *(print position; president, managing member)*
of Key West Triprop, 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:

903 Virginia Street Key West, Florida 33040

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.

Mark Walsh mgr
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/6/2019 by
date

MARK WALSH
Name of Authorized Representative

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

Christina G. Clark

Notary's Signature
Christina G. Clark
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG015495
Expires 7/25/2020
Name of Authorized Representative, printed or stamped

GG015495

Commission Number, if any

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, Mark T. Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGER of Key West Triprop, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Adele V. Stones
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 6/6/2019
Date

by MARK WALSH
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.

Christina G. Clark

Notary's Signature and Seal
Christina G. Clark
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG015495
Expires 7/25/2020
Name to be known by or stamped

GG015495
Commission Number, if any

Legal Description

BEARING BASE:
ALL BEARINGS ARE BASED
ON N31°41'11"W ASSUMED
ALONG THE CENTERLINE OF
MARGARET STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

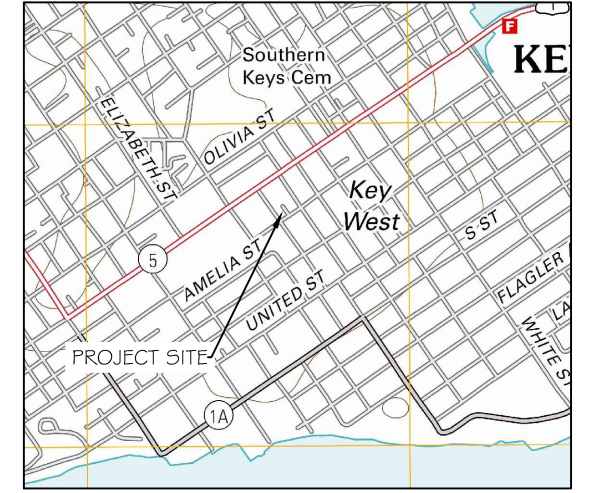
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
903 VIRGINIA STREET # 1021
MARGARET STREET
KEY WEST, FL 33040

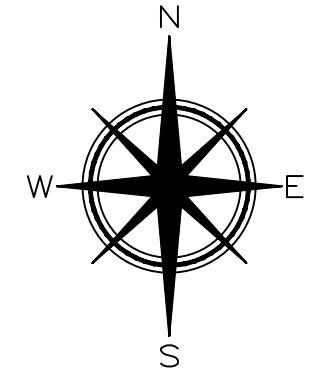
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 02-18-05
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

THIS IS NOT A BOUNDARY SURVEY,
ANY BOUNDARY OR RIGHT OF WAY
LINES SHOWN HEREON ARE FOR
REFERENCE PURPOSES ONLY.

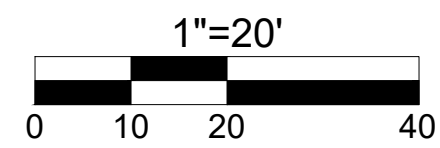
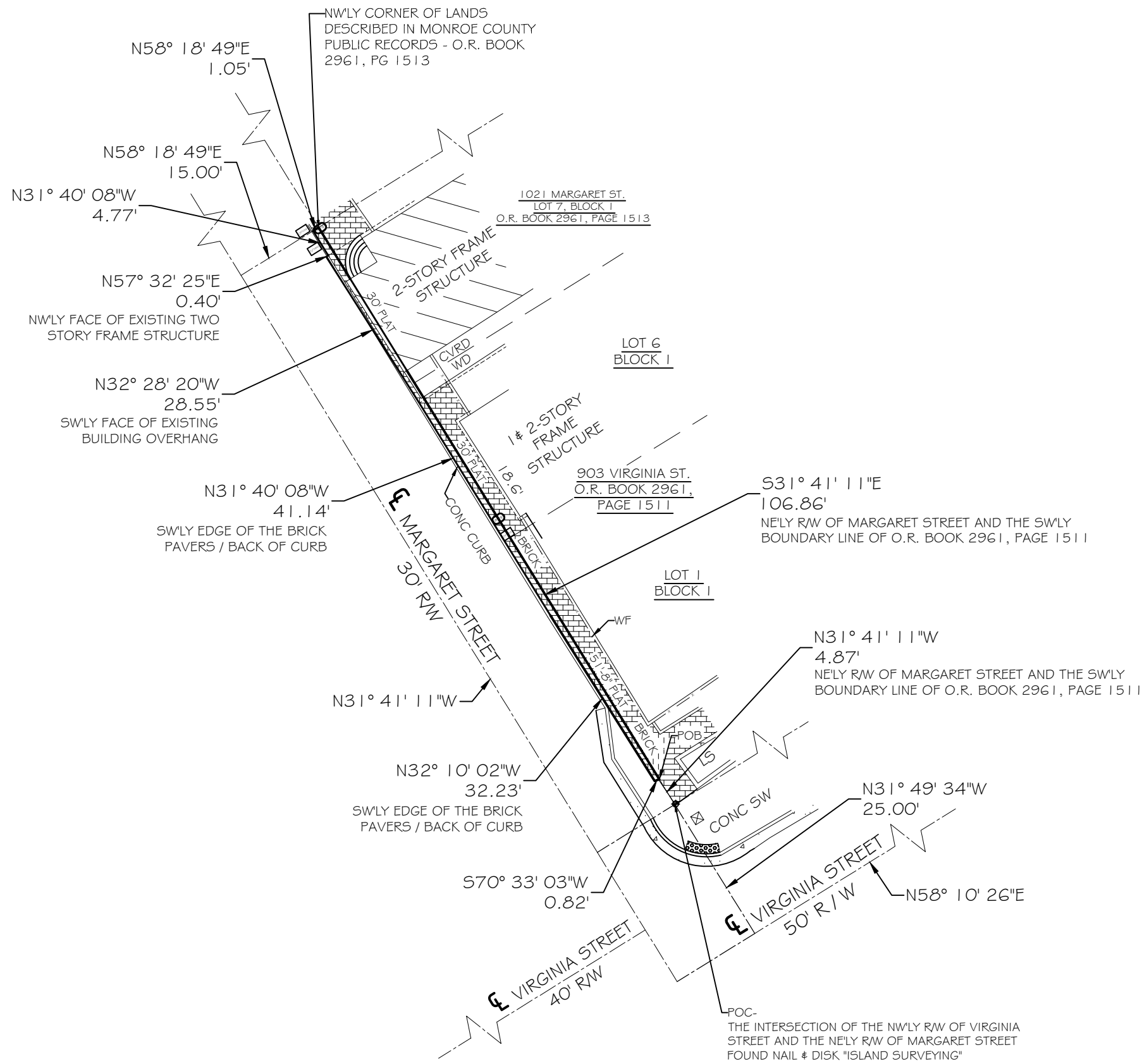
LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 05-T685-R25E



ASSUMED



TOTAL AREA = 115.21 SQFT±

REVISION 1 - 10/22/2019 - revised certifications

CERTIFIED TO -

Key West Triprop, LLC, a Florida limited liability company;
City of Key West;

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	GY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MFL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CYP = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
CVRD = COVERED	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EL = ELEVATION	OW = OVERHEAD WIRES	TYP = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PK = PARKING METERS	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FI = FIRE HYDRANT	PK = PARKER PALM NAIL	WF = WOOD FENCE
FND = FOUND	POB = POINT OF BEGINNING	WL = WOOD LANDING
FOL = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WM = WATER METER
FOL = FENCE ON LINE		WPF = WOOD POWER POLE
		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a portion of the Margaret Street Right of Way adjacent to Lots Six (6) & Seven (7), Block One (1), according to Johnson's subdivision of part of said Tract Twelve (12) recorded in Plat Book 1, Page 24, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:


Commencing at the point of intersection of the Northwesterly right of way line of Virginia Street and the Northeasterly right of way line of Margaret Street, said point also being the Southwesterly corner of lands described in Official Records Book 2961, at Page 1511 of the Public Records of Monroe County, Florida; thence N31°41'11"W along the said Northeasterly right of way line of Margaret Street and the Southwesterly boundary line of the said lands described in Official Records Book 2961, at Page 1511 of the Public Records of Monroe County, Florida, for a distance of 4.87 feet to a point on the Southeastery edge of existing brick pavers, said point also being the Point of Beginning; thence 570°33'03"W along the Southeastery edge of the said brick pavers, for a distance of 0.82 feet to the Southwesterly edge of the said brick pavers and the back edge of an existing concrete curb; thence N32°10'02"W along the Southwesterly edge of the said brick pavers and the back edge of an existing concrete curb for a distance of 32.23 feet to a point; thence N31°40'08"W and continue along the Southwesterly edge of the said brick pavers and the back edge of the said existing concrete curb for a distance of 41.14 feet to a point on the Southwesterly face of an existing building overhang; thence N32°28'20"W along the Southwesterly face of the said existing building overhang, thence N57°32'25"E along the Northwesterly face of the said existing building overhang for a distance of 0.40 feet to a point on the back edge of an existing concrete curb; thence N31°40'08"W along the back edge of the said existing concrete curb for a distance of 4.77 feet to a point on the extension line of the Southwesterly boundary line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida; thence N58°18'49"E along the said extension line of the Southwesterly boundary line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida, for a distance of 1.05 to the Northwesterly corner of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida; thence S31°41'11"E along the said Northeasterly right of way line of Margaret Street and the Southwesterly boundary line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida, for a distance of 106.86 feet back to the Point of Beginning. Said parcel of land contains 115.21 square feet, more or less.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	04/08/2019
MAP DATE:	07/29/2019
REVISION DATE:	10/22/2019
SHEET:	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-154

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 51-17, 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 A FLORIDA SURVEYOR AND MAPPER.

SIGNED: 
ERIC A. ISAACS, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647



**FLORIDA KEYS
LAND SURVEYING**
1996O OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@Gmail.com

1021 Margaret Street
Warranty Deed

Doc# 2217858 05/01/2019 9:30AM
 Filed & Recorded in Official Records of
 MONROE COUNTY KEVIN MADOK

This Instrument Prepared by and Return to:

05/01/2019 9:30AM
 DEED DOC STAMP CL: Brit \$9,216.90

Susan M. Cardenas, Esq.
 Oropeza, Stones & Cardenas
 221 Simonton Street
 Key West, FL 33040
 (305) 294-0252
 File Number: 19-14-903 Virginia
 Consideration \$1,316,666.00

Doc# 2217858
 Bk# 2961 P# 1513

Parcel Identification No.: 00030290-000000

WARRANTY DEED

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

THIS INDENTURE made this 26 day of April, 2019, by and between 1021 MARGARET STREET, LLC, a Florida limited liability company whose post office address is 2932 Staples Avenue, Key West, FL 33040, of the County of Monroe, State of Florida, Grantor; and Key West Triprop, LLC, a Florida limited liability company, whose post office address is c/o Richard H. Critchfield, Esq., 1001 East Atlantic Avenue, Delray Beach, FL 33483, of the County of Palm Beach, State of Florida, Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

All those certain lots or parcels of land lying and being in the County of Monroe and the State of Florida, described as follows: on the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, AD 1829, as a part of Tract Twelve (12). Better known according to Johnson's subdivision of part of said Tract Twelve (12) recorded in Plat Book 1, Page 24, of the Public Records of Monroe County, Florida, as Lots Seven (7) and Eight (8) in Square one (1).

Commencing Eighty-one (81) feet and Eight (8) inches Northwesterly from the corner of Virginia and Margaret Streets and running along Margaret Street in a Northwesterly direction Thirty (30) feet; thence at right angles in a Northeasterly direction One Hundred Seventeen (117) feet to a Ten (10) foot alley; thence in a Southeasterly direction along said alley Thirty (30) feet; thence in a Southwesterly direction One Hundred Seventeen (117) feet to the Point of Beginning.

SUBJECT TO: Taxes for the year 2019 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations, if any.

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

IN WITNESS WHEREOF, Grantor has set Grantor's hand and seal the day and year first above written.

Doc# 2217858
Bk# 2961 Pg# 1514

Signed, Sealed and Delivered in the
Presence of:

1021 MARGARET STREET, LLC, a Florida limited
liability company,

By: THE DE POO LIMITED PARTNERSHIP, a Florida
limited partnership, as Managing Member of 1021
MARGARET STREET, LLC,

By: MCLEOD REALTY, INC., a Florida corporation,
as General Partner of THE DE POO LIMITED
PARTNERSHIP,

[Signature]
Signature of Witness
Gregory Oropeza
Printed Name of Witness

By: [Signature]
PAUL DEPOO, President

[Signature]
Signature of Witness Fania Ortiz
Printed Name of Witness

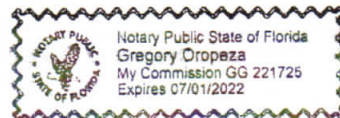
STATE OF FLORIDA:
COUNTY OF MONROE:

The foregoing instrument was acknowledged before me this 26 day of _____, 2019, by PAUL DEPOO, as President of MCLEOD REALTY, INC., a Florida corporation, General Partner of THE DE POO LIMITED PARTNERSHIP, a Florida limited partnership, Managing Member of 1021 MARGARET STREET, LLC, who is personally known to me to be the person described in and who executed the foregoing instrument or who produced _____ as identification.

Printed Name of Notary

[Signature]
NOTARY PUBLIC

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

**1021 Margaret Street
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 00030290-000000
 Account# 1031062
 Property ID 1031062
 Millage Group 10KW
 Location 1021 MARGARET St 1, KEY WEST
 Address
 Legal KW PB1-24 LOTS 7-8 SQR 1 TR 12 G70-36 OR472-642/643 OR1404-484 OR1480-450-C
 Description OR1664-1769/72F/J OR1668-1899/1902F/J OR1754-1086/91F/J OR1847-1691/92-C OR1847-1693/96 OR2210-2224/25 OR2961-1513
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KEY WEST TRIPROP LLC
 C/O RICHARD H CRITCHFIELD ESQ
 1001 E Atlantic Ave
 Delray Beach FL 33483

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$288,072	\$179,277	\$181,914	\$161,614
+ Market Misc Value	\$2,960	\$2,593	\$2,593	\$2,593
+ Market Land Value	\$344,787	\$303,580	\$303,580	\$450,210
= Just Market Value	\$635,819	\$485,450	\$488,087	\$614,417
= Total Assessed Value	\$533,995	\$485,450	\$485,471	\$441,337
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$635,819	\$485,450	\$488,087	\$614,417

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,510.00	Square Foot	30	117

Buildings

Building ID	2345	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1958
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2009
Gross Sq Ft	2466	Foundation	WD CONC PADS
Finished Sq Ft	1853	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	200	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	4
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,853	1,853	302
OPU	OP PR UNFIN LL	375	0	166
OPF	OP PRCH FIN LL	238	0	142
TOTAL		2,466	1,853	610

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1985	1986	1	156 SF	2
CONC PATIO	1959	1960	1	219 SF	1
UTILITY BLDG	2004	2005	1	114 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2019	\$1,316,700	Warranty Deed	2217858	2961	1513	05 - Qualified	Improved
12/26/2002	\$360,000	Warranty Deed		1847	1693	Q - Qualified	Improved

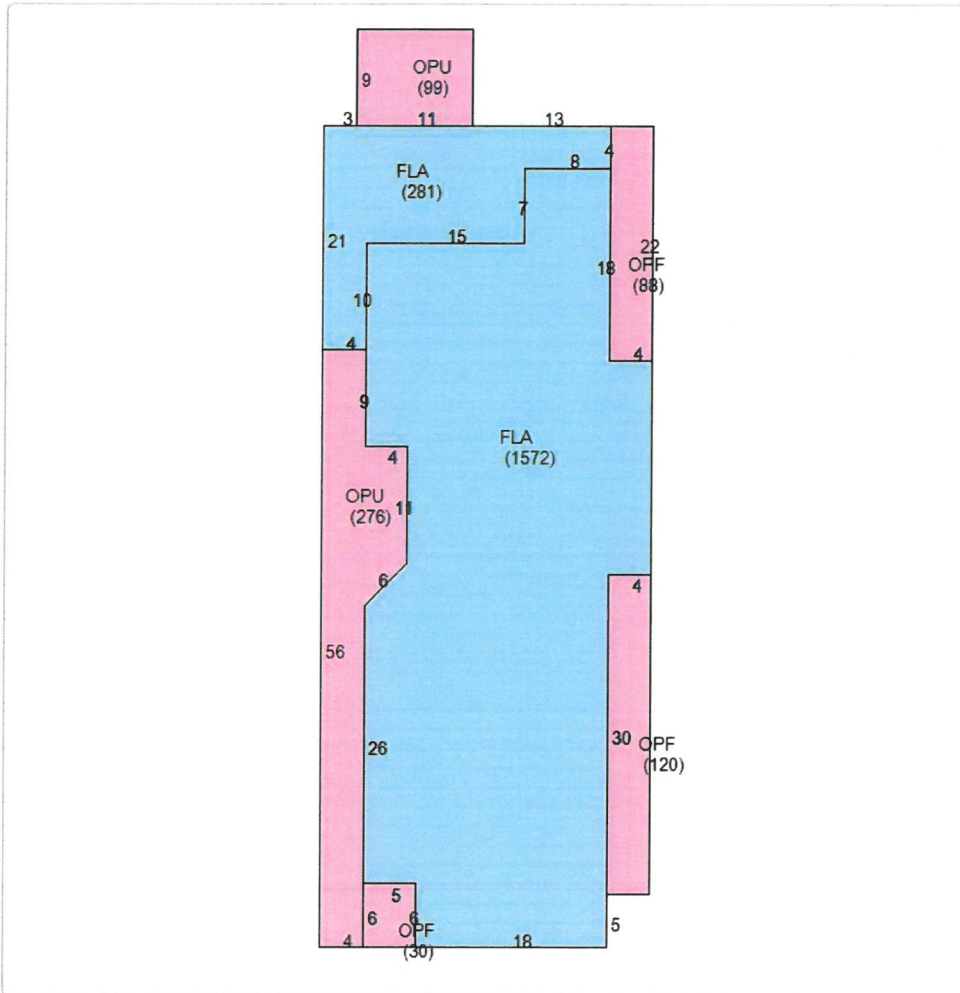
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-3563	8/22/2005	11/10/2005	\$2,000	Residential	EMERGENCY METER ENCLOSURE REPLACEMENT DUE FIRE
03-2846	9/11/2003	12/15/2003	\$2,000	Residential	ATF DECKING
03-0060	1/9/2003	12/15/2003	\$7,000	Residential	REPLACE LATERAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

User Privacy Policy
 GDPR Privacy Notice



Last Data Upload: 10/9/2019 5:39:22 AM

Version 2.3.8

903 Virginia Street
Warranty Deed

Doc# 2217857 05/01/2019 9:30AM
 Filed & Recorded in Official Records of
 MONROE COUNTY KEVIN MADOK

05/01/2019 9:30AM
 DEED DOC STAMP CL: Brit \$9,216.90

This Instrument Prepared by and Return to:

Susan M. Cardenas, Esq.
 Oropeza, Stones & Cardenas
 221 Simonton Street
 Key West, FL 33040
 (305) 294-0252
 File Number: 19-14-903 Virginia
 Consideration \$1,316,667.00

Doc# 2217857
 Bk# 2961 Pg# 1511

Parcel Identification No.: 00030270-000000

WARRANTY DEED
 (STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this 20 day of April, 2019, by and between 903 VIRGINIA, LLC, a Florida limited liability company whose post office address is 2932 Staples Avenue, Key West, FL 33040, of the County of Monroe, State of Florida, Grantor; and Key West Triprop, LLC, a Florida limited liability company, whose post office address is c/o Richard H. Critchfield, Esq., 1001 East Atlantic Avenue, Delray Beach, FL 33483, of the County of Palm Beach, State of Florida, Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

All those certain lots or parcels of land lying and being in the County of Monroe and the State of Florida, described as follows: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, AD 1829, as a part of Tract Twelve (12). Better known according to Johnson's subdivision of part of said Tract Twelve (12) recorded in Plat Book 1, Page 24, of the Public Records of Monroe County, Florida, as Lots One (1), Two (2) and Six (6) in Square one (1), described as follows:

Commencing at the corner of Virginia and Margaret Streets and running along Margaret Street in a Northwesterly direction Eighty-One (81) feet and Eight (8) inches; thence at right angles in a Northeasterly direction Fifty-Eight (58) feet and Six (6) inches; thence in a Southeasterly direction Eighty-One (81) feet and Eight (8) inches; thence in a Southwesterly direction Fifty-Eight (58) feet and Six (6) inches to the Point of Beginning.

SUBJECT TO: Taxes for the year 2019 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations, if any.

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

Doc# 2217857
Bk# 2961 Pg# 1512

IN WITNESS WHEREOF, Grantor has set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the
Presence of:

903 VIRGINIA, LLC, a Florida limited liability
company,

By: THE DE POO LIMITED PARTNERSHIP, a Florida
limited partnership, as Managing Member of 903
VIRGINIA, LLC,

By: MCLEOD REALTY, INC., a Florida corporation,
as General Partner of THE DE POO LIMITED
PARTNERSHIP,

Duon
Signature of Witness
Gregory Cropeza
Printed Name of Witness

By: Paul DePoo
PAUL DEPOO, President

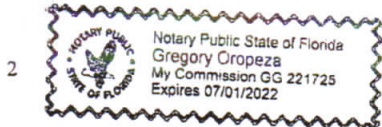
Tania Ortiz
Signature of Witness
Tania Ortiz
Printed Name of Witness

STATE OF FLORIDA:
COUNTY OF MONROE:

The foregoing instrument was acknowledged before me this 20 day of
April, 2019, by PAUL DEPOO, as President of MCLEOD REALTY, INC., a Florida
corporation, General Partner of THE DE POO LIMITED PARTNERSHIP, a Florida limited partnership,
Managing Member of 903 VIRGINIA, LLC, who is personally known to me to be the person described in
and who executed the foregoing instrument or who produced
as identification.

Paul DePoo
Printed Name of Notary
NOTARY PUBLIC

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

903 Virginia Street
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 00030270-000000
 Account# 1031046
 Property ID 1031046
 Millage Group 10KW
 Location 903 VIRGINIA St, KEY WEST
 Address
 Legal KW ALL LOTS 1-2-6 PB1-24 SQR 1 TR 12 G11-70 OR308-290D/C OR875-2452ORD
 Description PROB82-362-CP-23 OR915-2422 OR1542-1388/89 OR2210-2226/27 OR2961-1499 OR2961-1507 OR2961-1511
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KEY WEST TRIPROP LLC
 C/O RICHARD H CRITCHFIELD, ESQ
 1001 E Atlantic Ave
 Delray Beach FL 33483

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$601,739	\$391,640	\$397,080	\$365,802
+ Market Misc Value	\$7,890	\$13,878	\$14,203	\$14,914
+ Market Land Value	\$389,455	\$362,990	\$362,990	\$542,835
= Just Market Value	\$999,084	\$768,508	\$774,273	\$923,551
= Total Assessed Value	\$841,812	\$768,508	\$774,273	\$805,598
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$999,084	\$768,508	\$774,273	\$923,551

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,778.00	Square Foot	58.8	81.7

Buildings

Building ID 2343
 Style 2 STORY ELEV FOUNDATION
 Building Type R5 / R5
 Gross Sq Ft 4365
 Finished Sq Ft 3177
 Stories 2 Floor
 Condition GOOD
 Perimeter 352
 Functional Obs 0
 Economic Obs 0
 Depreciation % 10
 Interior Walls PLYWOOD PANEL

Exterior Walls C.B.S.
 Year Built 1938
 EffectiveYearBuilt 2009
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 6
 Full Bathrooms 5
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	76
FLA	FLOOR LIV AREA	3,177	3,177	352
OPU	OP PR UNFIN LL	436	0	98
OUU	OP PR UNFIN UL	96	0	40
SPF	SC PRCH FIN LL	416	0	90
TOTAL		4,365	3,177	656

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1975	1976	1	258 SF	2
FENCES	1975	1976	1	608 SF	5
WOOD DECK	1975	1976	1	765 SF	1
WALL AIR COND	1994	1995	1	1 UT	2
BRICK PATIO	2004	2005	1	146 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2019	\$1,316,700	Warranty Deed	2217857	2961	1511	05 - Qualified	Improved
6/2/1998	\$336,700	Quit Claim Deed		1542	1388	K - Unqualified	Improved

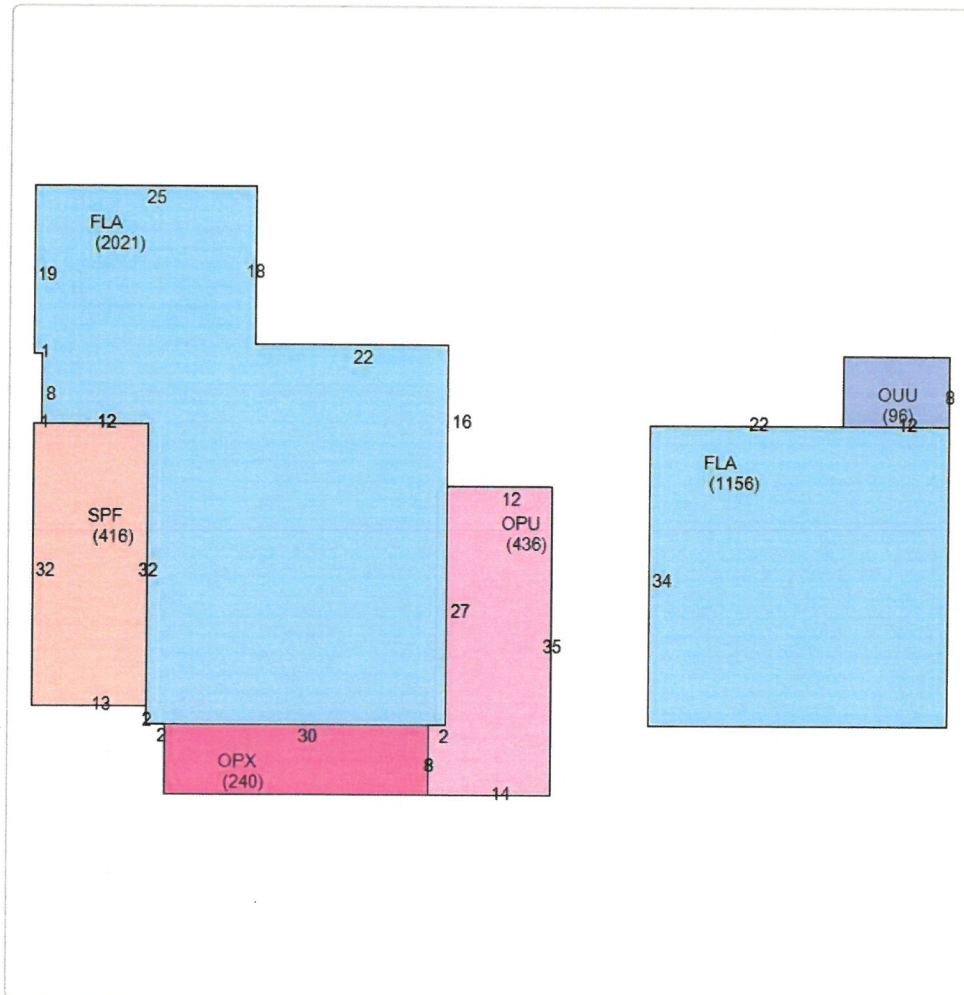
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-2851	8/31/2004	11/5/2004	\$12,000		CHICAGO BRICKS, HANDICAPP RAMP
04-0996	4/6/2004	11/5/2004	\$3,500		A/C
04-0994	4/1/2004	11/5/2004	\$1,200		METAL ROOF
01-4014	12/20/2001	10/9/2002	\$800		REPLACE SEWER LINE
0103456	10/18/2001	12/21/2001	\$1,500	Residential	PARTIAL ROOF
0001878	7/21/2000	8/14/2000	\$4,500		REPLACE 12 WINDOWS
0001516	6/16/2000	8/14/2000	\$650		INTERIOR WORK
9902919	9/24/1999	12/31/1999	\$5,200	Residential	FIBERGLAS POOL
9900947	3/17/1999	8/10/1999	\$1,500	Residential	V-CRIMP ROOF

View Tax Info

[View Taxes for this Parcel](#)

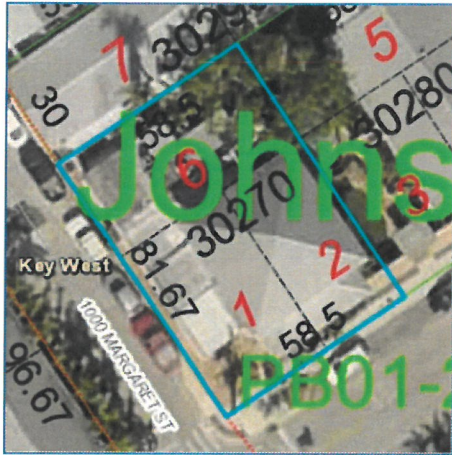
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

User Privacy Policy
 GDPR Privacy Notice

Last Data Upload: 10/9/2019 5:39:22 AM

Developed by



Version 2.3.8







Sent from my iPhone



Ginny Stones

From:
Sent:
To:

Adele Stones <adelevirginia@icloud.com>
Friday, August 16, 2019 12:34 PM
Ginny Stones



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
KEY WEST TRIPROP LLC

Filing Information

Document Number L19000063378
FEI/EIN Number NONE
Date Filed 03/05/2019
Effective Date 03/05/2019
State FL
Status ACTIVE

Principal Address

1001 EAST ATLANTIC AVENUE
SUITE 202
DELRAY BEACH, FL 33483

Mailing Address

1001 EAST ATLANTIC AVENUE
SUITE 202
DELRAY BEACH, FL 33483

Registered Agent Name & Address

CRITCHFIELD, RICHARD H
1001 EAST ATLANTIC AVENUE
SUITE 201
DELRAY BEACH, FL 33483

Authorized Person(s) Detail

Name & Address

Title MGR

WALSH, MARK
1001 EAST ATLANTIC AVENUE SUITE 202
DELRAY BEACH, FL 33483

Title MGR

WALSH, MICHAEL
1001 EAST ATLANTIC AVENUE SUITE 202
DELRAY BEACH, FL 33483

Title MGR

WALSH, WILLIAM
1001 EAST ATLANTIC AVENUE SUITE 202
DELRAY BEACH, FL 33483

Title MGR

ADE, RICHARD C
1000 MARKET STREET, SUITE 300
PORTSMOUTH, NH 03801

Annual Reports

No Annual Reports Filed

Document Images

[03/05/2019 -- Florida Limited Liability](#) [View image in PDF format](#)

Florida Department of State, Division of Corporations

Site visit/photos
October 8, 2019



Overhang of existing building onto Margaret Street



M
A
R
G
A
R
E
T
S
T

V
I
R
G
I
N
I
A
S
T

9
0
3



2

M
A
R
G
A
R
E
T
S
T

SUPER DUTY

**Development Review Committee
Comments from September 26, 2019**



(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

September 24, 2019

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

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF SEPTEMBER 26,
2019

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for September 26, 2019. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Conditional Use - 300 Petronia Street
COMMENT: KEYS does not have an objection to Conditional Use request.

LOCATION: Conditional Use - 1217 Varela Street, 1221 Varela Street, &
1127 United Street
COMMENT: KEYS does not have an objection to the Conditional Use request. However, KEYS will need a completed project review form to ensure that adequate power will be provided to the property and surrounding customers.

LOCATION: Conditional Use - 291 Front Street
COMMENT: KEYS does not have an objection to the Conditional Use request. However, KEYS will need a completed project review form to ensure that adequate power will be provided to the property and surrounding customers.

LOCATION: Easement - 1026 James Street

COMMENT: KEYS does not have an objection to Easement request.

LOCATION: Easement - 1021 Margaret Street and 903 Virginia Street

COMMENT: KEYS does not have an objection to Easement request.

LOCATION: Easement - 1200 Whitehead Street

COMMENT: KEYS does not have an objection to 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

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



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee
September 26, 2019
Utilities Comments

300 Petronia Street
Conditional Use
Sanitary Sewer

Pursuant to the Florida Building Code: Plumbing, Chapter 10, Section 1003, a grease interceptor is required for the commercial kitchen operations. Please provide location and capacity of the grease interceptor.

1217 Varela Street, 1221 Varela Street, & 1127 United Street
Conditional Use
No comments.

291 Front Street
Conditional Use
No comments.

1026 James Street
Easement
No comments.

1021 Margaret Street
Easement
No comments.

1200 Whitehead Street
Easement
No comments.

Natalie Hill

From: Scott Fraser
Sent: Wednesday, September 18, 2019 5:53 PM
To: Natalie Hill
Subject: RE: September DRC Agenda

No floodplain comments.

Scott

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

From: Natalie Hill <nhill@cityofkeywest-fl.gov>
Sent: Wednesday, September 18, 2019 4:09 PM
To: Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Alfonso Matthew <Alfonso.Matthew@KeysEnergy.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>; Raj M. Ramsingh <rmramsingh@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio Hernandez <rhernandez@cityofkeywest-fl.gov>; Roy Bishop <rbishop@cityofkeywest-fl.gov>; Scott Fraser <sfraser@cityofkeywest-fl.gov>; Steve Torrence <storrence@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Timothy P. Staub <tstaub@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>
Subject: September DRC Agenda

Good Afternoon DRC Members,

Please see the below link and the attached Agenda for this month's meeting (9/26/19). Please reply to this email with your comments. Thank you and have a great day!

<http://keywest.legistar.com/Calendar.aspx>

Respectfully,

Natalie L. Hill

Administrative Specialist
City of Key West
Planning Department at
Josephine Parker City Hall
1300 White Street
(305) 809-3764
nhill@cityofkeywest-fl.gov
www.cityofkeywest-fl.gov

Surrounding Properties
Mailing Labels

KEY WEST TRIPROP LLC
C/O RICHARD H CRITCHFIELD ESQ
1001 E ATLANTIC AVE
DELRAY BEACH, FL 33483

DEHART JACOB G & LORIE M
938 N MARION ST
OAK PARK, IL 60302

WEST END COMMERCIAL LLC
225 ALCAZAR AVE
CORAL GABLES, FL 33134

SHAW MAUREEN
1023 WONG SONG ALLEY
KEY WEST, FL 33040

FERNANDEZ EMELIA & IRENE
1207 WATSON STREET
KEY WEST, FL 33040

ALBURY PEGGY J
907 VIRGINIA ST
KEY WEST, FL 33040

DEJA VIEW LLC
1806 ARAPAHOE ST
GOLDEN, CO 80401

HACE GERALD & FRANCIE
132 LAKEFRONT BLVD
BUFFALO, NY 14202

MEIER NIKOLE
2315 SCOTT AVE
NASHVILLE, TN 37216

REILLY JIMMY JOEL & MARY IRENA
1006 PACKER ST
KEY WEST, FL 33040

MAHLE W STEPHEN & LYNN M
188 GWYNEDD MANOR RD
NORTH WALES, PA 19454

SELKA STEPHEN L REV TR 1/15/1996
21406 SHERIDAN RUN
ESTERO, FL 33928

SCRIMSHAW SUSAN G
REV TR 5/27/2005
1008 PACKER ST
KEY WEST, FL 33040

THORNBURGH DAWN
1075 DUVAL ST
KEY WEST, FL 33040

BEEDE KEVIN R & ROBIN G
1024 MARGARET ST
KEY WEST, FL 33040

SONI AND SONS LTD P'SHIP AGR
830 TRUMAN AVE
KEY WEST, FL 33040