

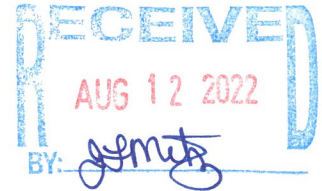
# **Application**

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY  
ROBERT H. GEBALDE

Telephone | 305-294-9556  
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

August 12, 2022

VIA ELECTRONIC MAIL AND  
HAND DELIVERY:

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

Re: Transient License Transfer Application – 529 Eaton Street, Key West, Florida  
33040 to 500 Duval Street, Key West, Florida 33040

Ms. Halloran:

Please find enclosed a completed transient license transfer application for the transfer of one (1) transient business tax receipt, currently associated with 529 Eaton Street, Key West, Florida 33040 (“Sender Site”) which is located in the HNC-1 zoning district, to 500 Duval Street, Penthouse, Key West, Florida 33040 (“Receiver Site”), which is located in the HRCC-1 zoning district. This application is made pursuant to City of Key West Code Section (“Code”) 122-1339 and 122-1342. The transfer of the transient license will be used for the development of one transient residential unit in the Penthouse at the Receiver Site. The Receiver Site is known locally as the Kress Building. The Penthouse of the Kress Building contains one residential unit.

The structure at the Sender Site is currently in the early phase of a large restoration project which will result in the structure being used to house visiting artists as part of The Studios of Key West Artists In Residence Program.

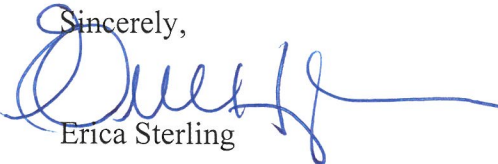
Section 122-1339 allows for transfers of licenses from the HNC-1 zoning district to a district where transient use is permitted. Section 122-1339(b) provides that the planning board shall consider whether the receiver site is suitable for transient use...and shall consider the relative size of the unit from which the license is transferred and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants. However, Section 122-1342 provides that ... if the receiver site is an historic structure, the planning board may consider retaining the room layout (**notwithstanding sections** 122-1338(5) and **122-1339(b) hereof**)(**emphasis** added)...

The Sender Site is approximately 969 sq. ft, consisting of one bedroom with 2 queen beds, a living room with a pull-out couch, a bathroom and kitchen. The Receiver site is approximately 1,575 sq. ft., consisting of three bedrooms.

The transfer proposed in this application satisfies the purpose outlined in Section 122-1336 of the Code. Specifically, this transfer proposes will allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units. Furthermore, as outlined in the enclosed memorandum, no displacement issue exists related to this proposed transfer.

If you have any additional information or have any questions regarding either the Sender Site or Receiver Site information, please do not hesitate to contact me.

Sincerely,



Erica Sterling

Enc:  
Completed Application



# Application for Transfer of Transient Unit and License

City of Key West, Florida • Planning Department

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

**Application Fee: \$4,830.25**

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application in its entirety accompanied by a check for **\$4,830.25** made out to the City of Key West. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department located at 1300 White Street, Key West, FL 33040. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:  
Development Review Committee (DRC)  
Planning Board

**A. Fill in the following information.**

***Sender Site***

***Receiver Site***

Address of Site

529 Eaton Street

Address of Site

500 Duval Street

RE# 00004140-000000

RE# 00009850-000000

Name(s) of Owner(s):

The Studios of Key West, Inc.

Name(s) of Owner(s):

Old Kress Building Company, Inc.

Name of Agent or Person to Contact:

Jed Dodds

Name of Agent or Person to Contact:

Billy Spottswood

Address: 533 Eaton Street

Key West, FL 33040

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 296-0458

Telephone (305) 294-9556

Email jed@tskw.org

Email billyv@oneofonestavs.com

***For Sender Site:***

“Local name” of property Carriage Trade Inn Zoning district HNC-1

Legal description Please see enclosed Sender Site Deed

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Current use: 1 Transient rental unit and 1 non-transient rental unit for artist housing

Number of existing transient units: 1

Size of site 4,800 sq. ft. Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 transient BTR

What are your plans for the sender site? The site will be used exclusively for the Artist in Residency Program operated by The Studios of Key West, which brings visiting artists to the Island for one month at a time.

***For Receiver Site:***

“Local name” of property Old Kress Building Zoning district HRCC-1

Legal description Please see enclosed Receiver Site Deed

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Current use Mixed use commercial retail, restaurant, storage, office space, and residential

Size of site: 16,475 sq. ft. Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area Approximately 27,262 sq. ft.

What will be transferred to the receiver site? 1 transient BTR

What are your plans for the receiver site? The vacant rooftop apartment will be turned into a transient rental unit with 3 bedrooms. The rest of the property will continue to operate as is.

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME The Studios of Key West, Inc.  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS

Richard McChesney - President Francis Wormouth -- Treasurer  
Jackson Kaufelt - Vice President Kim McGuire - Secretary

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

\_\_\_\_\_  
Richard McChesney - President  
TELEPHONE(S) (305) 293-8791 FAX \_\_\_\_\_

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME Old Kress Building Company, Inc.  
B. STATE/COUNTRY OF INCORPORATION \_\_\_\_\_  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
John Cohlan - President John Wiseman - Secretary

Billy Spottswood - Authorized Representative

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Billy Spottswood

TELEPHONE(S) (305) 294-9556 FAX \_\_\_\_\_

**REQUIRED ATTACHMENTS**

***Sender Site***

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use  
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other \_\_\_\_\_

***Receiver Site***

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other \_\_\_\_\_

~ **NOTE: The above items constitute one (1) complete application package.**  
**Two(2) signed & sealed surveys and site plans are required ~**



Doc# 1988743  
Bk# 2692 Pg# 1547

EXHIBIT "A"

A tract of land in a part of Lot 2, Square 51 in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly property line of Fleming Street and the Southwesterly property line of Duval Street said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 56 degrees and 30 minutes West along the Southeasterly property line of Fleming Street for a distance of 100.00 feet to a point; thence bear South 33 degrees and 30 minutes East for a distance of 100.00 feet to a point; thence bear South 56 degrees and 30 minutes West for a distance of 73.20 feet to a point on the Northeasterly property line of Prospect Lane; thence bear South 33 degrees and 30 minutes East along the Northeasterly property line of Prospect Lane for a distance of 42.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 73.20 feet to a point; thence bear North 33 degrees and 30 minutes West for a distance of 8.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 100.00 feet to a point on the Southwesterly property line of Duval Street; thence bear North 33 degrees and 30 minutes West along the Southwesterly property line of Duval Street for a distance of 134.00 feet, back to the Point of Beginning.

**Doc# 1988743**  
**Bk# 2692 Pg# 1548**

Exhibit B

1. Lease Between Old Kress Building Company, Inc. and The Margaritaville Store Of Key West, LLC, dated May 8, 2012 as assigned to IMCMV Key West Café, LLC
2. Lease Between Old Kress Building Company, Inc. and Margaritaville of Key West, LLC, dated May 8, 2012, as assigned to IMCMV Key West Café, LLC
3. Lease Between Old Kress Building Company, Inc. and Fast Buck Freddie's, Inc. date May 8, 2012
4. Lease Between Old Kress Building Company, Inc. and Jimmy Buffett dated January 1, 2012

**EXHIBIT C**  
**DAVID WOLKOWSKY**  
P.O. Box 1429  
Key West, FL 33041

April 15, 2014

Doc# 1988743  
Bk# 2692 Pg# 1549

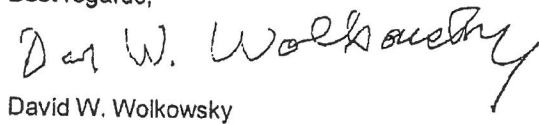
Anthony V. Falcone  
500 Duval St.  
Key West, FL 33040

re: purchase of one-half interest in Old Kress real estate

Dear Tony,

Thank you for informing me of the pending agreement whereby Southeast Investments, Inc. will purchase a 50% ownership of the real property owned by Old Kress Building Company, Inc. for \$5 million. Please accept this letter as confirmation that I will not be exercising, and I hereby waive, my right of first refusal to purchase a 50% ownership interest in the Old Kress property for \$5 million.

Best regards,

  
David W. Wolkowsky

Copy: Old Kress Building Company, Inc.

Doc# 1988743  
Bk# 2692 Pg# 1550

## EXHIBIT D

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable, under Parcel ID #00009850-000000-066825
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida?
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Subject to Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West. (Subject premises are within this area.)
7. Subject to the Restrictions, Reservations, and Right of First Refusal, contained in the Warranty Deed from DAVID WILLIAMS WOLKOWSKY to OLD KRESS BUILDING COMPANY, INC., recorded February 19, 1993, in Official Records Book 1245, Page 1859, of the Public Records of Monroe County, Florida.
8. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

MONROE COUNTY  
OFFICIAL RECORDS

# **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, William Spottswood Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Authorized Representative of Old Kress Building Company Inc.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Erica Sterling - Spottswood Law Firm  
*Please Print Name of Representative*

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

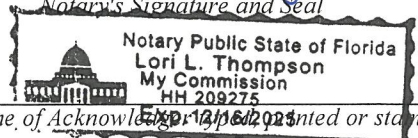
[Signature]  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 8/12/22  
*Date*

by WILLIAM SPOTTSWOOD JR.  
*Name of person with authority to execute documents on behalf of entity owner*

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

[Signature]  
*Notary's Signature and Seal*



Name of Acknowledged Party Printed or stamped

12/16/25  
*Commission Number, if any*

# RECEIVER SITE

**Deed**



Doc# 1988743 07/03/2014 10:41AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

07/03/2014 10:41AM  
DEED DOC STAMP CL: Krys \$35,000.00

Doc# 1988743  
BK# 2692 Pg# 1545

**THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:**

C. Guy Bond, Esq.  
Law Offices of C. Guy Bond, P.A.  
11437 Central Parkway, Suite 102  
Jacksonville, Florida 32224

**SPECIAL WARRANTY DEED**  
with Assignment of Leases

**THIS DEED** is made as of this 05<sup>th</sup> day of June, 2014, by **OLD KRESS BUILDING COMPANY, INC.** a Florida corporation, hereinafter called Grantor, whose address for purposes of this deed is 500 Duval St., Key West, FL 33040, to **J. Thomas Dodson, as Trustee of the PAUL L. FERBER IRREVOCABLE TRUST U/T/D 11/21/68**, hereinafter called Grantee, whose address for purposes of this deed is c/o The Ferber Company, 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082.

**WITNESSETH:**

**THAT**, the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee **AN UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to: (i) the land situate, lying and being in Monroe County, Florida and which is more particularly described in Exhibit "A," (the "Property") attached hereto and by this reference made a part hereof, subject to the life estate held by David Williams Wolkowsky pursuant to the Warranty Deed recorded in Official Records Book 1245, page 1857, of the public records of Monroe County, Florida; and (ii) all tenant leases demising portions of the land including, without limitation, the leases described on Exhibit "B," attached hereto and by this reference made a part hereof. Grantee by acceptance of this deed, assumes, in common with Grantor, the obligations of Grantor under said leases accruing after the date hereof.

**TO HAVE AND TO HOLD** the same, unto the grantee in fee simple. And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, Grantor has good right, full power and lawful authority to convey the undivided Fifty Percent (50%) interest in the Property, that Grantee may peaceably and quietly enjoy and possess the undivided Fifty Percent (50%) interest in Property, that the undivided Fifty Percent (50%) interest in Property is free from encumbrances made by the Grantor unless set forth in this deed and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

**GRANTOR** also covenants with Grantee that David Williams Wolkowsky has released the Right of First Refusal contained in the deed to Grantor recorded in Official Records Book 1245, page 1859 of the public records of Monroe County, Florida by virtue of the

Doc# 1988743  
Bk# 2692 Pg# 1546

instrument attached hereto as Exhibit "C," attached hereto and by the reference made a part hereof.

This conveyance is subject to the covenants, restrictions, easements and other matters set forth in Exhibit "D," attached hereto and by the reference made a part hereof, and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

OLD KRESS BUILDING COMPANY,  
INC., a Florida corporation

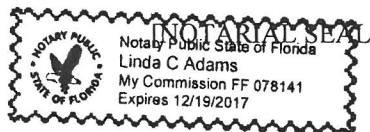
By Anthony V. Falanga  
Its: President

[Signature]  
Print Name: JAMES T. HENDRICK  
[Signature]  
Print Name: DONNA M. BOSOLD

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2014, by Anthony V. Falanga, the President of Old Kress Building Company, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a Florida driver's license as identification.

Linda C. Adams  
Printed Name: \_\_\_\_\_

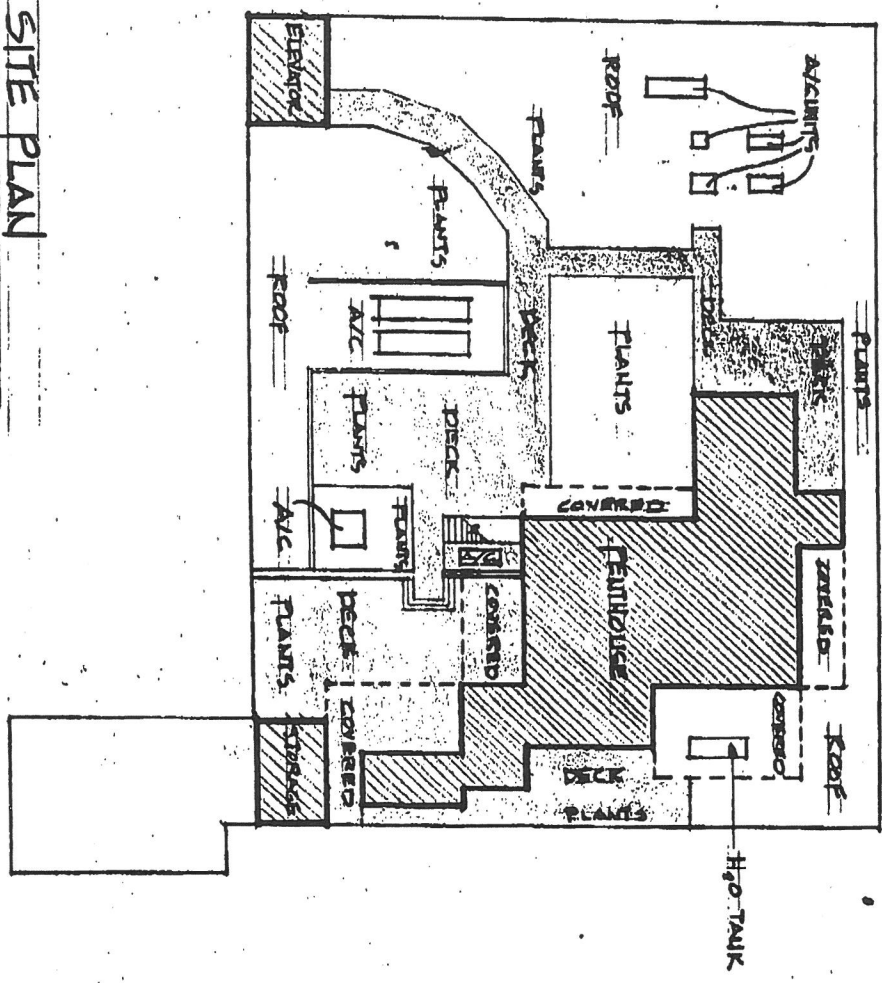


**Ukg' Rnc p**

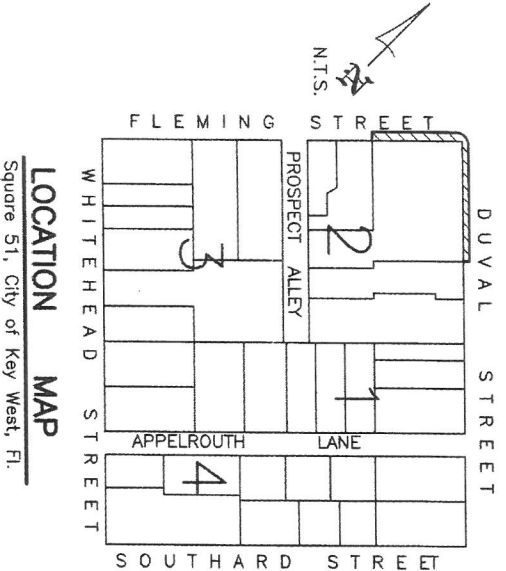
772573 OFF REC 1245 PAGE 1864  
EXHIBIT A - page 1

**N**  
**SITE PLAN**  
SCALE: 1" = 20'

PENTHOUSE APT. & ROOF



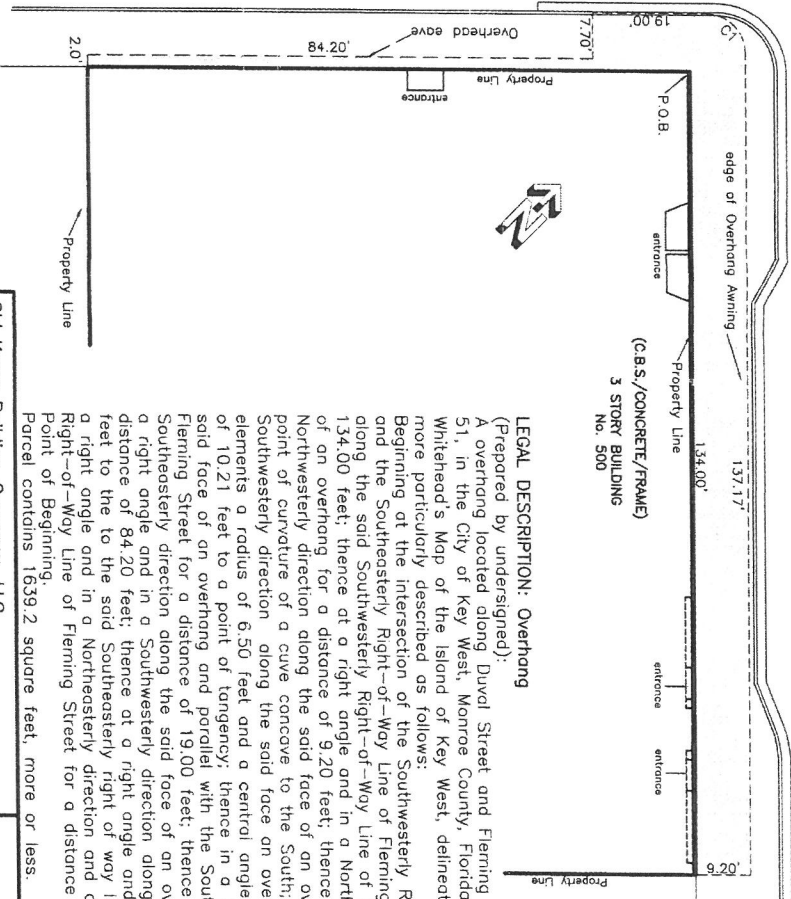
# **Boundary Survey**



**LOCATION MAP**  
Square 51, City of Key West, Fl.

**SURVEYOR'S NOTES:**  
North arrow based on assumed median Reference Bearing: R/W Duval Street  
P.O.B. = Point of Beginning

**FLEMING STREET (50' R/W)**



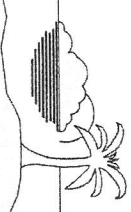
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
CT	6.50'	10.21'	90°00'00"

**DUVAL STREET (50' R/W)**

**LEGAL DESCRIPTION: Overhang**

(Prepared by undersigned):  
A overhang located along Duval Street and Fleming Street, adjacent to Lot 2, Square 51, in the City of Key West, Monroe County, Florida, according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829 and being more particularly described as follows:  
Beginning at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Southwesterly Right-of-Way Line of Duval Street for a distance of 134.00 feet; thence at a right angle and in a Northwesterly direction along the face of an overhang for a distance of 9.20 feet; thence at a right angle and in a Northwesterly direction along the said face of an overhang for 137.17 feet to a point of curvature of a curve concave to the South; thence in a Westerly and Southwesterly direction along the said face of an overhang and a curve, having for its elements a radius of 6.50 feet and a central angle of 90°00'00" for an arc length of 10.21 feet to a point of tangency; thence in a Southwesterly direction along the said face of an overhang and parallel with the Southwesterly right of way line of Fleming Street for a distance of 19.00 feet; thence at a right angle and in a Southeastern direction along the said face of an overhang for 7.70 feet; thence at a right angle and in a Southwesterly direction along the face of an overhang for a distance of 84.20 feet; thence at a right angle and in a Southeastern direction 2.0 feet to the to the said Southeastern right of way line of Fleming Street; thence at a right angle and in a Northwesterly direction and along the said Southeastern Right-of-Way Line of Fleming Street for a distance of 100.00 feet back to the Point of Beginning.  
Parcel contains 1639.2 square feet, more or less.

<b>Old Kress Building Company, LLC</b>			
500 Duval Street, Key West, Florida 33040			
<b>Specific Purpose Survey Easement for Overhang</b>	<b>Ref. file</b>	<b>Dwn No.:</b>	<b>Dwn No.:</b>
Date: 4/30/14	1516 K	14-237	
<b>Revisions AND/OR ADDITIONS</b>	<b>Flood panel No. 1516 K</b>	<b>Dwn. By: F.H.H.</b>	<b>Dwn. Elev. 6'</b>
5/20/14: Add eave along Fleming	<b>Flood Zone: AE</b>		
/d:/data/red/dwg/keywest/bicbacks/600duval			



**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3132 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0456  
Fax: (305) 293-0237  
f:/d:/data/red/dwg/keywest/bicbacks/600duval  
L.B. No. 9700

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached **SPECIFIC PURPOSE SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 59-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

**FREDERICK H. HILDEBRANDT**  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

**NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE**

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

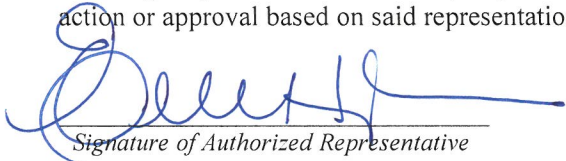
*(Where Authorized Representative is an entity)*

I, Erica Sterling, in my capacity as Partner  
*(print name)* *(print position; president, managing member)*  
of Spottswood, Spottswood, Spottswood & Sterling PLLC  
*(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:

500 Duval 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.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 8/12/22 by  
*date*  
Erica Sterling  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

  
*Name of Acknowledger (Printed or Stamped)*

\_\_\_\_\_  
*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, Richard McChesney as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of The Studios of Key West Inc  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Erica Sterling  
*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 of entity owner*

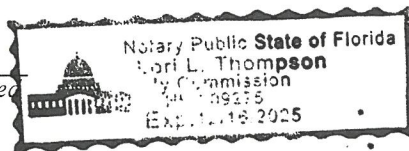
Subscribed and sworn to (or affirmed) before me on this 8/12/2022  
*Date*

by Richard J. McChesney  
*Name of person with authority to execute documents on behalf of entity owner*

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

[Signature]  
*Notary's Signature and Seal*

Name of Acknowledged person printed on stamped  
Lori L. Thompson  
*Commission Number, if any*



SENDER  
SITE

**Deed**

Prepared by and return to:  
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 160-19.00044 RM  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2019 between Dr. Joseph E. O'Lear, Individually and as Successor Trustee of the The Carriage Trade Living Trust dated October 22, 2009 whose post office address is 1631 Laird Street, Key West, FL 33040, grantor, and The Studios of Key West, Inc., a Florida not for profit corporation whose post office address is 533 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:**

**Commencing at a point on the NW'ly side of Eaton Street, distant 96 feet SW'ly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'ly direction 48 feet; thence at right angles in a NW'ly direction 100 feet; thence at right angles in a NE'ly direction 48 feet; thence at right angles in a SE'ly direction 100 feet to the point or place of beginning on the NW'ly side of Eaton Street.**

**Parcel Identification Number: 00004140-000000**

**Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

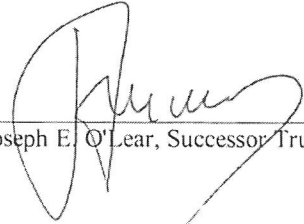
**To Have and to Hold**, the same in fee simple forever.


**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

  
Witness Name: GREGOR D. DAVILA

  
Joseph E. O'Lear, Successor Trustee

  
Witness Name: HEIDI DAVILA

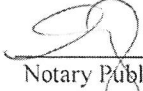
State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Joseph E. O'Lear, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



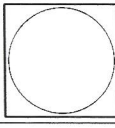
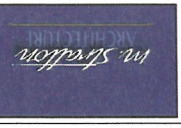
HEIDI E. DAVILA  
MY COMMISSION # GG 010372  
EXPIRES: November 11, 2020  
Bonded Thru Budget Notary Services

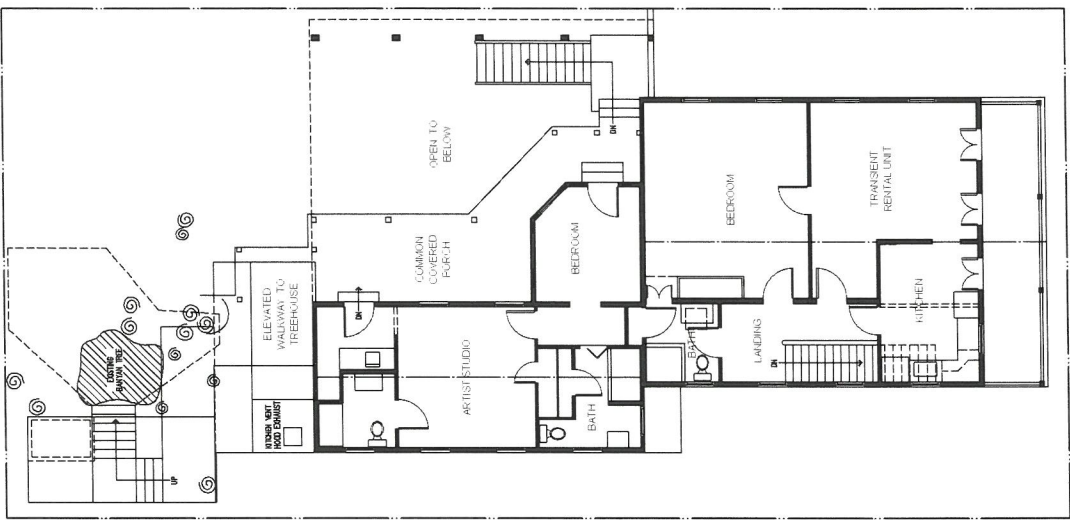
  
Notary Public

Printed Name: HEIDI E. DAVILA

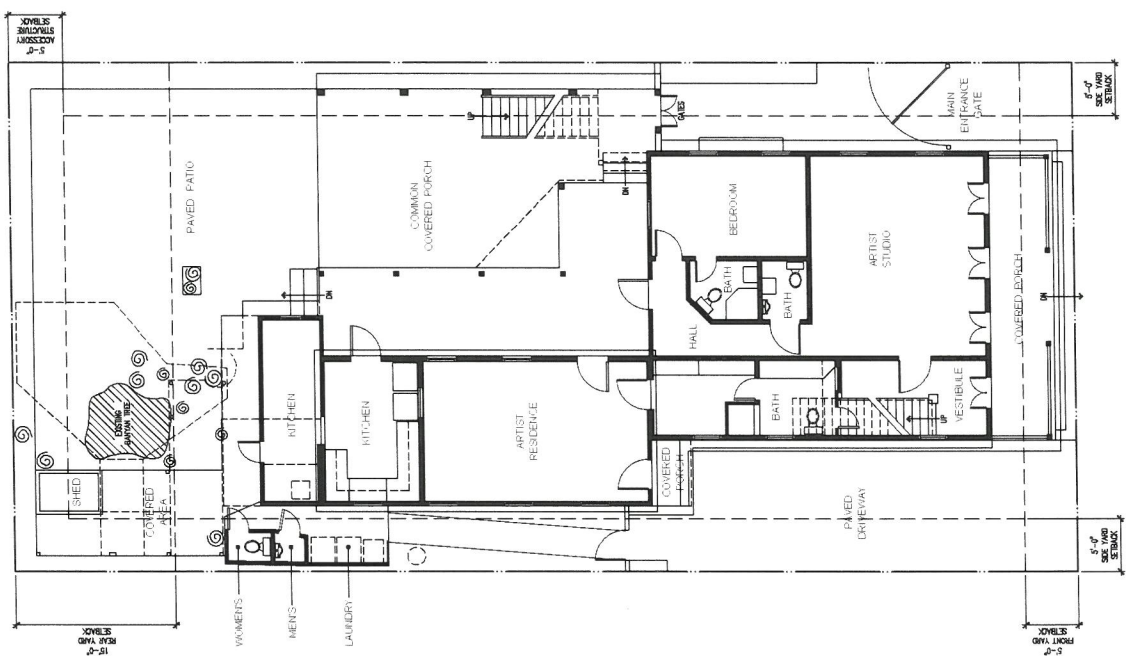
My Commission Expires: Nov 11, 2020

**Ukg' Rnc p**

	<p>Improvements to The Carriage Trade Artist Residences 529 EATON STREET Key West, FL 33040</p>	<p>3801 Hagler Ave. Key West, Florida 33040 305.923.9670 mstratonarchitect@gmail.com</p>		<p>Date 2.16.22 Project #</p>	<p>A-1</p>
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EXISTING SECOND FLOOR PLAN  
3/16"=1'-0"

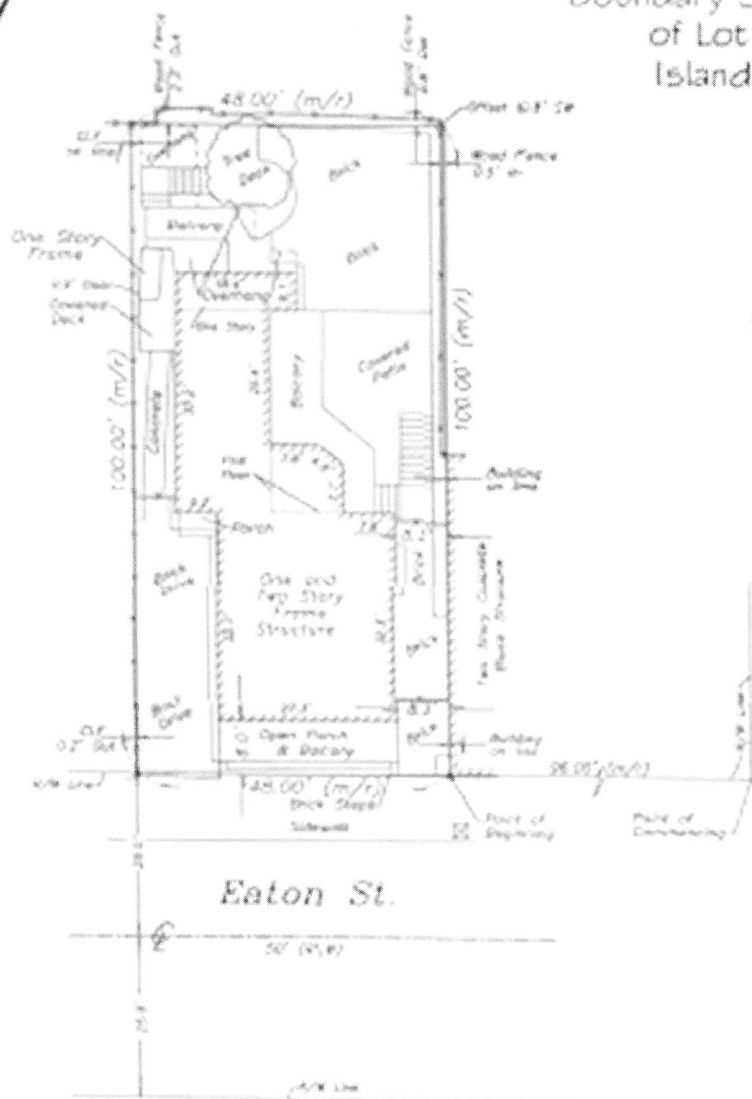


EXISTING FIRST FLOOR PLAN  
3/16"=1'-0"



# **Boundary Survey**

# Boundary Survey Map of part of Lot 1, Square 24 Island of Key West



### LEGEND

- Found 4" iron pipe (Fence Post)
- Set 2 1/4" iron pipe w/ cap (00290)
- Found 1/2" iron pipe (On G)
- ▲ Found Nail & Nail (Unreadable)
- △ Set Nail & Nail (1934)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S.S CONCRETE BLOCK STRUCTURE
- R/W Right of Way
- C.F Chain Link Fence
- S Cantaloupe
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- - - Overhead Utility Lines
- ⊞ Sewer Cleanout
- Meter Meter

**NOTES**

- 1 The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- 2 Underground foundations and utilities were not located.
- 3 All angles are 90° (Measured & Record) unless otherwise noted.
- 4 Street address: 529 Eaton Street, Key West, FL.
- 5 This survey is not valid without the signature and the original record seal of a Florida Licensed Surveyor and Mapper.
- 6 Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- 7 North Arrow is assumed and based on the legal description.
- 8 Date of field work: February 27, 2019.
- 9 Ownership of fences is undeterminable, unless otherwise noted.
- 10 Approximate location of tree deck shown, could not access.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1859, and more particularly described as follows:  
Commencing at a point on the NWly side of Eaton Street, distant 90 feet SWly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SWly direction 88 feet; thence at right angles in a NWly direction 100 feet; thence at right angles in a NEly direction 48 feet; thence at right angles in a SEly direction 100 feet to the point or place of beginning on the NWly side of Eaton Street.

**BOUNDARY SURVEY FOR:** The Statow of Key West, Inc., a Florida non-profit corporation,  
Carriage Trade Living Trust,  
Spottedwood, Spottedwood, Spottedwood & Sterling, PLLC,  
Chicago Title Insurance Company.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 59-17, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg #82383

March 1, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
FLS 9349

3430 Sunk Ave., Key West, FL 33090  
(305) 266-7622 Fax (305) 238-2244

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

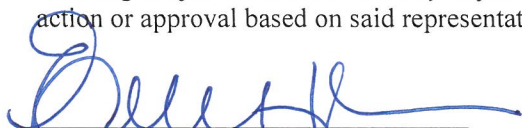
I, Erica Sterling, in my capacity as Partner  
*(print name)* *(print position; president, managing member)*  
of Spottswood, Spottswood, Spottswood & Sterling PLLC  
*(print name of entity serving as Authorized Representative)*

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:

529 Eaton 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.

  
*Signature of Authorized Representative*

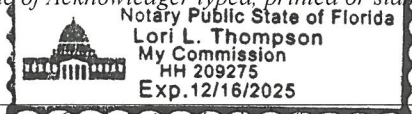
Subscribed and sworn to (or affirmed) before me on this 8/12/2022 by  
*date*

Erica Sterling  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*



*Commission Number, if any*

# CITY OF KEY WEST, FLORIDA

## Regulatory Permit / License

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

Business Name      STUDIOS OF KEY WEST INC, THE (TR)  
Location Addr      529 EATON ST  
Lic NBR/Class      LIC2019-      REGULATORY LICENSES AND PERMITS  
                                 000570  
Issued Date      9/23/2021      **Expiration Date:    September 30, 2022**

TRANSIENT RENTAL MEDALLION

Comments:      ONE TRANSIENT RENTAL UNIT / MEDALLION #778

Restrictions:    TAP5402361 (10/01/2022)

STUDIOS OF KEY WEST INC, THE  
(TR)  
529 EATON ST

KEY WEST, FL 33040

This document must be prominently displayed.

KITSAKOS, STEPHEN

# **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 00009850-000000  
 Account# 1010111  
 Property ID 1010111  
 Millage Group 10KW  
 Location 500 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 51 OR305-314/15 OR767-1760/61 OR767-1762/63 OR768-317/18 OR1245-1859/66 OR2692-1545/50  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 32030  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

OLD KRESS BUILDING COMPANY INC  
 C/O THE FERBER COMPANY  
 151 SAWGRASS CORNERS DR STE 202  
 Ponte Vedra Beach FL 32082

FERBER PAUL L IRREVOCABLE TRUST 11/21/1968

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$3,882,053	\$3,882,053	\$4,103,885	\$4,103,885
+ Market Misc Value	\$10,426	\$10,426	\$10,426	\$10,426
+ Market Land Value	\$3,165,671	\$3,165,671	\$3,165,671	\$2,512,438
= Just Market Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749
= Total Assessed Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	16,475.00	Square Foot	100	134

**Buildings**

Building ID 39479  
 Style  
 Building Type NIGHT CLUBS/BARS-A- / 33A  
 Gross Sq Ft 32881  
 Finished Sq Ft 28912  
 Stories 4 Floor  
 Condition GOOD  
 Perimeter 1284  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls  
 Exterior Walls MIN WOOD SIDING  
 Year Built 1918  
 EffectiveYearBuilt 1998  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	1,627	0	0
OPX	EXC OPEN PORCH	105	0	0
FLA	FLOOR LIV AREA	28,912	28,912	0
OPU	OP PR UNFIN LL	100	0	0
OPF	OP PRCH FIN LL	522	0	0

OUF	OP PRCH FIN UL	239	0	0
SBF	UTIL FIN BLK	1,376	0	0
TOTAL		32,881	28,912	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1983	1984	1	2866 SF	1
FENCES	1997	1998	1	360 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2014	\$5,000,000	Warranty Deed		2692	1545	16 - Unqualified	Improved
2/1/1993	\$3,000,000	Warranty Deed		1245	1859	O - Unqualified	Improved
8/1/1978	\$210,000	Conversion Code		768	317	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1084	4/26/2022		\$439,906	Commercial	REPLACEMENT OF EXISTING NON-IMPACT WIDOWS WITH LARGE MISSILE IMPACT WINDOWS
BLD2021-2046	7/23/2021		\$8,886	Commercial	3RD FLOOR APT. WITH CONDENSER ON ROOF
BLD2019-4126	11/22/2019	3/18/2020	\$5,000		AFTER-THE-FACT - Upstairs refresh. New tile and paint in both restrooms and hall. Exterior front of building small wood repair.
HARC2019-0227	11/22/2019	3/18/2020	\$20,000		PAINT FRONT OF BUILDING
BLD2019-4074	11/18/2019	4/30/2020	\$1,600		R/R upstairs bathroom's fixtures
BLD2019-3569	11/5/2019	3/18/2020	\$4,000	Commercial	REPAIRS-WHILE MAKING LEAK REPAIRS ROTTED WOOD AND OTHER NEEDED REPAIRS WHERE FOUND BAR AND LOWER WALL SECTION.
BLD2019-3615	10/7/2019	11/19/2019	\$2,800	Commercial	AFTER-THE-FACT - Replace two broken floor sinks and 10 feet of the drain. Associated with Building Permit #BLD2019-3569
BLD2019-3560	10/3/2019	3/18/2020	\$2,400	Commercial	AFTER THE FACT: DEMO OF WALL EXPLORATORY INTERIOR BAR AREA
18-00001802	4/25/2018		\$8,400	Commercial	EMERGENCY NO EXTERIOR WORK. REPLACE CEILING TILES (140 PIECES. REMOVE WATER DAMGED TILE, 3RD FLOOR, REPLACE DRYWALL, PAINT AND REPAIR CABINETS FRO SMOKE AND WATER DAMGE. **NOC REQUIRED**
18-0435	2/22/2018	4/5/2018	\$78,900	Commercial	R/R ROOFING
17-00002160	6/5/2017	1/10/2018	\$5,000	Commercial	DEMO ELECTRIC, INSTALL WIRING PER PLANS LIGHTS, OUTLETS AND EMERGENCY EXIT LIGHTS. NOC REQUIRED.
15-5219	1/19/2016	2/22/2018	\$34,000	Commercial	Remove and replace roof to 2nd floor staircase for fire and life safety compliance.
15-0461	2/10/2015	2/9/2017	\$800		INSTALL EMERGENCY LIGHTING AND LIGHT FIXTURE FOR STAIR EGRESS
15-0294	2/6/2015	3/27/2017	\$47,500		INSTALL SOFFIT OVERHANG CEILING
15-0235	1/27/2015	1/26/2017	\$26,000		INSTALL EXFILTRATION SYSTEM AND CONNECT 2 DOWNSPOUTS. INSTALL 2 PEDESTRIAN GATES.
14-5555	12/11/2014	1/22/2015	\$5,600		REMOVE OLD SHUTTERS
14-5589	12/9/2014	1/22/2015	\$53,000		INSTALL NEW FIRE ESCAPE
13-4501	12/8/2014	1/22/2015	\$648,962		STRUCTURAL STEEL CHANGES. VOID SPACE LIGHTING AND POWER ROOM
14-5404	12/2/2014	1/22/2015	\$2,500		INSTALL 9.5 SF EXTERIOR SIGN
14-5404	12/2/2014	1/22/2015	\$2,500		INSTALL EXTERIOR SIGNAGE 9.5 SF
14-5405	12/2/2014	1/22/2015	\$50		CONNECT WALL SIGN TO EXSISTING BUILDING
14-5452	11/25/2014	1/22/2015	\$25,000		INSTALL 2 10 TON AND 2 5 TON AC UNITS WITH DUCT WORK
14-3980	9/10/2014	1/22/2015	\$15,400	Commercial	PROVIDE & INSTALL 4" RPDA BACKFLOW DEVICE INTERIOR OF BUILDING. CONNECT TO 4" ROADWAY VALVE ON SIDEWALK. NOTE: NEW TAPPING SANDLE AND SLEVE SHALL BE INSTALLED ADD PERMITTED THRU FKA. *
14-3983	9/10/2014	1/22/2015	\$38,000	Commercial	PROVIDE COMPLETE NEW SPRINKLE SYSTEM TO FULLY COVER CVS (FASTBUCK'S SPACE). ALL EXISTING INTERIOR SPRINKLER'S HAVE BEEN CAPPED & PLUGGED. NEW SYSTEM INSTALL HAVE UPRITE AND PEDESTS. NEW DEDICATED FDC STALL RELOCATED ON FLEMING ST AND CLEARLY MARKED. (NEED FILE NOC)
14-3985	8/26/2014	1/22/2015	\$22,895	Commercial	ROUGH & TRIM OF TWO (2) WATER CLOSETS, TWO (2) WALL HUNG LAVATORIES, TWO (2) PRIMED FLOOR DRAINS, TWO(2) FLOOR SINKS ONE (1) DRINKING FOUNTAIN, ONE (1) SINK ONE (1) MOP SINK, ONE (1) WATER HEATER, ONE (1) SINK (TOTAL 15 FIXS.) *** MC *NEED FILE NOTICE OF COMMENCEMENT
14-3986	8/26/2014	1/22/2015	\$10,000	Commercial	LOWER EXISTING SEWER BOX ONLY. *** MC *NEED FILE NOTICE OF COMMENCEMENT*
14-3134	6/30/2014	1/22/2015	\$52,000	Commercial	INSTALLATION OF NEW SERVICE ENTRANCE DISTRIBUTION CONDUIT FEEDERS AND OVER CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY FOR LIGHTING POWER HVAC EMS SYSTEM.
14-3135	6/30/2014	1/22/2015	\$950	Commercial	INSTALLATION OF CONDUIT BOXES AND PULL STRING FOR LOW VOLTAGE TELE DATA POS AND SECURITY.
14-3136	6/30/2014	1/22/2015	\$0		INSTALLATION OF BOXES AND CONCUIT AND PULL STRING FOR FIRE ALARM.

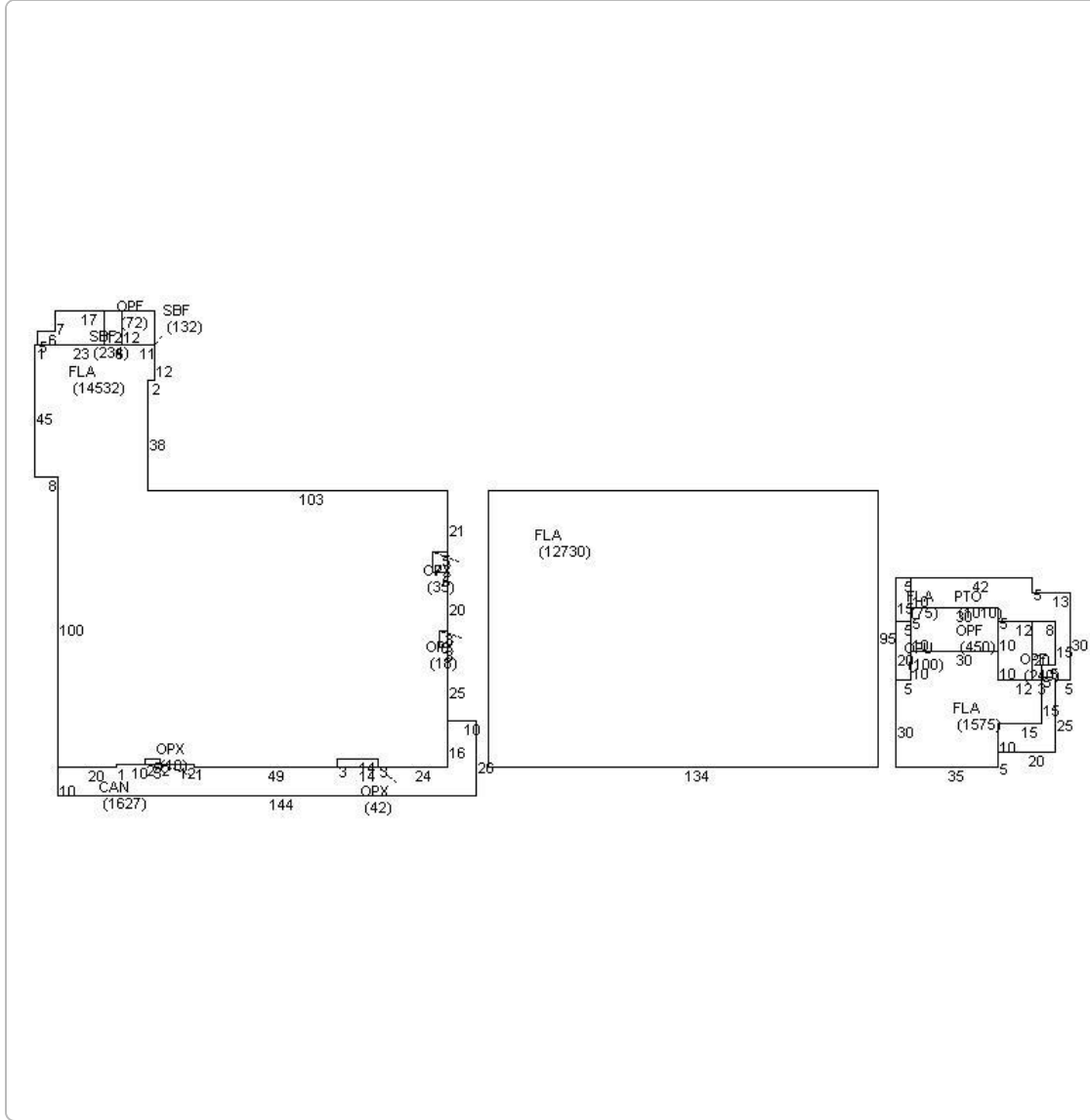


14-2979	6/19/2014	1/22/2015	\$1,500	Commercial	REMOVE EXISTING PLUMBING FIXTURES, CAP OFF AS REQUIRED.
14-2910	6/16/2014	1/22/2015	\$50,000	Commercial	DEMO OF INTERIOR WALLS/CEILING FLOORING
14-1151	3/24/2014	1/22/2015	\$2,000	Commercial	INVESTIGATIVE DEMO, REMOVE DRYWALL AND CEILING PANELS TO ALLOW ACCESS TO SYSTEMS FOR SPRINKLER AND STRUCTURAL ENGINEERS.
13-3206	8/10/2013	1/22/2015	\$1,200	Commercial	REPLACE EXISTING 1/4 CLEAR LAMINATED GLASS WITH NEW 1/4 CLEAR LAMINATED GLASS.
13-2679	6/25/2013	1/22/2015	\$15,000	Commercial	REPLACE EXISTING CENTRAL A/C
13-2073	5/9/2013	1/22/2015	\$6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.
13-0936	3/12/2013	1/22/2015	\$1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT
13-0888	3/6/2013	1/22/2015	\$10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.
13-0160	1/14/2013	1/22/2015	\$12,500	Commercial	CHANGE A/C SYSTEM ON ROOF
11-0894	3/18/2011	1/22/2015	\$3,390	Commercial	ADD CONDUIT, WIRING AND CIRCUIT BREAKER FOR TWO AIR HANDLER UNITS AND TWO CONDENSING UNITS.
11-0340	2/17/2011	1/22/2015	\$17,500	Commercial	INSTALL 2 5-TON SPLIT CENTRAL A/C UNITS. CONDENSING UNITS WILL BE SET ON KITCHEN ROOF ON STANDS TO BE BOLTED DOWN. UNIT 1/3 DROPS, FRONT DINING ROOM AND UNIT2/5 DROPS, BACK DINING ROOM.
10-3425	10/28/2010	1/22/2015	\$800	Commercial	INSTALL 6' SEAMLESS GUTTERS K STYLE ON BACK OF BUILDING AND DS APPROX. 65'
10-3255	10/5/2010	1/22/2015	\$2,100	Commercial	REBUILD AND RE-INSTALL A NEW SIGN 50SF
09-3361	9/29/2009	1/22/2015	\$5,000	Commercial	DISCONNECT KITCHEN EQUIPMENT SURFACE MOUNTED RECEPTACLES ADN DISCONNECTS FOR INSTALLATION OF FRP WALL COVERING. RE-INSTALL SURFACE MOUNTED RECEPTACLES AND DISCONNECTS ATER FRP INSTALLATION. RECONNECT KITCHEN EQUIPMENT. REMOVE SURFACE MOUNT LIGHTS KITCHEN ENTRANCE HALL AND INSTALL RECESSED LIGHTS. REMOVE 8 KITCHEN LIGHTS AND REINSTALL NEW KITCHEN LIGHTS.
09-1195	5/1/2009	1/22/2015	\$45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
08-0788	3/24/2008	1/22/2015	\$12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
07-4002	8/16/2007	8/16/2007	\$1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED
07-0735	2/15/2007	2/15/2007	\$4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
06-5647	11/3/2006	3/8/2007	\$10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
05-2351	12/2/2005	11/2/2005	\$4,600	Commercial	NEW A/C
05-3237	8/3/2005	11/2/2005	\$4,000	Commercial	NEW A/C
03-363	6/5/2003	10/3/2003	\$18,000	Commercial	INSTALL FIRE SYSTEM
02-0781	4/8/2002	8/16/2002	\$800	Commercial	NEW LIGHTING
0103076	9/18/2001	11/16/2001	\$15,000	Commercial	INSTALL KITCHEN HOOD
01-3077	9/18/2001	11/16/2001	\$1,600	Commercial	FIRE SUPPRESSION SYSTEM
00-3550	10/25/2000	11/1/2000	\$700	Commercial	ELECTRICAL
00-0482	7/18/2000	11/1/2000	\$98,124	Commercial	BAHAMA SHUTTERS
00-1921	7/11/2000	11/1/2000	\$6,500	Commercial	10 TON AC
00-0931	4/25/2000	11/1/2000	\$30,000	Commercial	ROOLUP INTERIOR SHUTTERS
0000414	2/17/2000	11/1/2000	\$6,920		GUTTERS
99-4025	12/29/1999	7/14/2000	\$1,500	Commercial	TILE RETAIL SPACE
9902101	6/21/1999	11/3/1999	\$100		SMOKE DETECTOR
98-3878	12/7/1998	12/7/1998	\$14,322	Commercial	ROOF
98-1787	6/5/1998	12/7/1998	\$10,000	Commercial	ELECTRICAL
98-1640	5/26/1998	11/2/1998	\$3,600	Commercial	INSTALL HOOD FIRE SUPPRES
98-0822	3/13/1998	11/2/1998	\$4,000	Commercial	3 FIX BATHROOM
98-0644	3/4/1998	11/2/1998	\$1,875	Commercial	FENCE
98-0265	1/27/1998	11/2/1998	\$3,750	Commercial	MAKE A SERVICE BAR
97-3611	10/24/1997	12/7/1998	\$3,000	Commercial	REPLACE DECKING WALKWAYS
9703014	9/17/1997	12/7/1998	\$600	Commercial	INTERIOR WORK
9703126	9/16/1997	12/7/1998	\$110,363	Commercial	ROOFING
9702816	8/16/1997	12/7/1998	\$1,000		REPLACE WINDOW
9702680	8/7/1997	12/7/1998	\$1,762	Commercial	STORMGUARD
9702599	8/4/1997	12/7/1998	\$400	Commercial	ELECTRICAL
9702142	7/1/1997	12/7/1998	\$2,500	Commercial	A/C
9700201	1/28/1997	12/7/1998	\$4,000	Commercial	ROOF
9704851	1/2/1997	12/7/1998	\$2,400	Commercial	ROOF
9604145	10/1/1996	11/1/1996	\$800		PAINTING
9603877	9/1/1996	11/1/1996	\$3,800		RENOVATIONS
B954211	11/1/1995	11/1/1995	\$20,000		ALTERATIONS
E953886	11/1/1995	11/1/1995	\$1,500		ELECTRICAL
P953891	11/1/1995	11/1/1995	\$10,000		INSTALL FIXTURES
P952543	8/1/1995	11/1/1995	\$17,000		FIRE SPRINKLER SYSTEM
9600588	1/1/1995	11/1/1996	\$500		AWNINGS
P950054	1/1/1995	8/1/1995	\$9,000		PLUMBING
B943773	11/1/1994	8/1/1995	\$2,000		NEW GREEN FABRIC AWNING
M943272	10/1/1994	12/1/1994	\$8,000		10 TON AC(CHANGEOUT)
B940607	2/1/1994	8/1/1995	\$1		REPAIR FASCIA,AWN,SHUTTER

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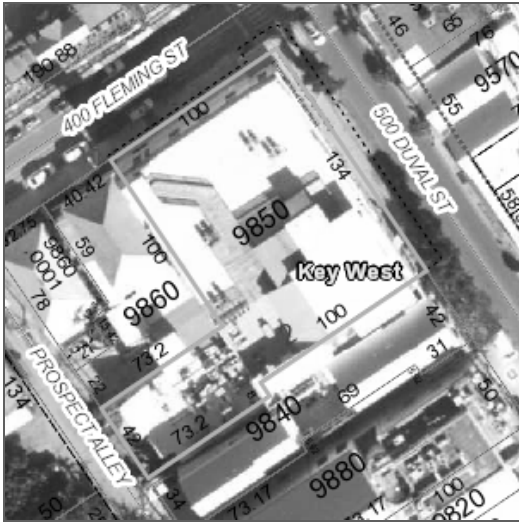
### Sketches (click to enlarge)



### Photos



## Map



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

**Summary**

Parcel ID 00004140-000000  
 Account# 1004308  
 Property ID 1004308  
 Millage Group 10KW  
 Location 529 EATON St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 24 E647-675 OR45-1/4 OR49-213/16 OR96-421/30 OR756-857  
 Description OR756-101/02 OR936-1325/26 OR1066-2241/42 OR2437-655/56 OR2958-1208  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32040  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

STUDIOS OF KEY WEST INC  
 533 Eaton St  
 Key West FL 33040

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$399,597	\$399,597	\$422,431	\$422,431
+ Market Misc Value	\$2,964	\$2,964	\$2,964	\$2,975
+ Market Land Value	\$1,612,800	\$1,267,200	\$982,080	\$839,040
= Just Market Value	\$2,015,361	\$1,669,761	\$1,407,475	\$1,264,446
= Total Assessed Value	\$1,703,044	\$1,548,222	\$1,407,475	\$1,264,446
- School Exempt Value	(\$1,007,681)	(\$834,881)	(\$703,738)	\$0
= School Taxable Value	\$1,007,680	\$834,880	\$703,737	\$1,264,446

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,800.00	Square Foot	48	100

**Buildings**

Building ID 39287  
 Style  
 Building Type APTS-B / 03B  
 Gross Sq Ft 5160  
 Finished Sq Ft 2704  
 Stories 2 Floor  
 Condition EXCELLENT  
 Perimeter 404  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Year Built 1938  
 EffectiveYearBuilt 1998  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,020	0	0
FLA	FLOOR LIV AREA	2,704	2,704	0
OPF	OP PRCH FIN LL	180	0	0
PTO	PATIO	221	0	0
PDO	PATIO DIN OPEN	566	0	0
PDE	PTO DIN ENCL	469	0	0

TOTAL	5,160	2,704	0
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### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	2
WROUGHT IRON	1984	1985	1	48 SF	2
TILE PATIO	1987	1988	1	462 SF	4

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2019	\$1,800,000	Warranty Deed	2215030	2958	1208	30 - Unqualified	Improved
10/22/2009	\$0	Warranty Deed		2437	655	30 - Unqualified	Improved
9/1/1988	\$75,000	Warranty Deed		1066	2241	U - Unqualified	Improved

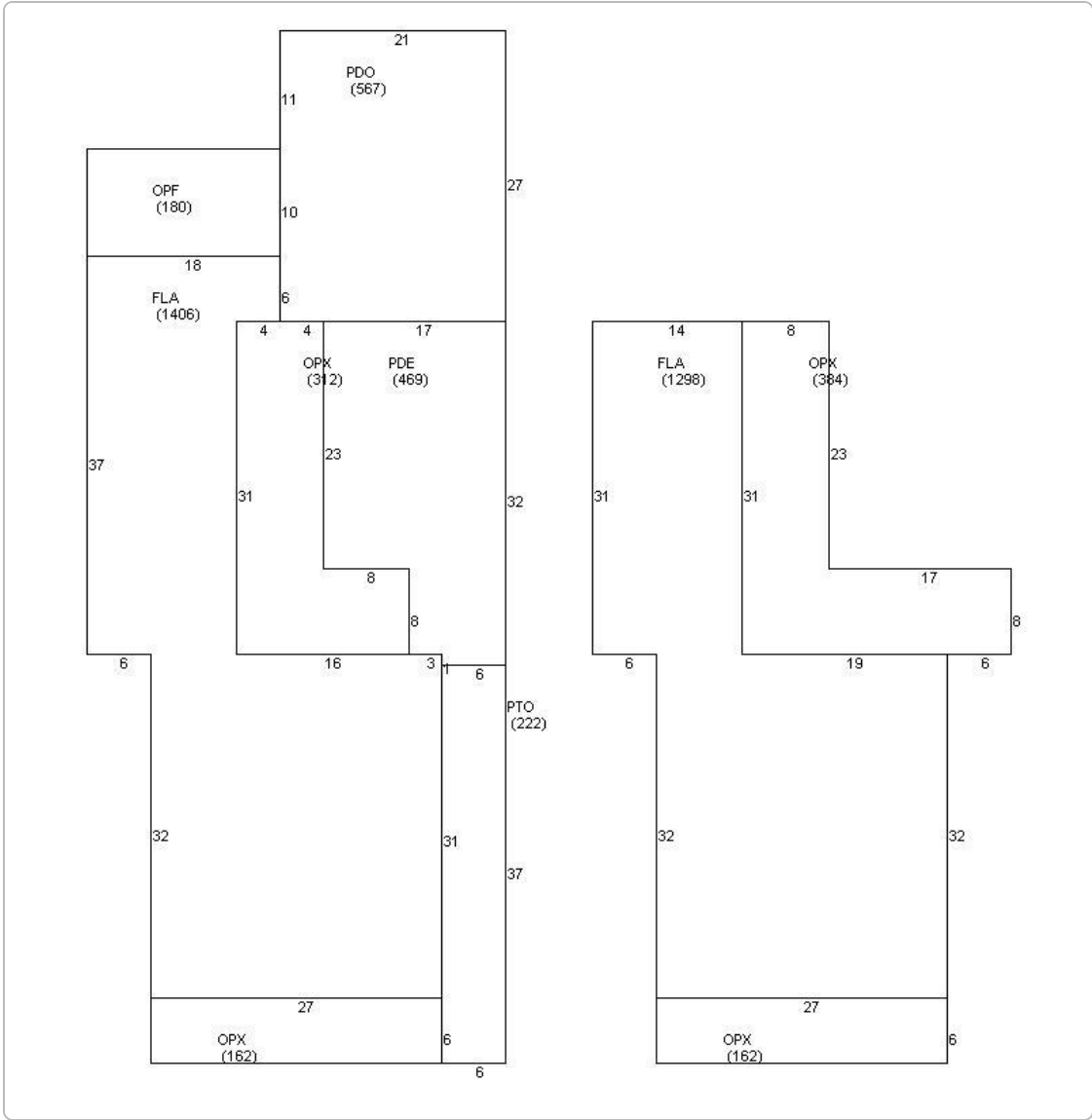
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1869	7/6/2022		\$8,250	Commercial	REPAIR AND PAINT EXISTING WOOD FENCING AT EAST SIDE AND REAR OF PROPERTY. ADD NEW PICKET FENCING AND GATE ALONG WEST SIDE OF PROPERTY.
BLD2022-1870	7/1/2022		\$85,348	Commercial	SIDE DEMO & REMOVE NON HISTORIC REAR AND SIDE ADDITIONS: KITCHEN, RESTROOMS, LAUNDRY, ELEVATED WALKWAYS TO TREEHOUSE.
9903044	12/1/1999	12/16/1999	\$1,450		ELECTRICAL
9903044	9/29/1999	11/3/1999	\$1,450		INTERIOR REMODELING
9903083	9/9/1999	11/3/1999	\$975		FASTEN TREE PLATFORM

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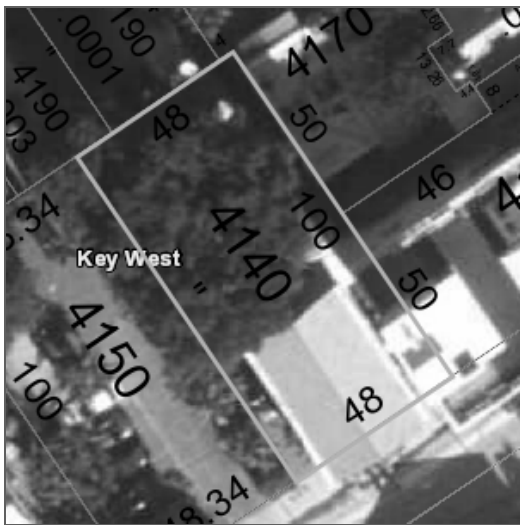
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