

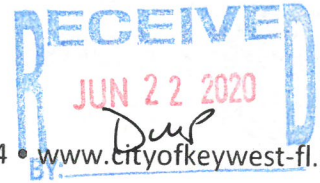
# **Application**



# Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



## Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	
Conditional Use	\$ 4,000.00
Extension	\$ 1,400.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

### Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<u>X</u>	Yes <u>X</u>
Minor _____		No _____

Please print or type:

- 1) Site Address: 728 Emma St. Key West, FL 33040
- 2) Name of Applicant: Amy LaBeet
- 3) Applicant is:  
 Property Owner: \_\_\_\_\_  
 Authorized Representative: X  
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 911 Fort Street, Apt #103  
Key West, FL 33040
- 5) Applicant's Phone #: 305-240-5147 Email: amy@pepper-pot.com
- 6) Email Address: \_\_\_\_\_
- 7) Name of Owner, if different than above: Charles Major
- 8) Address of Owner: 728 Emma Street, Key West, FL 33040
- 9) Owner Phone #: 305-849-8439 Email: \_\_\_\_\_



# Application for Development Plan & Conditional Use

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- 10) Zoning District of Parcel: 00013810 - 000000 RE# \_\_\_\_\_
- 11) Is Subject Property located within the Historic District? Yes  No \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_  
HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 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).  
\_\_\_\_\_  
\_\_\_\_\_
- 13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No   
If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_  
Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes \_\_\_\_\_ No N/A  
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.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**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.**

# Verification Form



**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Charles L Major as  
*Please Print Name of person with authority to execute documents on behalf of entity*

\_\_\_\_\_ of Charles L Major  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Amy La Beet  
*Please Print Name of Representative*

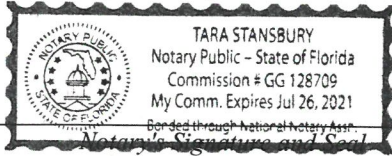
to be the representative for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this 6/22/2020 by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

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



Tara Stansbury  
*Name of Acknowledger typed, printed or stamped*

GG128709  
*Commission Number, if any*

# **Authorization Form**

City of Key West  
Planning Department



Verification Form  
(Where Applicant is an entity)

I, Amy LA BEET, in my capacity as owner / manager  
(print name) (print position; president, managing member)  
of Pepper Pot Island Cafe  
(print name of entity)

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:

728 Emma Street, Key West FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Amy LaBeet  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this June 22, 2020 by  
date

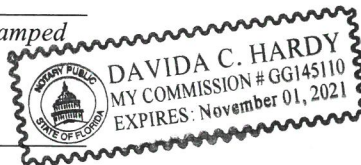
Amy LA BEET  
Name of Applicant

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

David C. Hardy  
Notary's Signature and Seal

DAVIDA C HARDY  
Name of Acknowledger typed, printed or stamped

Commission Number, if any



# **Boundary Survey**



- ABBREVIATIONS:**
- A = AIR CONDITIONER
  - BLDG = BUILDING
  - B/M = BENCH MARK
  - CB = CATCH BASIN
  - CBS = CONCRETE BLOCK STUCCO
  - CL = CENTER LINE
  - CO = CLEAN OUT
  - CONC = CONCRETE
  - CLF = CHAIN LINK FENCE
  - CUP = CONCRETE UTILITY POLE
  - D = DEED
  - ELEV = ELEVATION
  - F.F.L. = FINISHED FLOOR ELEVATION
  - FIB = FOUND IRON BAR
  - FIP = FOUND IRON PIPE
  - FND = FOUND
  - FPK = FOUND NAIL & DISC
  - IRR = IRREGULAR
  - LB = BUSINESS LICENSE NUMBER
  - M = MEASURED
  - MH = MAN HOLE
  - NTS = NOT TO SCALE
  - Ø = DIAMETER
  - OR = OFFICIAL RECORDS
  - OH = OVER HEAD
  - P = PLAT
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCE
  - R = RADIUS OR RECORD
  - R/W = RIGHT OF WAY
  - SIB = SET IRON BAR 1/2Ø
  - SPK = SET NAIL & DISC
  - STY = STORY
  - UP = UTILITY POLE
  - WF = WOOD FENCE
  - WM = WATER METER
  - WV = WATER VALVE

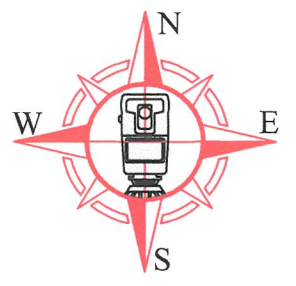
- SYMBOLS LEGEND:**
- = CONCRETE UTILITY POLE
  - = FIRE HYDRANT
  - = STREET LIGHT
  - = STREET SIGN
  - = WATER VALVE
  - = WELL
  - = WOOD UTILITY POLE

**FLOOD INFORMATION:**

COMMUNITY NUMBER : 125129  
 PANEL NUMBER : 12087C1516  
 SUFFIX : K  
 DATE OF FIRM : 02-18-2005  
 FIRM ZONE : AE  
 BASE FLOOD ELEVATION : 6'

**FIELD WORK INFORMATION:**

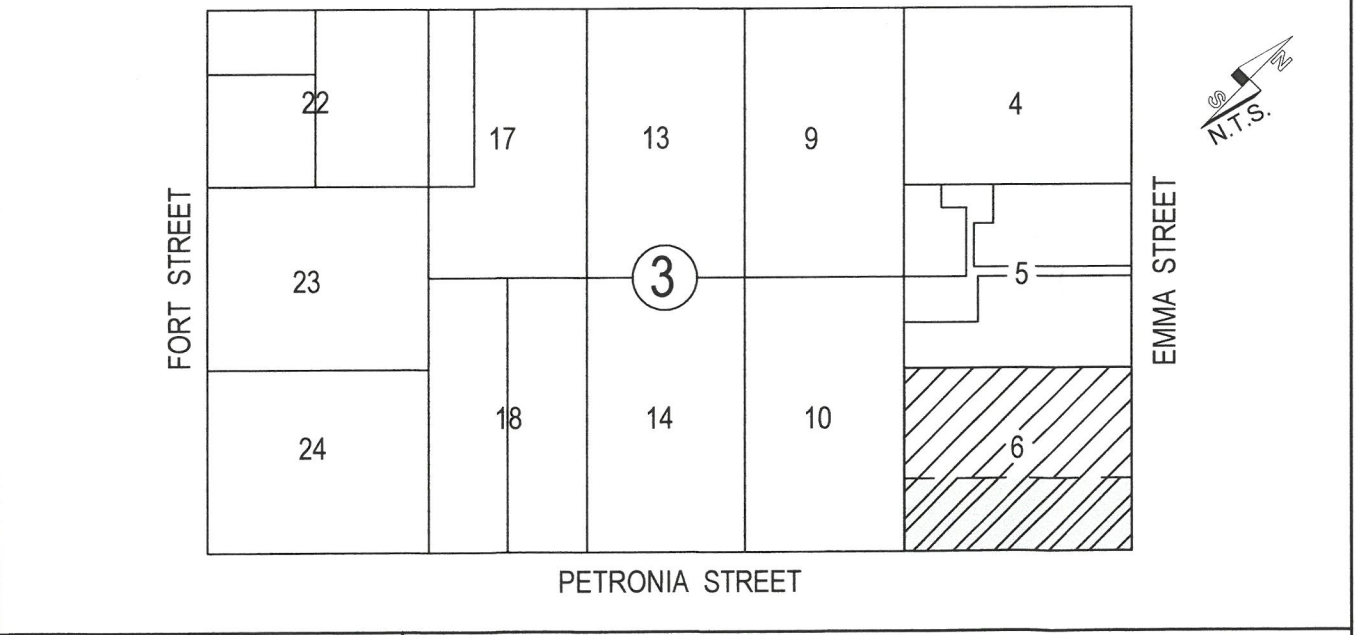
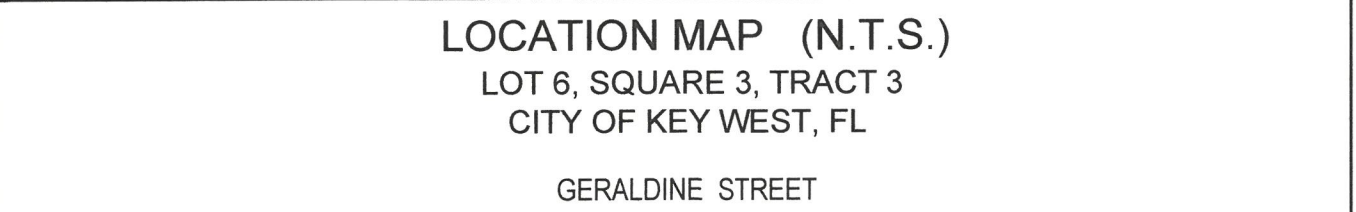
DATE ORIGINAL FIELD WORK : 07-08-2020  
 DATE OF DRAFTING : 07-09-2020  
 DATE SIGNED AND SEALED : 07-10-2020  
 DATE REVISED FIELD WORK : N/A



**SURVAYORS NOTES:**

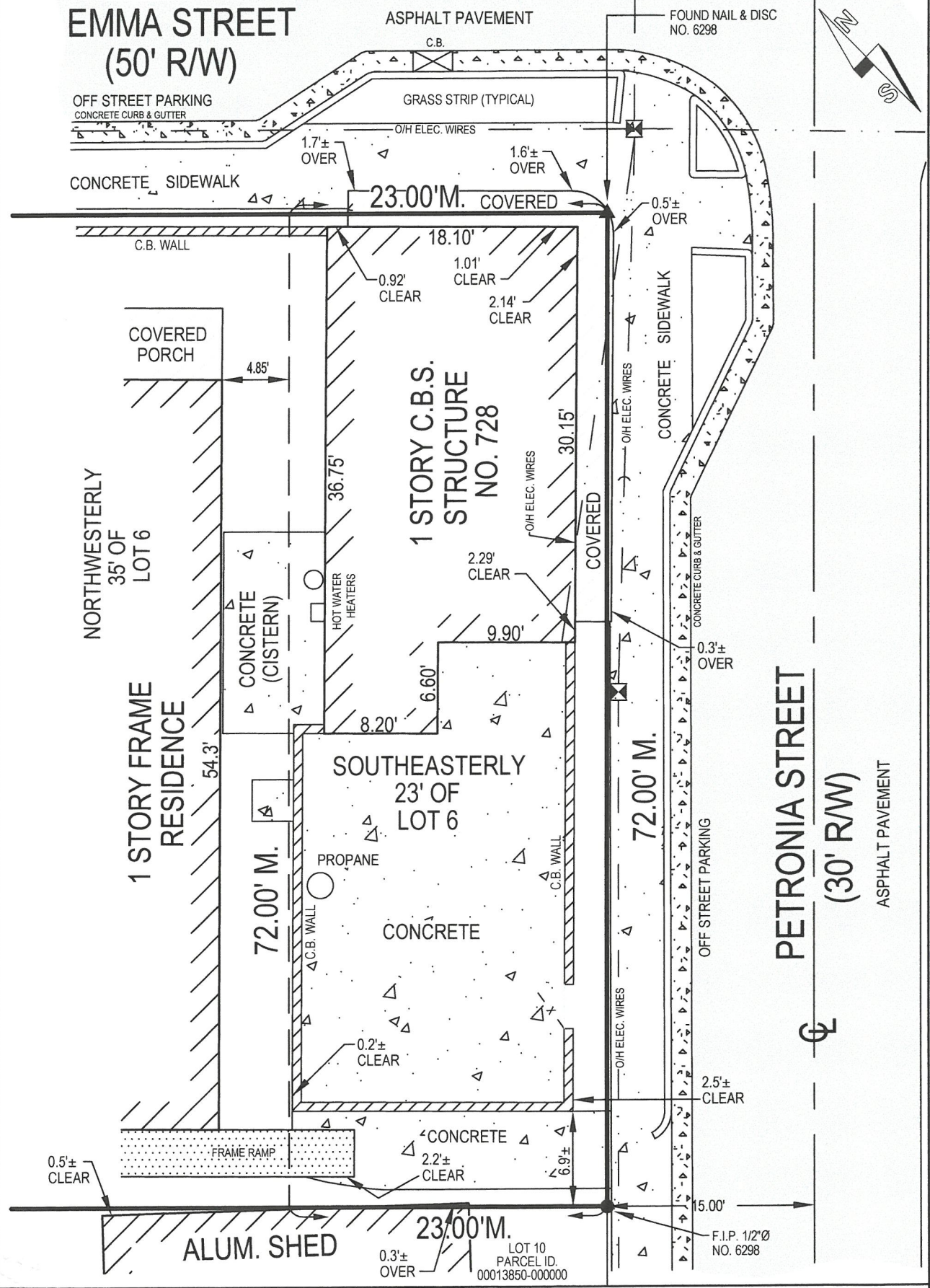
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. 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.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
11. THIS DRAWING IS PROPERTY OF MONROE COUNTY SURVEYING & MAPPING, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.A.V.D.), OF 1929 UNLESS OTHERWISE NOTED
13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
14. 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)
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. 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.
17. 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 OF GPS.

COMMERCIAL/HIGH RISK      LINEAR: 1 FOOT IN 10,000 FEET  
 SUBURBAN                      LINEAR: 1 FOOT IN 7,500 FEET  
 RURAL                              LINEAR: 1 FOOT IN 5,000 FEET



**BENCH MARK INFORMATION:**  
 NOT REQUESTED

**SURVAYORS NOTES:**  
 THIS SPECIFIC PURPOSE SURVEY IS INTENDED TO SHOW ALL IMPROVEMENTS TO THE SOUTHEASTERLY 23 FEET OF LOT 6 (A.K.A.) LOT 6, SQUARE 3, TRACT 3, ACCORDING TO A PLAT RECORDED IN DEED BOOK 1, PAGE 77, MONROE COUNTY PUBLIC RECORDS.  
 SHEET SIZE 11" X 17"



**MONROE COUNTY SURVEYING & MAPPING, INC.**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC. (ESTAB. 1926)  
 1100 TRUMAN AVENUE, 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 SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**CHARLES L. MAJOR**  
 728 EMMA STREET  
 KEY WEST, FL 33040

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

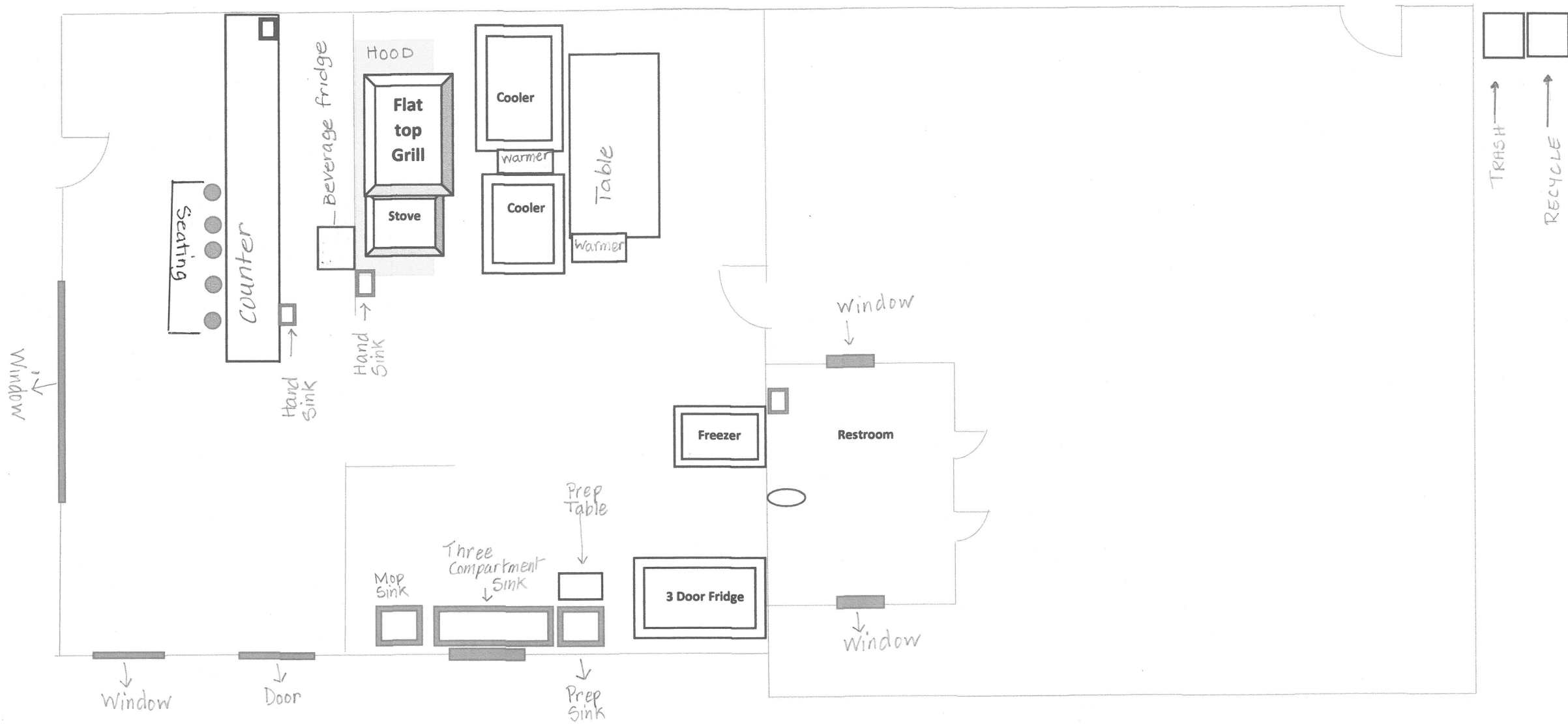
JOB NO.	DRAWN BY:
N/A	DRF
FIELD BOOK	REVIEWED:
N/A	EAM
SHEET NO.	SCALE:
1 OF 1	1" = 10'

**SURVEYOR'S CERTIFICATE:**

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

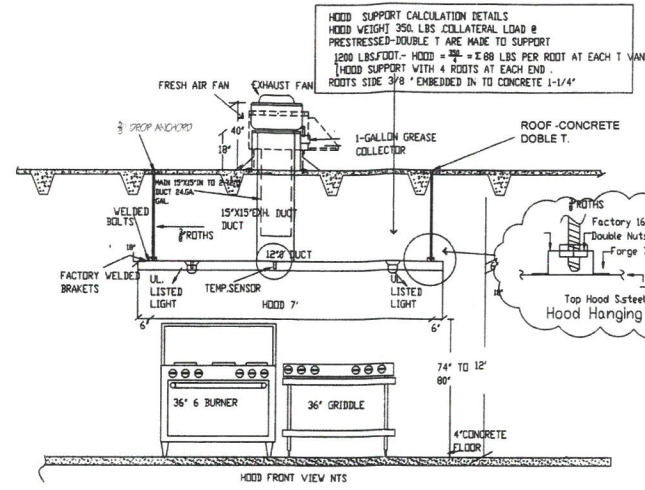
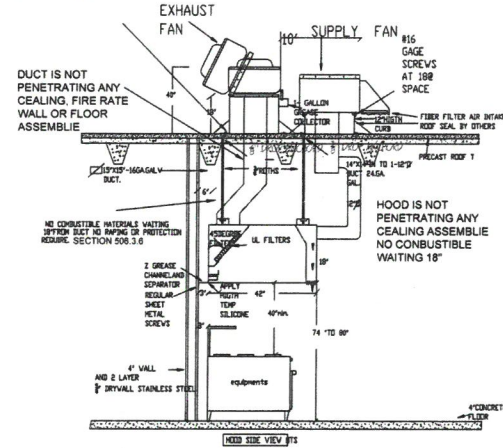


**Ukg' Rnc p**

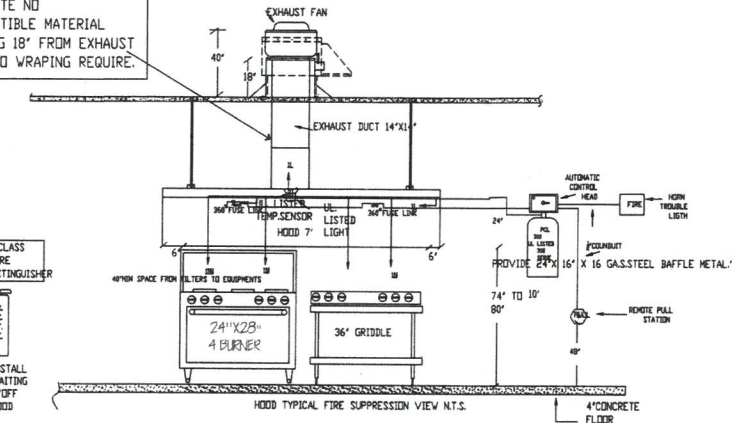




CURB ATTACH DIRECT DOWN ON CONCRETE



CURB INSTALL TO ROOF CONCRETE NO COMBUSTIBLE MATERIAL WAITING 18" FROM EXHAUST DUCT NO WRAPPING REQUIRE.



EXHAUST DUCT DETAILS ACC TO NFPA-96 & 201 FMC  
 1-1/2" GAGE LIQUID TIGHT CONTINUOUSLY WELDED.  
 2-1/4" PITCHED PER FOOT TOWARD HOOD  
 3-ACCESS PANEL AT 12" INTERVAL MADE OF THE SAME GAGE  
 NO INTERIOR SCREWS AND BE 1" MINUS DUCT SIZE FOR PROPER CLEANING THE GASKET MUST HOLD 1500 DEGREE TEMP.  
 4-EXHAUST DUCT FPM IN THE RANGE OF 1500 TO 2500  
 5-EXHAUST DUCT IN A FIRE RATE ENCLOSURE MUST BE 6" MIN CLEARANCE FROM DUCT TO NON COMBUSTIBLE MATERIALS.  
 6-ALL ELBOWS MUST BE RADIIUS.  
 SUPPLY DUCT DETAILS ACC TO SMAGNA  
 1-24 GAGE GALV PITTING OR ANY OTHER SMAGNA FABRICATION.  
 2-SUPPLY DUCT FPM IN THE RANGE OF 1500 TO 2500

HOOD TYPE	HOOD REPORT AND EXHAUST DETAILS ACC TO NFPA-96 & 201 FMC SUPPRESSION ACC TO 17-17-A	HOOD REPORT AND SUPPLY DETAILS 24 GA. GALV. STEEL ACC TO SMAGNA	EXHAUST FAN DETAILS MODEL NO VISIBLE	SUPPLY FAN DETAILS MODEL NO VISIBLE
HOOD #1	24" X 42" X 7"		PENN VENTI	CAPTIVE AIR
DIMENSIONS	24" X 42" X 7"			
MEDIUM DUTY	300 CFM PER LINEAL FEET. = 2,100 CFM		2,100 CFM	2,000 CFM
EXH. FPM 2500.	2100/1800=1.15 S.P. MAIN SIZE 14" X 14" DUCT.		.1" W.C.	
SUPPLY FPM 2500.		CALCULATION 2000/1800=1.15 S.P. DUCT SIZE 14" X 14" IN-1- DUCT 12" Ø.		.50" S.P.
VOLTS			120VOLT.	120VOLT.
HP.			1.0	.50
DUCT SIZE	14" X 14" SPLIT IN 1-12"		LOCATION ROOF	LOCATION ROOF
FILTERS	UL LISTED 20" X 20"	GALV. MESH	IN A CURB	IN A CURB

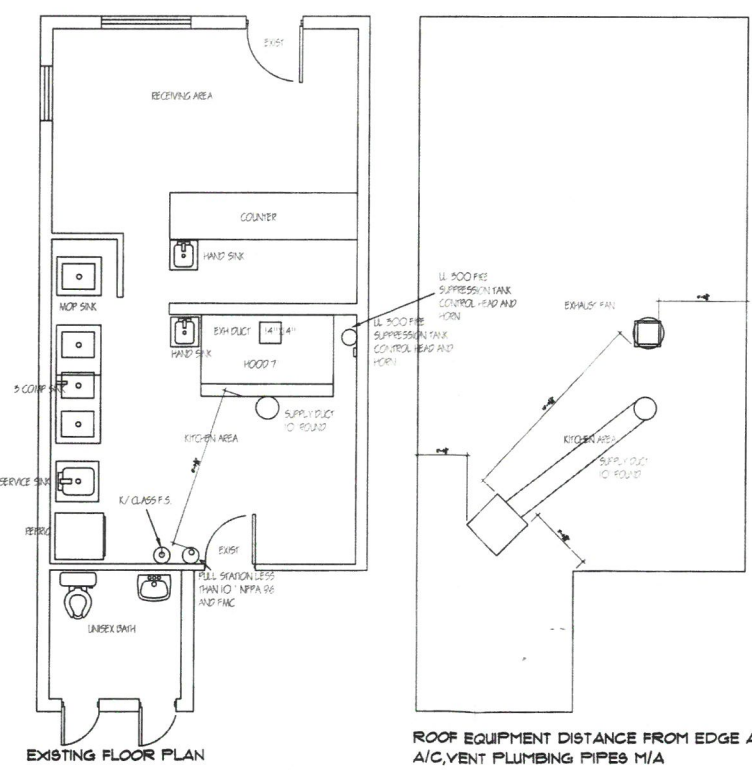
UPON COMPLETION OF THE INSTALLATION WITH THE AIR HANDLER EXHAUST AND MAKE-UP FANS RUNNING BALANCE THE SYSTEM MAINTAIN A MAXIMUM NEGATIVE PRESSURE OF Ø2 INGS IN THE KITCHEN AREA.  
 FIRE SUPPRESSION CONTRACTOR MUST PROVIDE SEPARATE SHOP DRAWINGS WITH SEPARATE PERMIT  
 ELECTRICAL CONTRACTOR SEPARATE PERMIT  
 GAS CONTRACTOR ON SEPARATE PERMIT  
 TEST AND BALANCE INDEPENDENT

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER		X
FIRE RATE ROOF FLOOR CEILING ASSEMBLY	X	
FIRE STOPPING	X	
SMOKE CONTROL		X

Building have 2-4 tons a/c existing remain no a/c in kitchen area balance to provide outside air per table

**STANDAR 2017 FMC.NOTE. NON UL HOODS**

NON UL HOODS SHALL COMPLY WITH SECTION 507.4  
 507.4- TYPE 1 HOODS SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM THICKNES OF 0.0468" NO-18 GA. OR STAINLESS STEEL NOT LESS THAN 0.0335".  
 507.5 TYPE 1 HOODS SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM THICKNESS OF 0.0296" NO-22 GAGE JOR STAINLESS STEEL NOT LEES THAN 0.0220" -22 GA. OR STAINLESS STEEL NO.24 GA IN COPER SHEET WEIGHING NOT LESS THAN 24 OUNCES PER SQUARE FOOT (7.3KG/M2 OR OF OTHER APPROVED MATERIAL AND GA.  
 507.7 -TYPE 1 HOODS EXTERNAL HOODS JOINTS, SEAMS AND PENETRATION SHALL BE MADE WITH A COUNTINUOS EXTERNAL LIQUID-TIGHT WELD OR BRAZE TO THE LOWEST OUTERMOST PERIMETER OF THE HOOD.  
 507.11-TYPE 1 HOODS SHALL BE EQUIPPED WITH GREASE FILTERS UL LISTED IN ACCORDANCE WITH UL 1046 AND DESING FOR THE SPECIFIC PURPOSE .GREASE COLLECTING EQUIPMENT SHALL BE PROVIDED WITH ACCESS FOR CLEANING.  
 507.12-THE INSIDE LOWER EDGE OF CANOPY-TYPE 1 AND 2 COMMERCIAL KITCHEN HOODS SHALL OVERHANG OR EXTEND A HORIZONTAL DISTANCE OF NOT LESS THAN 6" BEYOND THE EDGE OF THE TOP HORIZONTAL SURFACE OF THE APPLIANCE ON ALL OPEN SIDES. THE VERTICAL DISTANCE BETWEEN THE FRONT LOWER UP OF THE HOOD AND SUCH SURFACE SHALL NOT EXCEED 4"  
 507.13NON UL HOODS FOR MEDIUM-DUTY COOKING APPLIANCE SHALL BE CALCULATED AT 300 CFM PER LINEAL FOOT OF HOOD.  
 507.14-NON CANOPY-TYPE TYPE HOODS SHALL BE LOCATED A MAXIMUM OF 3' ABOVE THE COOKING SURFACE. THE EDGE OF THE HOOD SHALL BE SET BACK A MAXIMUM OF 1" FROM THE EDGE OF THE COOKING SURFACE.  
 507.15- EXHAUST OUTLETS LOCATED WITHING THE HOOD SHALL BE LOCATED SO AS TO OPTIMIZE THE CAPTURE OF PARTICULATE MATTER EACH OUTLET SHALL SERVE NOT MORE THAN A 12' SECTION OF HOOD.



SCALE 1/4" = 1'-00"

Windloadcalc.com  
 ASCE 7-10  
 Structure Wind Load Program  
 2003 - 2016 ©

STRUCTURE INFORMATION	STRUCTURE OUTPUT
References: ASCE 7-10	Structure: Roofing Structures
Structural Characteristic: Single	Structure Level: Above Ground Level
Wind Design Speed: Nonwind	Type of Structure: Solid
Wind Velocity (mph): 100.00	Lateral Force on Entire Structure (lbs): 1,241.17
Exposure: C	Lateral Force: 1-ft Linear Section of Structure (lbs): 413.79
Height of Structure above ground (ft): 15.00	Vertical Uplift Force on Entire Structure (lbs): 1,241.17
Creep-Structure: Square (wind normal to face)	Vertical Uplift Force: 1-ft Linear Section of Structure (lbs): 413.79
Dimensions Normal to the Wind (ft): Moderately Smooth	
Height of Structure (ft): 15.00	
Width of Structure (ft): 15.00	
Exposure Category (ft): 1.00	
Wind Direction Frequency (ft): 1.00	
Wind (Applicable): No	

PROVIDE 3-2" X 3" EXPANSION BOLTS ON EACH SIDE OF CURB

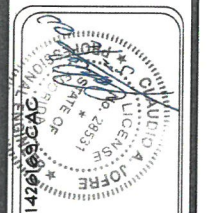
THE SAME INSTALLATION DETAILS MUST BE USE FOR MAKEUP AIR FAN.

MAKE UP AIR  
 1-DUCT DIMENTIONS AIR QUANTITY FIRE DAMPER IF IS APPLICABLE.  
 2-IF A/C -IS USE FOR REPLACEMENT, THE AIR QUANTITY SHALL BE ADEQUATE THAT DO NOT PREVENT NEGATIVE PRESSURE THAT EXCEED 0.02" IN W.C.  
 MOUNTING FANS AND SEPARATIONS.  
 1-EXHAUST MUST BE UPFRON ANY MAKE-UP AIR ANY A/C-FA INTAKE OR DA.  
 4-EXHAUST FAN MUST BE UL LISTED SUBJECT- 762 YZHW PROVIDE MANUFACTURE S.P. VOLTS AND HP.  
 5-IN 1-STORY BLD WHERE THE CEILING ASSEMBLY IS REQUIRED TO HAVE A FIRE RESISTING RATING, THE EXHAUST DUCT SHALL BE ENCLOSED IN A CONTINUES ENCLOSURE EXTENDING FROM THE CEILING ABOVE THE HOOD TO ANY CONCEALED SPACES.  
 6-IN ALL BLD MORE THAN 1-STORY IN HIGH THE EXHAUST DUCT SHALL BE ENCLOSED IN A CONTINUES ENCLOSURE THAT VILL MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.  
 7-EXHAUST DUCT IN FIRE RATED ENCLOSURE MUST SHOW A MINIMUM OF 6" CLEARANCE FROM DUCT TO INTERIOR SURFACE OF THE ENCLOSURE.  
 8-FIRE RATE ENCLOSURE (CHAS) TO BE CONTINUOUS FROM TOP OF HOOD THROUGHT THE ROOF TO A NATURAL VENTED CURB.  
 9-SOLID FUEL COOKING EQUIPMENTS SHALL BE PROVIDE WITH SEPARATE EXHAUST SYSTEM PROVIDE WITH THE FAN A OVERRIDE SWITCH THAT VILL OPERATE THE EXHAUST FAN WHEN THE TEMPERATURE RISES BETWEEN 90 AND 100 DEGREE F.  
 APPLICABLE NOTES  
 1-SUPPLY AND EXHAUST FANS ARE INTERLOCKED WITH A PILOT LIGHT.  
 2- FIRE HOIDE REQUIRED AT THE TIME OF FIRE SUPPRESSION ACTIVATION, EXHAUST FAN MUST GO ON.  
 3-THE SUPPLY FAN MUST STOP.  
 4-ALL ELECTRICAL AND GAS EQUIPMENTS UNDER THE HOOD MUST SHOT DOWN.  
 5-AND AUDIBLE AND VISIBLE STROBE LIGHT MUST GO ON AT THE TIME OF HOOD ACTIVATION.  
 6-BUILDING THAT POSSES A FIRE ALARM MUST BE INTERLOCK WITH THE FIRE SUPPRESSION SYSTEM THAT SHOWS TRAVEL OR FIRE IN THE FIRE ALARM PANEL.  
 7- FIXED PIPE EXTINGUISHER SYSTEM IN A SINGLE HAZARD AREA SHALL BE ARRANGE FOR SIMULTANEOUS AUTOMATIC OPERATION UPON ACTIVATION OF ANYONE OF THE SYSTEM COMMON EXHAUST DUCT FOR MORE THAN 1-HOOD VOULD DEFINE A SINGLE HAZARD AREA A EXCEPTION VOULD BE A SECONDARY FIRE SUPPRESSION SYSTEM CONTAINED IN THE COMMON EXHAUST DUCT.  
 8-THE HOOD EXHAUST SYSTEM SHALL BE BALANCE NEGATIVE WITH RESPECT TO THE DINING AREA THAT SHALL REMAIN POSITIVE.  
 9- PROVIDE A TEMPERATURE SENSOR THAT ACTIVATE THE EXHAUST SYSTEM AUTOMATIC WHEN TEMPERATURE REACH 90 TO 100 DEGREE F.  
 10-THE STEEL INSTALL BEHIND THE HOOD MUST EXTEND 18" IN BOTH SIDE OF HOOD.  
 10-HOOD PENETRATION MUST BE WITH A UL LISTED OR WELDED.



GROUP  
 DEVELOPMENT  
 ENGINEERING  
 DRAW BY: FELIX D JESUS GUERRA  
 305-244-0661

REV- DESCRIPTION  
 REV- DATE



AA MASTERS MECHANICAL AIR MOVING & ENGINEERING SYSTEM CORP. CFC-142063  
 091720 CA 31663 PE.20531  
 CLAUDIO JOFFE  
 19591 SW 105TH TERR. MIAMI FLA. 33196  
 305-244-0661 EMAIL: Sales@aaownersconstruction.com

PROJECT ADDRESS: 190 EMMA ST.  
 KEY WEST FL. 33040  
 PROJECT NAME: PEPPER POT ISLAND CAFE  
 OWNER NAME: S.E. AMY LA BEET  
 TEL: 305-305-7411-1524

05/05/20  
 SHEET 1 OF 1

M-1



# **Warranty Deed**

5.00  
.45

QUIT-CLAIM DEED

RAMCO FORM 8

OFF REC 936 PAGE 2309

383474

This Quit-Claim Deed, Executed this 25th day of March, A. D. 1985, by

GEORGE STANLEY CAMBRIDGE

first party, to

CHARLIE MAE CAMBRIDGE MAJOR

whose postoffice address is 115A Petronia Street, Key West, Florida 33040

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth,** That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described 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 of said Island delineated in February, A. D. 1829, as Part of Tract 3, now more fully described as Lot 6, Square 3, Tract 3, and Lot 10, Square 3, Tract 3, and Lot 14, Square 3, Tract 3, each of said Lots as described and recorded in Deed Book H-1, Page 451, Monroe County, Florida Public Records, and also known according to Gordon's Addition to Key West and shown on T. J. Ashe's Diagram, as recorded in Deed Book "I" Page 77 of the Public Records of Monroe County, Florida.

DS Paid .45 Date 3-27-85  
MONROE COUNTY  
DANNY L. KOLHAGE, CLERK CIR. CT.  
By Patricia G. Knowles

FILED FOR RECORD  
75 MAR 27 P2:34  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

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

**In Witness Whereof,** The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Kelly M. Kar  
Witness

George Stanley Cambridge  
George Stanley Cambridge

W. S. Smallwood  
Witness  
STATE OF FLORIDA,  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles Joseph Major as Attorney in fact under durable family power of attorney for and on behalf of George Stanley Cambridge to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of March A. D. 1985.

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

Arthur M. Buchanan  
Notary Public  
Notary Public, State of Florida  
My Commission Expires Feb. 20, 1990  
Bonded thru my E.O. Insurance Co.

This Instrument prepared by: W. S. Smallwood, Esquire  
Address 618 Whitehead Street  
Key West, Florida  
33040

#1000

Prepared By and Return To:  
Chicago Title of the Florida Keys, Inc.  
801 Eisenhower Drive  
Key West, Florida 33040

Doc# 1707709 08/12/2008 10:45AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

08/12/2008 10:45AM  
DEED DOC STAMP CL: PW \$0.70

File No. 1498-410880170

Property Appraiser's Parcel I.D. (folio) Number(s)  
00013810-000000

Doc# 1707709  
Bk# 2375 Pg# 1942

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED executed , by Charlie Mae Cambridge Major, a married woman, joined herein by Charles L. Major, her husband, first party, to Charlie Mae Cambridge Major and Charles L. Major, wife and husband whose post office address is 728 Emma Street, Key West, FL 33040, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described 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 of said Island delineated in February, A.D. 1829, as a part of Tract 3, now more fully described as Lot 6, Square 3, Tract 3, said lot described and recorded in Deed Book H-1, Page 451, Monroe County, Florida Public Records, and also known according to Gordon's Addition to Key West and shown on T. J. Ashe's Diagram, as recorded in Deed Book "I" Page 77 of the Public Records of Monroe County, Florida.

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

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

WITNESSETH:

Teresa Mench  
(Witness Signature) Teresa Mench  
Witness Printed Name

Monica Thomas  
(Witness Signature) MONICA THOMAS  
Witness Printed Name

Charlie Mae Cambridge Major  
Charlie Mae Cambridge Major

Charles L. Major  
Charles L. Major

728 Emma Street  
Key West, FL 33040  
(Address)

State of Florida  
County of Monroe

Sworn to and subscribed before me this 6<sup>th</sup> day of August, 2008, by Charlie Mae Cambridge Major and Charles L. Major, who are personally known to me or who have produced FL D/L + ID as identification.

Teresa Mench  
Printed Name: TERESA MENCH  
Notary Public  
My commission expires:



**MONROE COUNTY  
OFFICIAL RECORDS**

# **Property Record Card**



**qPublic.net™ Monroe County, FL**

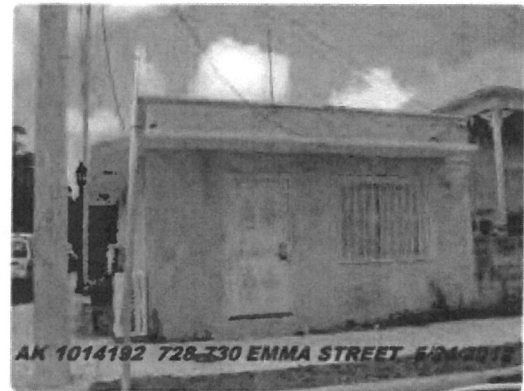
**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00013810-000000  
 Account# 1014192  
 Property ID 1014192  
 Millage Group 11KW  
 Location Address 728 EMMA St, KEY WEST  
 Legal Description KW LOT 6 SQR 3 TR 3 H1-451 G62-65/66 OR936-2309 OR2375-1942  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32060  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No



**Owner**

MAJOR CHARLES L  
 728 Emma St  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$218,727	\$215,494	\$215,494	\$179,122
+ Market Misc Value	\$7,997	\$7,973	\$7,973	\$7,974
+ Market Land Value	\$717,019	\$688,622	\$453,681	\$454,803
= Just Market Value	\$943,743	\$912,089	\$677,148	\$641,899
= Total Assessed Value	\$361,033	\$336,540	\$313,901	\$301,048
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$372,853	\$361,209	\$288,401	\$275,549

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,176.00	Square Foot	58	72

**Commercial Buildings**

Style 1 STORY STORES / 11C  
 Gross Sq Ft 1,206  
 Finished Sq Ft 596  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 (I)  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 1  
 Half Bathrooms 1  
 Heating Type  
 Year Built 1943  
 Year Remodeled 0  
 Effective Year Built 1982

Condition Code	FAIR Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	596	596	0
PTO	PATIO	610	0	0
TOTAL		1,206	596	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,652
Finished Sq Ft	1,512
Perimeter	0
Stories	1
Interior Walls	WALL BD/WD WAL
Exterior Walls	WD FRAME
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	WD CONC PADS
Interior Finish	WALL BD/WD WAL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1938
Year Remodeled	0
Effective Year Built	1987
Condition	AVERAGE

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	140	0	0
FLA	FLOOR LIV AREA	1,512	1,512	0
TOTAL		1,652	1,512	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
GARAGE	1944	1945	1	270 SF	2
CONC PATIO	1959	1960	1	610 SF	1
CH LINK FENCE	1964	1965	1	288 SF	1
LC UTIL BLDG	1964	1965	1	60 SF	1
FENCES	1969	1970	1	502 SF	3

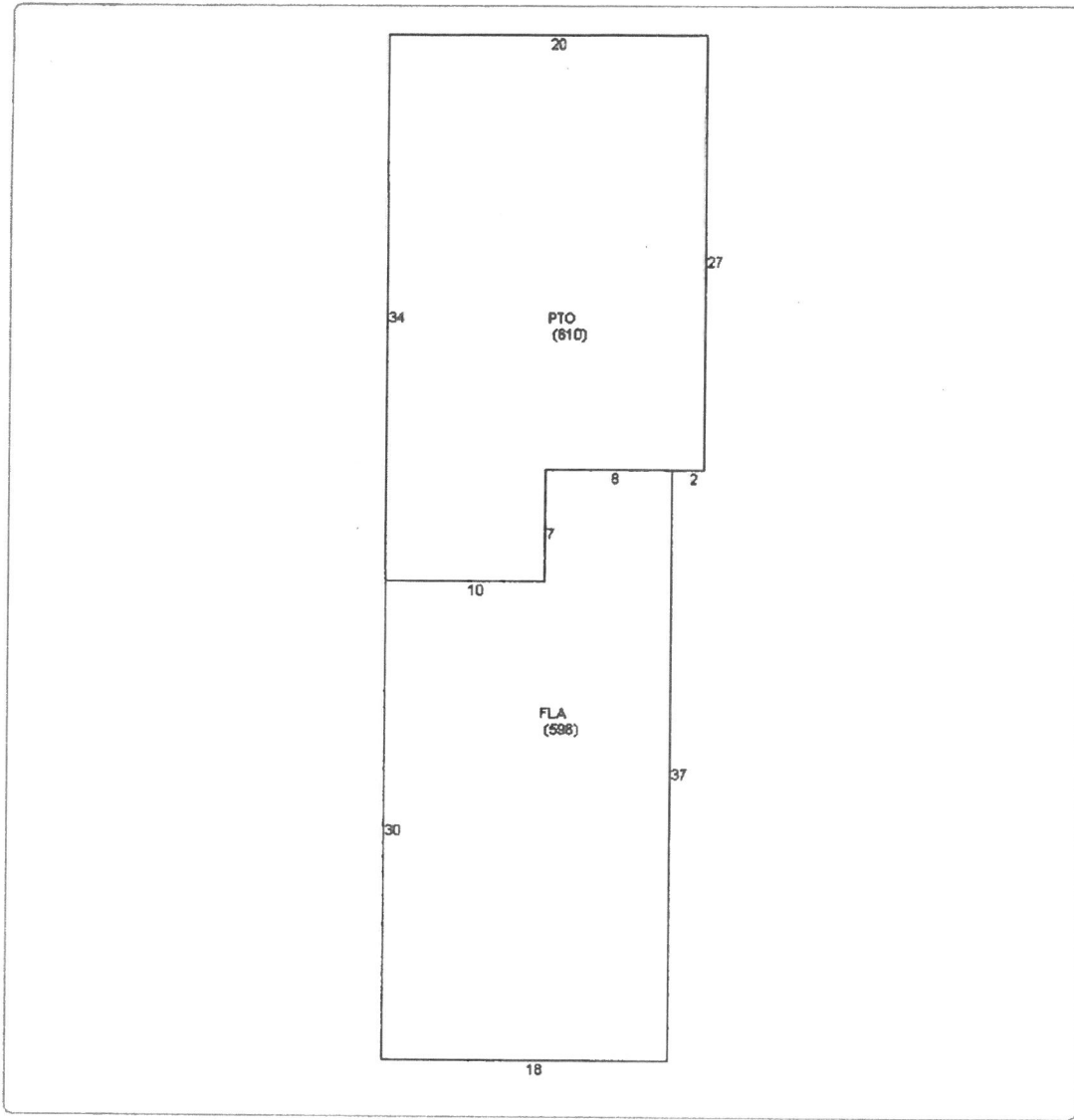
**Permits**

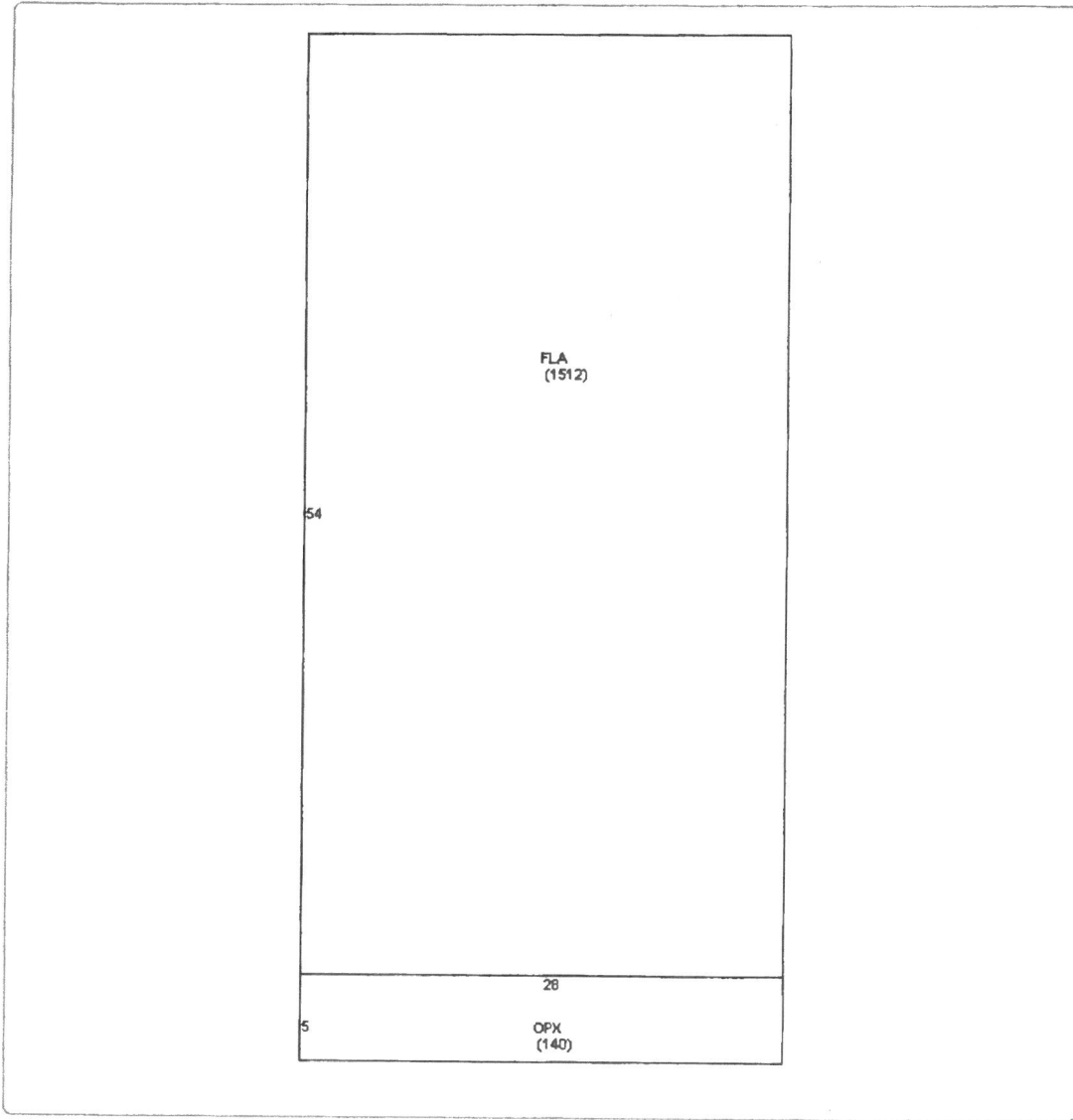
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-4303	12/17/2012		\$750	Commercial	2 HANGING SIGN SHEET METAL SIGN COPY
12-3771	10/17/2012		\$500	Commercial	FILL IN CRACKS IN WALL & REPAINT 2 SF.
06-0824	2/9/2006	7/24/2006	\$300	Commercial	REPLACE EXISTING "GREASE TRAP"
03-1206	4/3/2003	8/10/2004	\$250	Commercial	PAINT EXTERIOR
02-3172	11/22/2002	8/10/2004	\$460	Commercial	REPLACE CONCRETE FENCE
9701123	4/1/1997	7/1/1997	\$550	Commercial	REPAIR ROOF ON GARAGE
B940479	2/1/1994	10/1/1994	\$15,000	Commercial	CONCRETE WORK& GRILL WORK

**View Tax Info**

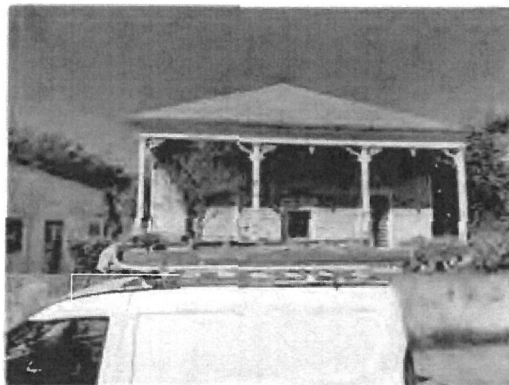
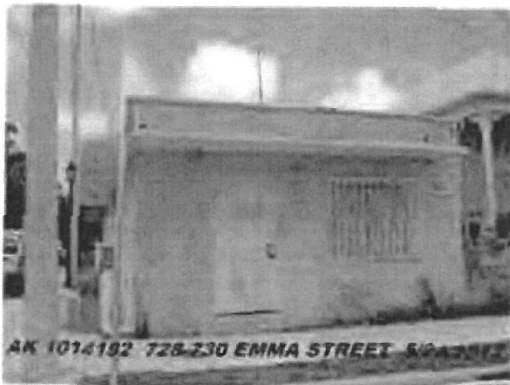
[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos





Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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Version 2.3.2