

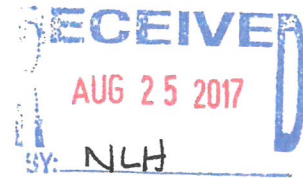
# **Application**



# 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: 919 Duval Street

Zoning District: HRCC 3 Real Estate (RE) #: 0001778-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Mattingly Construction, Inc.

Mailing Address: 2932 Harris Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-797-6435 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### PROPERTY OWNER: (if different than above)

Name: Club Duval, Inc.

Mailing Address: 3200 Riveria Drive

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-294-0252 Fax: \_\_\_\_\_

Email: greg@oropezastonescardenas.com

Description of requested easement and use: Easement Request is for wood framed awning, APPROX 34' x 10' THAT extends over city sidewalk as well as second floor porch moldings and stepped parapet moldings.

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No  
If yes, please describe and attach relevant documents: \_\_\_\_\_

Open: KEYWREG	Type: RP	Drawer: 1
Date: 8/30/17 57	Receipt no: 27232	
2017 2000022		
PZ -	PLANNING & ZONING	
	1.00	\$2150.00
Trans number:		3114000
CK CHECK	1141	\$2150.00
Trans date: 8/30/17	Time: 13:26:59	

**City of Key West • Application for Easement**

**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 easement area requested
- Photographs showing the proposed easement area

# **Warranty Deed**

RCD Mar 12 2003 09:43AM  
DANNY L KOLHAGE, CLERK

THIS INSTRUMENT PREPARED BY:  
JOEL S. PIOTRKOWSKI, ESQ.  
317 - 71st Street  
Miami Beach, FL 33141  
Tax Number: 1018236

DEED DOC STAMPS 9800.00  
03/12/2003 EP DEP CLK

WARRANTY DEED

THIS INDENTURE made this 5 day of May, 2003,  
between Elysee Investments of Key West, Inc., of 19707 Turnberry  
Way, #5J, Aventura, FL 33180, party of the first part, and Club  
Duval, Inc., a Florida corporation, whose post office address is  
3200 Riviera Drive, Key West, FL 33040  
party of the second part.

WITNESSETH, That said party of the first part, for and in  
consideration of the sum of TEN DOLLARS (\$10.00) and other good and  
valuable consideration to him/her in hand paid by said party of the  
second part, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said party of the second part,  
its successors and assigns forever, the following described land,  
situate and being in the County of Monroe, State of Florida, to  
wit: See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record;
2. Taxes for the year 2002 and subsequent years;
3. Applicable governmental zoning ordinances.

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

IN WITNESS WHEREOF, the party of the first part has hereunto  
set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Print Name: Joel Piotrkowski

Print Name: Andrea Ernst

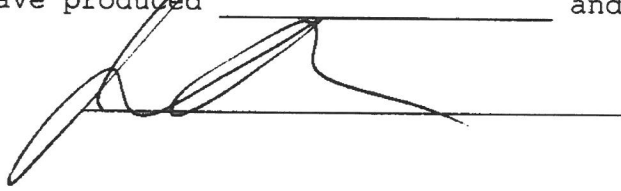
ELYSEE INVESTMENTS OF KEY  
WEST, INC., a Florida  
Corporation


By: Judith Greenberg, President.

FILE #1355770  
BK#1865 PG#1854

STATE OF FLORIDA            )  
                                  ):SS.  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 4  
day of MAY, 2003, by Judith Greenberg, President of Elysee  
Investments of Key West, Inc., a Florida corporation, who is  
personally known to me or who have produced \_\_\_\_\_ and  
who did take an oath.



 Joel S Piotrkowski  
My Commission DD016056  
Expires July 02, 2005

FILE #1355770  
BK#1865 PG#1855

EXHIBIT A  
Legal Description

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 4, but better described as a part of Lots 7 and 8, in Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records and Wall's Addition of Tract 4, as recorded in Deed Book "E", at Page 245, of the Monroe County, Florida Public Records, and being more particularly described as follows: COMMENCE at the Southeasterly right-of-way line (ROWL) of Olivia Street (30' RW) and the Northeasterly ROWL of Duval Street (50' R/W); thence run Southeasterly along the Northeasterly ROWL for a distance of 258.3 feet to the Point of Beginning; thence continue Southeasterly along the previously described course 42 feet; thence run at right angles in a Northeasterly direction 100.0 feet; thence run at right angles in a Northwesterly direction 42 feet; thence run at right angles in a Southwesterly direction 100.0 feet back to said Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

# **Verification Form**



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Lee Mattingly, in my capacity as President  
(print name) (print position; president, managing member)  
of Mattingly Construction, Inc.  
(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:

919 Duval St  
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.

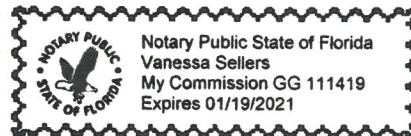
  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 25th of August by  
Lee Mattingly  
Name of Authorized Representative date

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

Vanessa Sellers  
Notary's Signature and Seal

Vanessa Sellers  
Name of Acknowledger typed, printed or stamped



GG111419  
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, Joy Emanuel-Kohen as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Club Duval, Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Lee Mattingly  
*Please Print Name of Representative*

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

Joy Emanuel-Kohen  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 5-5-17  
*Date*

by Joy Emanuel-Kohen  
*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.

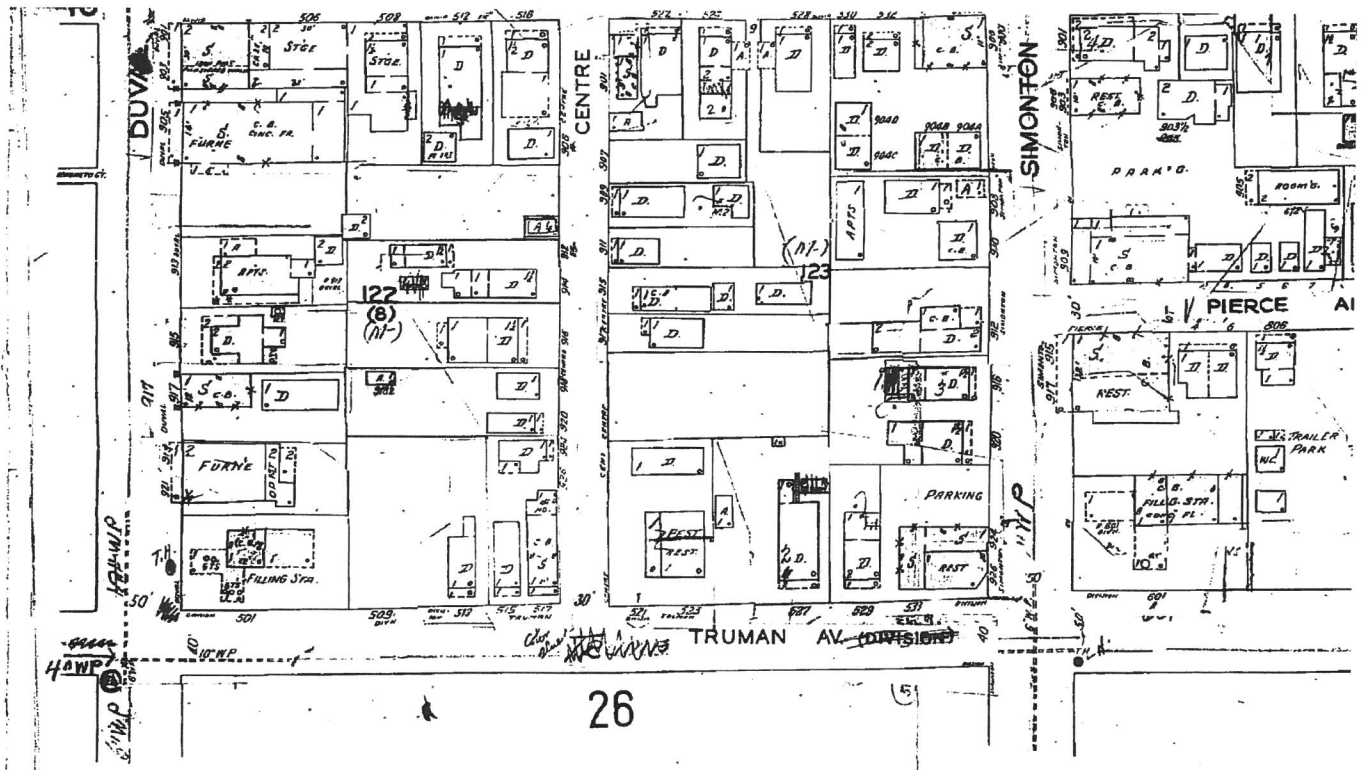
Patricia Gae Ganister  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

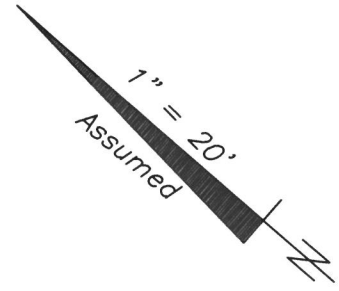
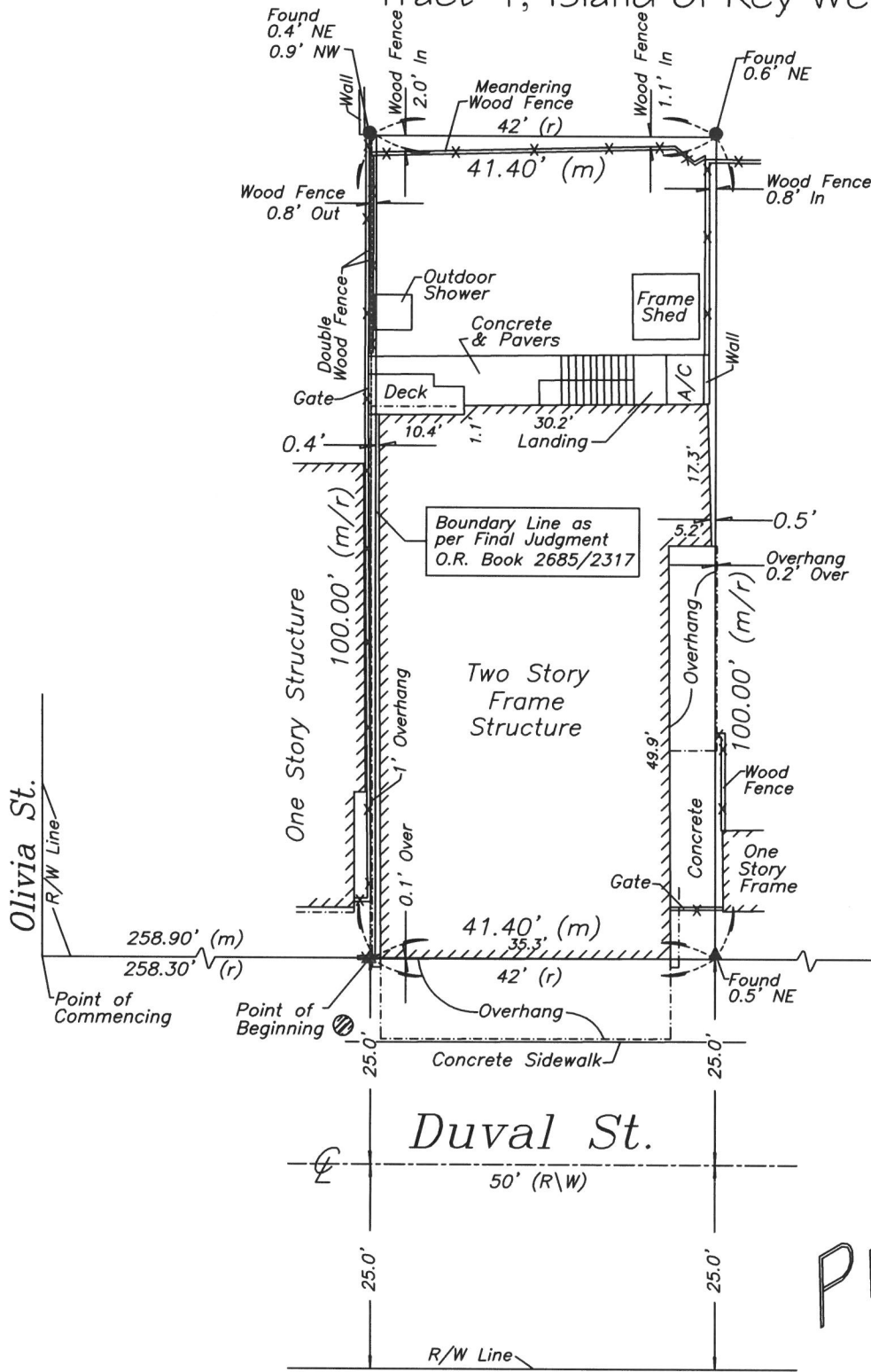
\_\_\_\_\_  
*Commission Number, if any*

# Survey



26

Boundary Survey of part of Lots 7 & 8, Square 8,  
Tract 4, Island of Key West



**LEGEND**

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Preliminary

**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: 919-921 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised 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: September 10, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** 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 4 but better described as a part of Lots 7 & 8 in Sq. 8 of said Tract 4 according to Gwynn's diagram recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract 4 as recorded in Deed Book "E" Page 245 of the Monroe County, Florida Public Records, and being more particularly described as follows:

**COMMENCE** at the Southeasterly right of way line (ROWL) of Olivia Street (30' R/W) and the Northeasterly ROWL of Duval Street (50' R/W); thence run Southeasterly along the Northeasterly ROWL for a distance of 258.3 feet to the Point of Beginning; thence continue Southeasterly along the previously described course 42 feet; thence run at right angles in a Northeasterly direction, 100.0 feet; thence run at right angles in a Northwesterly direction 42 feet; thence run at right angles in a Southwesterly direction 100.0 feet back to said Point of Beginning.

**BOUNDARY SURVEY FOR:** 919 Duval Street, LLC;  
;  
Spottswood, Spottswood & Spottswood;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

September 11, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

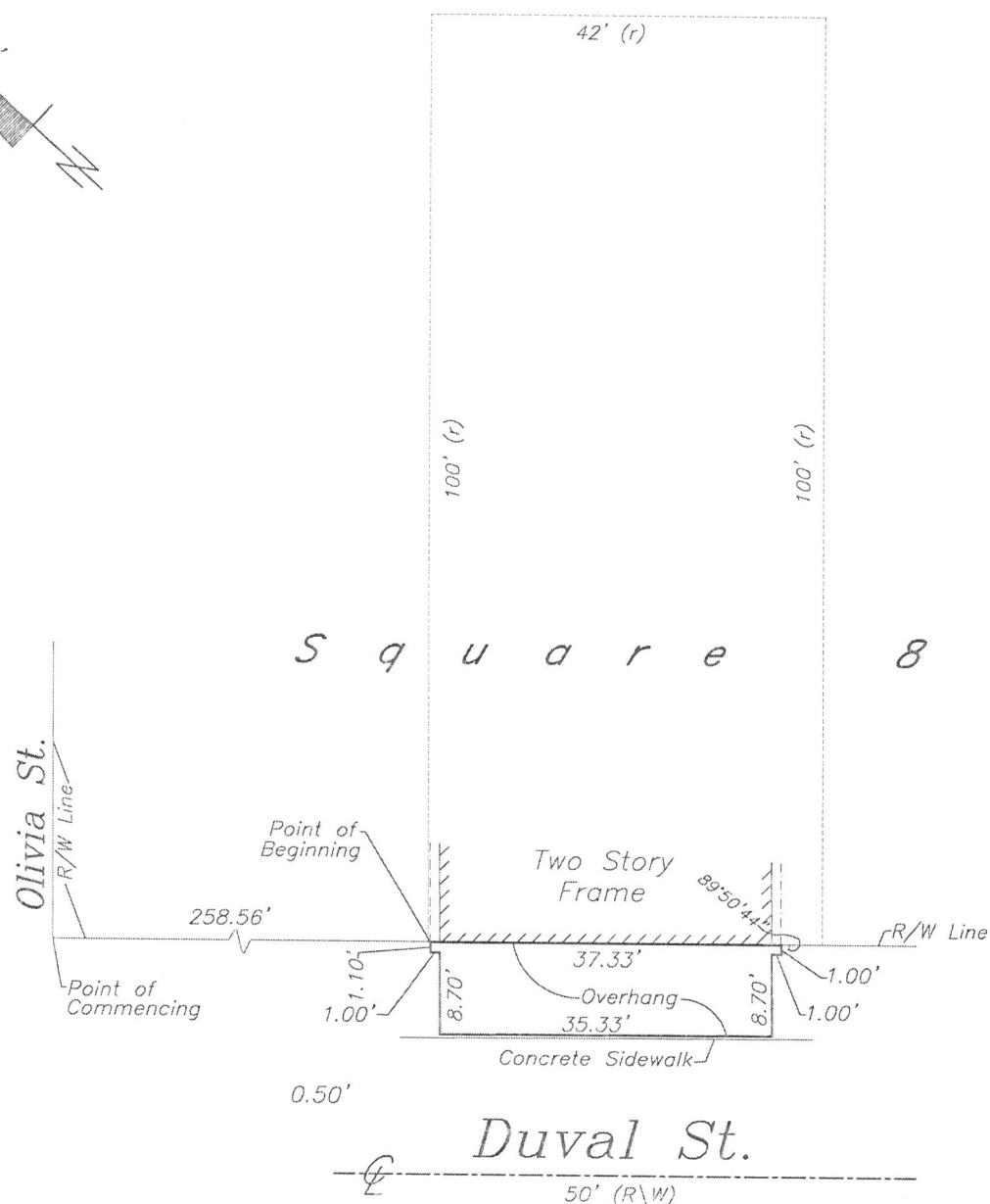
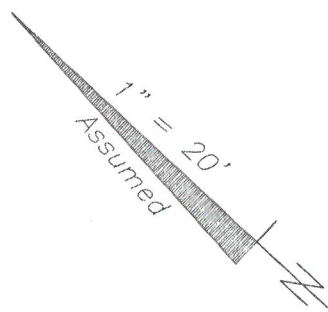
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Survey to illustrate a legal description of part of the Right-of-Way of Duval Street in Tract 4, Island of Key West, prepared by the undersigned



LEGEND	
R/W	Right of Way
⊕	Centerline
(r)	Record

- NOTES:
1. The legal description shown hereon was authored by the undersigned.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 919 Duval Street Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised 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. This survey is not assignable.
  9. Adjoiners are not furnished.
  10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land 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 4, but better described as a portion of the right of way of Duval Street adjacent to Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records, and being more particularly described as follows:  
COMMENCE at the Southeasterly right-of-way line of Olivia Street and the Northeasterly right-of-way line of Duval Street and thence run Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 258.56 feet to the Northwesternly face of an existing overhang on a Two Story Frame Structure, said point being the Point of Beginning; thence continue Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 37.33 feet to the Southeasterly face of said overhang; thence Southwesterly with a deflection angle of 89°50'44" to the right and along said overhang for a distance of 1.00 foot; thence run Northwesternly and at right angles along said overhang for a distance of 1.00 foot; thence run Southwesterly and at right angles along said overhang for a distance of 8.70 feet; thence run Northwesternly and at right angles along said overhang for a distance of 35.33 feet; thence run Northeasterly and at right angles along said overhang for a distance of 8.70 feet; thence Northwesternly and at right angles along said overhang for a distance of 1.00 foot; thence Northeasterly and at right angles along said overhang for a distance of 1.10 feet back to the Point of Beginning, containing 347 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Club Duval Inc;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

May 15, 2017

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Site Visit



919-921 Duval Street, Key West, Florida 33040  
SITE VISIT





# **Additional Information**

**Summary**

Parcel ID 00017780-000000  
 Account # 1018236  
 Property ID 1018236  
 Millage Group 10KW  
 Location 919 DUVAL ST, KEY WEST  
 Address  
 Legal KW (PT SUBS 7 & 8) PT LOT 4 SQR 8 TR 4 H1-328 G36-235/236 OR510-823 OR604-375 OR811-978 OR926-2479/2480 OR936-2173Q/C OR936-2174Q/C OR1010-756 OR1025-908 OR1276-1115/17Q/C OR1359-1832/4 OR1402-2442/48AFFD OR1865-1853/55  
 Description (Note: Not to be used on legal documents)  
 Neighborhood 32070  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



AK 1018236 919-921 DUVAL STREET 6/29/2012

**Owner**

CLUB DUVAL INC  
 3200 RIVIERA DR  
 KEY WEST FL 33040-4662

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$403,270	\$403,270	\$420,553	\$403,270
+ Market Misc Value	\$849	\$795	\$790	\$840
+ Market Land Value	\$672,000	\$672,000	\$672,000	\$630,000
= <b>Just Market Value</b>	<b>\$1,076,119</b>	<b>\$1,076,065</b>	<b>\$1,093,343</b>	<b>\$1,034,110</b>
= <b>Total Assessed Value</b>	<b>\$1,076,119</b>	<b>\$1,076,065</b>	<b>\$1,093,343</b>	<b>\$1,034,110</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= <b>School Taxable Value</b>	<b>\$1,076,119</b>	<b>\$1,076,065</b>	<b>\$1,093,343</b>	<b>\$1,034,110</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,200.00	Square Foot	42	100

**Commercial Buildings**

Style APARTMENTS / 03C  
 Gross Sq Ft 5,129  
 Finished Sq Ft 4,173  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 (450)  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 1  
 Heating Type  
 Year Built 1918  
 Year Remodeled 0  
 Effective Year Built 1991  
 Condition AVERAGE

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	480 SF	2

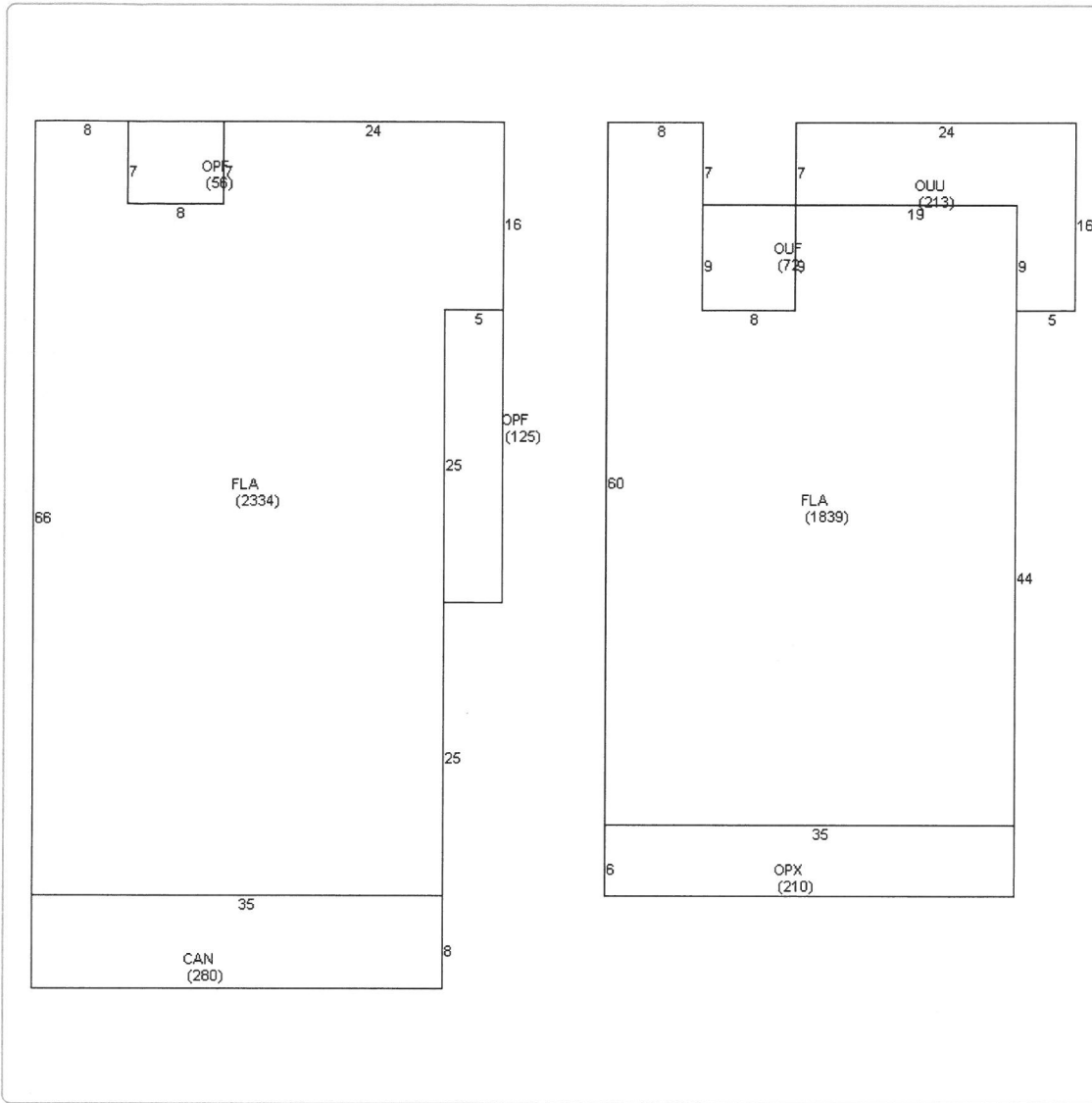
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/4/2003	\$1,400,000	Warranty Deed		1865	1853	Q - Qualified	Improved
6/1/1995	\$665,000	Warranty Deed		1359	1832	U - Unqualified	Improved
8/1/1987	\$340,000	Warranty Deed		1025	908	Q - Qualified	Improved
11/1/1984	\$240,000	Warranty Deed		926	2479	Q - Qualified	Improved
2/1/1975	\$34,500	Conversion Code		604	375	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4543	11/6/2015		\$1,675	Commercial	R/R SIDING
07-2317	5/15/2007	6/1/2007	\$1,500	Commercial	REPLACE PIPING AS NEEDED
07-1992	5/4/2007		\$16,496	Commercial	REPLACE 185 SF OF LAP SIDING& 72F FENCE
06-0566	1/31/2006	7/27/2006	\$2,400	Commercial	STORM DAMAGE REPLACE 100SF MISSING SHINGLES & PAINT
03-3163	9/11/2003	10/3/2003	\$4,400	Commercial	ATF REPAINT
03-0236	1/29/2003	10/3/2003	\$2,100	Commercial	REPLACE SEWER LATERAL
98-3436	11/4/1998	12/7/1999	\$5,000	Commercial	STORM DAMAGE/REPAIR DECK
98-0294	1/27/1998	12/7/1998	\$3,000	Commercial	FENCE
97-3250	10/1/1997	10/1/1997	\$2,000	Commercial	REBUILD STEPS
97-3251	10/1/1997	10/1/1997	\$4,500	Commercial	CERAMIC TILE, KITCHEN
97-3526	10/1/1997	10/1/1997	\$600	Commercial	ELECTRICAL
97-3127	9/1/1997	10/1/1997	\$3,600	Commercial	ELECTRICAL
97-3161	9/1/1997	10/1/1997	\$1,500	Commercial	ELECTRICAL
97-3162	9/1/1997	10/1/1997	\$4,600	Commercial	A/C
97-2902	8/1/1997	10/1/1997	\$500	Commercial	"

## Sketches (click to enlarge)



Photos



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

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

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Developed by The Schneider Corporation