

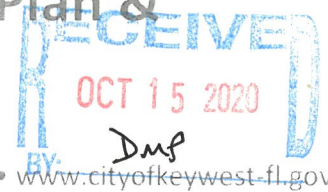
Application



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



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Major:	\$ 4,200.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address: 803 Whitehead Street Key West FL 33040
- 2) Name of Applicant: Richard J. Milelli
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 201 Front Street #209
Key West FL 33040
- 5) Applicant's Phone #: 305-293-3263 Email: Rmilelli@meflkey.com
- 6) Email Address: Rmilelli@meflkeys.com
- 7) Name of Owner, if different than above: Bonita Burke
- 8) Address of Owner: 328 N. Ocean Blvd, Apt 402, Pompano Beach FL 33062
- 9) Owner Phone #: 781-635-8313 Email: BonitaPoling@yvhos.com



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10) Zoning District of Parcel: HNC - 3 RE# 0017050-000000

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).

We will be a small scale local coffee shop with 23 seats, in the existing building structure of 803 Whitehead Street, one dwelling with no parking needed, no vehicles proposed, no variance and no easement.

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

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.



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Required Plans and Related Materials for both a Conditional Use and ~~Minor/Major Development Plan~~

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics: .
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.



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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.



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- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.



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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.



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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.



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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Warranty Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$0.70

02/03/2015 1:43PM
DEED DOC STAMP CL: Krys \$0.70

Doc# 2014365
Bk# 2723 Pg# 62

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THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT AND WAS PREPARED AT THE REQUEST OF THE PARTIES HERETO BASED ON THEIR REPRESENTATIONS ONLY. DOCUMENTARY STAMP TAXES WERE PREVIOUSLY PAID.

CORRECTIVE QUIT-CLAIM DEED

THIS DEED IS RECORDED TO CORRECT AN OMISSION OF THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT-CLAIM DEED DATED DECEMBER 2, 2009, RECORDED ON DECEMBER 10, 2014, IN OFFICIAL RECORDS BOOK 2715 AT PAGE 2011, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND TO INCLUDE THE MARITAL STATUS OF GRANTORS & GRANTEE.

THIS CORRECTIVE QUIT-CLAIM DEED is made on this 3rd day of February, 2015, between BRUCE M. DIETZEN, a single man, whose mailing address is 6810 Front Street # 131, Key West, FL 33040 & BONITA R. BURKE, a single woman, whose mailing address is 1500 Atlantic Blvd., Unit 310, Key West, FL 33040 (hereinafter collectively referred to as 'Grantor'), and BONITA R. BURKE, a single woman, whose mailing address is 1500 Atlantic Blvd., Unit 310, Key West, FL 33040 (hereinafter referred to as "Grantee").

This Deed is made for and in consideration of TEN & 00/100^{ths} DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of whereof is hereby irrevocably acknowledged, and the Grantors do hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantors have in and to the following described land, situate, lying and being in Monroe County, Florida, commonly known 803 Whitehead Street, Key West, FL 33040, more particularly described by metes and bounds as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, STATE OF FLORIDA, KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF TRACT FOUR (4) BUT NOW BETTER KNOWN AS A PART OF LOT TWO (2) IN SQUARE SIX (6), OF SAID TRACT FOUR (4) ACCORDING TO SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF WHITEHEAD STREET TWENTY-ONE (21) FEET AND EIGHT (8) INCHES DISTANT SOUTHEASTERLY FROM THE CORNER OF WHITEHEAD AND PETRONIA STREETS, FROM SAID POINT OF BEGINNING CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WHITEHEAD STREET A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND

BMD

CORRECTIVE QUIT-CLAIM DEED
DIETZEN & BURKE TO BURKE
803 WHITEHEAD ST., KEY WEST, FL 33040
PAGE 1 OF 2

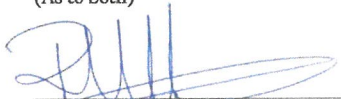
SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN SOUTHWESTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND SIX (6) INCHES OUT TO WHITEHEAD STREET AND THE POINT OF BEGINNING.

PARCEL ID NUMBER: 00017050-000000; ALTERNATE KEY ("AK") NUMBER: 1017469


To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

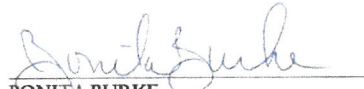
In Witness Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:
(As to both)


Witness # 1 signature
Print name RICHARD M. KLITENICK


BRUCE M. DIETZEN

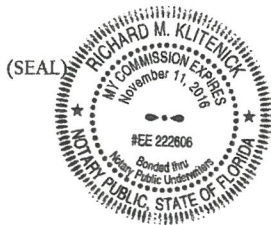

Witness # 2 signature
Print name MARJORIE INDOPMARUKIS

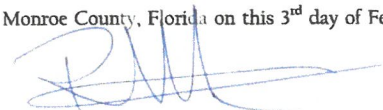

BONITA BURKE

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements BRUCE M. DIETZEN & BONITA BURKE, who are personally known to me, & who produced FL DR LICENSE as identification, to be the same persons who are the Grantors described in the foregoing Quit-Claim Deed, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 3rd day of February, 2015.




Notary Public-State of FL
My Commission Expires: 11/11/16

MONROE COUNTY
OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$0.70

Doc# 2014366 02/03/2015 1:43PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

02/03/2015 1:43PM
DEED DOC STAMP CL: Krys \$0.70

Doc# 2014366
Bk# 2723 Pg# 64

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WARRANTY DEED

THIS WARRANTY DEED is made on this 3rd day of February, 2015, between BONITA R. BURKE, a single woman, whose mailing address is 1500 Atlantic Blvd., Unit 310, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and 803 WHITEHEAD L.L.C., a Florida limited liability company, whose address is 803 Whitehead Street, Key West, FL 33040 (hereinafter collectively referred to as "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 & 00/100^{ths} DOLLARS (\$10.00) and other good and valuable consideration 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, with the street address 803 Whitehead Street, Key West, FL 33040, and more particularly described as:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, STATE OF FLORIDA, KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF TRACT FOUR (4) BUT NOW BETTER KNOWN AS A PART OF LOT TWO (2) IN SQUARE SIX (6), OF SAID TRACT FOUR (4) ACCORDING TO SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF WHITEHEAD STREET TWENTY-ONE (21) FEET AND EIGHT (8) INCHES DISTANT SOUTHEASTERLY FROM THE CORNER OF WHITEHEAD AND PETRONIA STREETS, FROM SAID POINT OF BEGINNING CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WHITEHEAD STREET A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN SOUTHWESTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND SIX (6) INCHES OUT TO WHITEHEAD STREET AND THE POINT OF BEGINNING.

PARCEL ID NUMBER: 00017050-000000; ALTERNATE KEY ("AK") NUMBER: 1017469

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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.

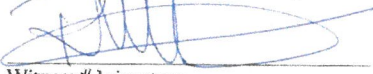
BURKE TO 803 WHITEHEAD, L.L.C.
WARRANTY DEED
803 WHITEHEAD ST., KEY WEST, FL
PAGE 1 OF 2



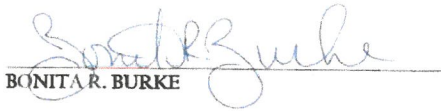
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

In Witness Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



Witness # 1 signature
Print name: RICHARD M. KLITWICK


BONITA R. BURKE

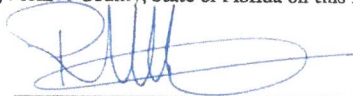


Witness # 4 signature
Print name: MAURA PROTOPSALTIS

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments BONITA R. BURKE, who is personally known to me; or who produced J/A, as identification, to be the same person who is the named Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 3rd day of February, 2015.



Notary Public-State of FL
Commission Expires: 11/11/16

(STAMP/SEAL)



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, Bonita Burke as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 803 Whitehead LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meridian Engineering LLC
Please Print Name of Representative

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

[Handwritten Signature]

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

Subscribed and sworn to (or affirmed) before me on this 10/14/2020
Date

by Bonita Burke
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida's drivers license as identification.

[Handwritten Signature]

Notary's Signature and Seal



James Bleiler III
Comm. #HH027160
Expires: Aug. 3, 2024

Name of Notary Public [Stamp]
Bonded / My Commission Expires

HH027160
Commission Number, if any

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an Entity)

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

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

803 Whitehead 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

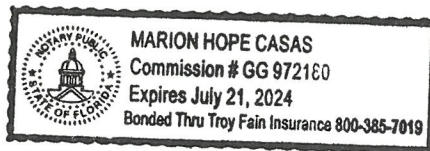
Subscribed and sworn to (or affirmed) before me on this 10-14-20 by
Richard J. Milelli *date*
Name of Authorized Representative

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


Notary's Signature and Seal

MARION Hope CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any

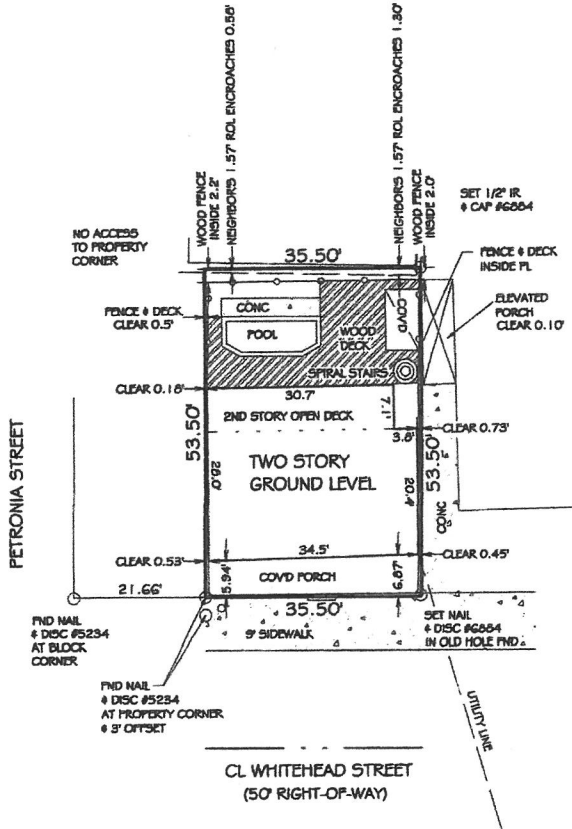


Boundary Survey

MAP OF BOUNDARY SURVEY
PART OF LOT TWO, SQUARE SIX, TRACT FOUR
SIMONTON AND WALL'S ADDITION
TO THE CITY OF KEY WEST



LOCATION MAP - N.T.S.



NORTH
SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
803 WHITEHEAD STREET
KEY WEST, FLORIDA
33040

All that certain tract or parcel of land, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract Four (4) but now better known as a part of Lot Two (2) in Square Six (6), of said Tract Four (4) according to Simonton and Wall's Addition to the City of Key West, described by metes and bounds as follows: Beginning at a point on the Northeastern side of Whitehead Street Twenty (21) feet and Eight (8) inches distant Southeastern from the corner of Whitehead and Petronia Streets, from said Point of Beginning continue in a Southeastern direction along the Northeastern side of Whitehead Street a distance of Thirty-five (35) feet and six (6) inches; thence at right angles in a Northeastern direction a distance of Fifty-three (53) feet and six (6) inches; thence at right angles in a Northwestern direction a distance of Thirty-five (35) feet and six (6) inches; thence at right angles in a Southwestern direction a distance of Fifty-three (53) feet and six (6) inches out to Whitehead Street and the Point of Beginning.

CERTIFIED TO -

BONITA R. BURKE; KEY WEST BANK, its successors and/or assigns; SPOTTSWOOD, SPOTTSWOOD and SPOTTSWOOD; ATTORNEYS' TITLE INSURANCE FUND, INC.

LEGAL DESCRIPTION -

SEE ABOVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR RIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------|--|-------------------------------------|
| Δ = CENTRAL ANGLE | IF = IRON PIPE | POC = POINT OF COMMENCEMENT |
| ASPH = ASPHALT | IR = IRON ROD | REC = POINT OF REVERSE CURVE |
| ARC = ARC LENGTH | MEAS = MEASURED | PERM = PERMANENT REFERENCE MONUMENT |
| C = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | PT = POINT OF TANGENT |
| CM = CONCRETE MONUMENT | NTS = NOT TO SCALE | R = RADIUS |
| CONC = CONCRETE | PC = POINT OF CURVE | RES = RESIDENCE |
| COVID = COVERED | POC = POINT OF COMPOUND CURVE | ROV = ROOF OVERHANG |
| DRAGE = DRAINAGE BASINEMENT | PERM = PERMANENT CONTROL POINT | ROW = RIGHT OF WAY |
| EL = ELEVATION | PK = PARKER GALVAN NAIL | TY = TYPICAL |
| ENCL = ENCLOSED | PL = PROPERTY LINE | UNDE = UTILITY CASHEMENT |
| ENCR = ENCROACHMENT | POB = POINT OF BEGINNING | UP = UTILITY POLE |
| EXP = EDGE OF PAVEMENT | PI = POINT OF INTERSECTION | WM = WATER METER |
| FF = FRESHED FLOOR | POC = POINT OF COMMENCEMENT | |
| FI = FENCE INSIDE | | |
| FO = FOUND | | |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE OR LINE | | |

SCALE: 1" = 20'

FIELD WORK DATE: 07/14/03

REVISION DATE: --

SHEET: 1 OF 1

DRAWN BY: KB

CHECKED BY: RR

INVOICE NO.: 3070101

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1 (B) 1 (CHECKBOX), 1 (B)2 (ENCROACHMENTS), 1 (B)4 (BASINEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *R. E. Reece*
ROBERT E. REECE, FSM #5632 PROFESSIONAL SURVEYOR AND MAPPER, LB #6264

R. E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

Site Plans

Site Visit





















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 00017050-000000
Account# 1017469
Property ID 1017469
Millage Group 11KW
Location 803 WHITEHEAD St, KEY WEST
Address
Legal Description KW PT LOT 2 SQR 6 TR 4 H3-123 B
OF W C-402/05 OR611-130
OR715-69 OR842-973 OR962-
852R/5 OR1560-1840/41 OR1910-
1948/49 OR2715-2011/13
OR2723-62/63 OR2723-64/65
(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

803 WHITEHEAD LLC
C/O BONITA BURKE
328 N Ocean Blvd Apt 402
Pompano Beach FL 33062

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$214,537	\$214,537	\$197,369	\$197,369
+ Market Misc Value	\$11,965	\$12,156	\$11,051	\$11,243
+ Market Land Value	\$387,396	\$387,396	\$366,602	\$248,845
= Just Market Value	\$613,898	\$614,089	\$575,022	\$457,457
= Total Assessed Value	\$608,874	\$553,522	\$503,202	\$457,457
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$613,898	\$614,089	\$575,022	\$457,457

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	1,899.00	Square Foot	35.5	53.5

Commercial Buildings

Style	1 STY STORE-A/ 11A
Gross Sq Ft	2,026
Finished Sq Ft	1,570
Perimeter	0
Stories	2
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	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	1913
Year Remodeled	
Effective Year Built	2000
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	238	0	0
FLA	FLOOR LIV AREA	1,570	1,570	0
OUU	OP PR UNFIN UL	210	0	0
SBF	UTIL FIN BLK	8	0	0
TOTAL		2,026	1,570	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1985	1986	1	1 UT	1
FENCES	1987	1988	1	496 SF	2
WALL AIR COND	1991	1992	1	1 UT	1
COMM POOL	1987	1988	1	72 SF	4
WOOD DECK	2011	2012	1	465 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/3/2015	\$100	Warranty Deed		2723	64	11 - Unqualified	Improved
2/3/2015	\$100	Quit Claim Deed		2723	62	11 - Unqualified	Improved
12/2/2014	\$33,500	Quit Claim Deed		2715	2011	16 - Unqualified	Improved
7/12/2003	\$417,000	Warranty Deed		1910	1948	Q - Qualified	Improved
12/1/1985	\$66,000	Warranty Deed		962	852	U - Unqualified	Improved
10/1/1981	\$55,000	Warranty Deed		842	973	U - Unqualified	Improved
2/1/1977	\$28,000	Conversion Code		715	69	Q - Qualified	Improved

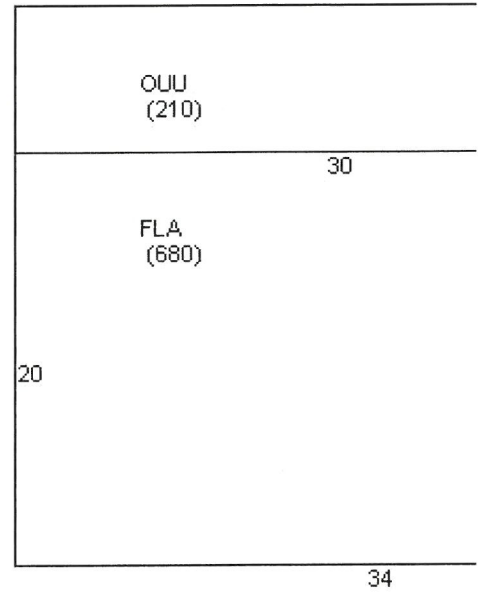
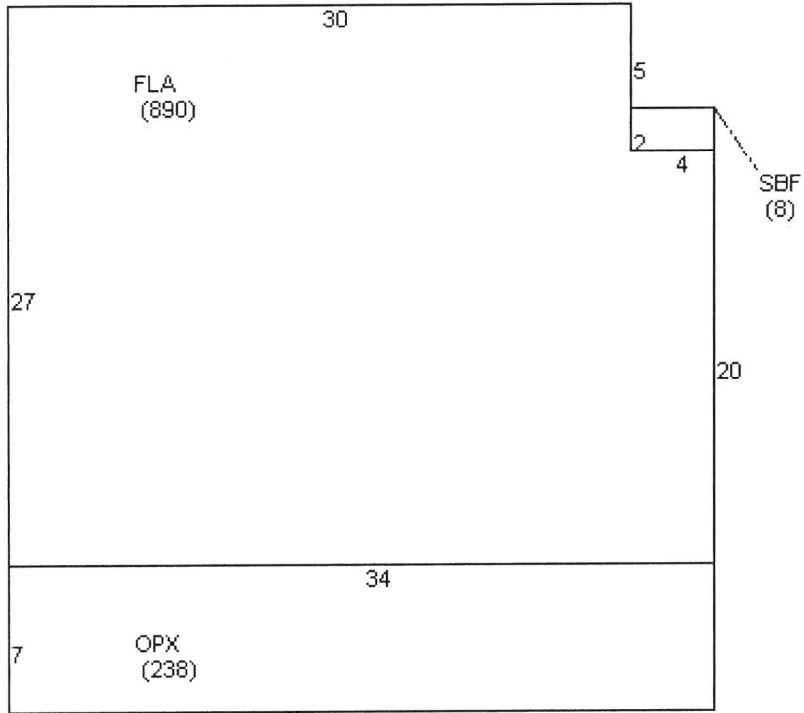
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-3077	9/17/2010	3/4/2011	\$4,000		INSTALL SHEETROCK CEILING, REMOVE PARTITION AND PAINT IN DINING ROOM AREA
10-2717	8/20/2010	3/4/2011	\$4,000		REPLACE 465sf OF EXISTING BACK DECK WITH PRESSURE TREATED WOOD
04/0277	2/4/2004	12/31/2003	\$5,800		ELECTRICAL
04/0006	1/15/2004	12/31/2003	\$16,500		INSIDE REPAIRS CON PILING
03-4299	1/6/2004	11/23/2004	\$4,500		REPLACE DECKING
03-4298	12/29/2003	12/31/2003	\$1,000		INTERIOR FLOOR REPAIR
9602935	7/1/1996	7/1/1997	\$12,432		ROOF
B94876	3/1/1994	7/1/1994	\$500		DRYWALL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





1017469 803 WHITEHEAD ST 02/23/12



Additional Information

**FIGJAM
COFFEE MENU**

Latte

Cappuccino

Flat White

Macchiato

Cuban Con Leche

Pour Over

Drip Coffee

Iced Latte

Cold Brew

Espresso

DRINKS

FigJam Crafted Herbal Tea

Fresh Squeezed OJ

Sparkling Water

FIGJAM
FOOD MENU

Mikes Coffee House Biscuits with FigJam

Honey Sweetened Banana Bread

Bagel with FigJam & Cream Cheese

Bagel Lox's

Avocado Toast on Ezekiel Bread

Maple Granola & Yogurt

Protein Balls

FigJam Smoothie Special

Tiramisu

The proposed property, 803 Whitehead Street, Unit B has a previous use as a commercial retail space which ceased operations in April 2020. The property has been vacant since. Previous to being established as a commercial property the unit was an apartment.

FigJam Coffee, the proposed business for said property will be a small scale, local cafe which will not require or have any Service Vehicles. Our hours of operations will be Tuesday - Sunday 8am to 4pm. Our business will be an owner operated establishment, there will be two employees of FigJam Coffee.

We have taken measure as of present time for our outdoor seating area by speaking with our neighbors in-regards to the customer base outside. Everyone is in agreement, we are to build a small half divide fence/wall to assure guests an enjoyable, clean, tidy space. Area will be completely fenced in and separated from the other establishment. We will provide a covered area either with secured sail/shade screens and/or umbrellas per table.

We have developed a plan for limited noise, as we will not have music and or speakers outdoors. Our neighboring business is run indoors during business hours which frees up our disturbances to each other and guests. We will also be implementing outside patio seating for guests who wish to have an enjoyable quiet time.

For the seating areas and business property we will implement with signage No Smoking. As this is a smoke free building environment by all people and establishments residing. Our noise will be limited to light cafe music playing in the background. We will be creating a calm, relaxing, family environment for all guests. This means no Alcohol on property or loud disturbing behaviors. All guests will be kindly reminded by Signage and ourselves.

Our front porch is clearly divided by a staircase. Our neighbor has a rope across for no entrance to his area. This will allow guest to utilize our side of the porch, free and clear from any debris due to an elevated concrete build which wraps around the porch, along with a covering roof.

Currently we have inside ceiling fans which help the space with air circulation and a window AC unit. We will install new split AC units inside with curtains over our doorways to keep the indoor seating area nicely cooled, cleaned and separated from the outside.

We will be sanitizing and cleaning the space daily and throughout our open hours to establish a clean, refreshing space. Trash will be cleaned out every night after closing. We will provide a full sanitation and clean for the coffee shop.

Our trash is currently located at the end of the neighboring alleyway. The neighbors and current established people/ businesses of 803 Whitehead street have held an agreement with the neighbors to utilize this alleyway area for trash.

As this was once an apartment we have running water, sewer, electrical and cable access on property.

Attached is our proposed menu.


ADA BATHROOM USE AGREEMENT

This Agreement is between William Kearins, Known as Billy, owner of Coast Projects LLC of 803 Whitehead Street, Key West, FL 33040 and Thomas Michael Foote, Known as Mike, owner of Figjam Coffee Inc. of 803 Whitehead Street, Key West, FL 33040 for use of the ADA Bathroom located on the property of 803 Whitehead Street, Key West, FL 33040.

Billy of Coast Projects LLC grants Mike of Figjam Coffee Inc. the use of the ADA Bathroom located on Coast Projects LLC side of 803 Whitehead Street, Key West, FL 33040 for any ADA customers of Figjam Coffee Inc. who will need use of an ADA bathroom.


This Agreement shall commence on signing and will remain in place as long as FigJam Coffee Inc. is a running business by Thomas Michael Foote located on the property of 803 Whitehead Street, Key West FL 33040.

For any reason Billy of Coast Projects LLC wishes to change said Agreement, a new Agreement will have to be drafted and agreed upon by both Mike of Figjam Coffee Inc. and Billy of Coast Projects LLC.




William Kearins

10/15/20
Date



Thomas Michael Foote

10-15-20
Date



Witness : Kelsey Hull

10/15/20
Date



Scott P. Russell, CFA
Property Appraiser

User Account: R 1017469

Tax Code: 11KW KEY WEST
Location: 803 WHITEHEAD St

Parcel ID: 00017050-000000
Property ID: 1017469
Legal Desc: KW PT LOT 2 SQR 6 TR 4 H3-123 B OF W C-402/05
OR611-130 OR715-69 OR842-973 OR962-852/R/S
OR1560-1840/41 OR1910-1948/49

Property Valuation

Market Value	Last Year	This Year
	614,089	613,898

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	553,522	608,874	0	0	553,522	608,874
Public Schools	614,089	613,898	0	0	614,089	613,898
Municipality	553,522	608,874	0	0	553,522	608,874
Water Management	553,522	608,874	0	0	553,522	608,874
Independent Districts	553,522	608,874	0	0	553,522	608,874
Voter Approved Debt Service						

Assessment Reductions	Applies to	Value
Non-Homestead Cap	Non-School Funds	5,024

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Monroe County Property Appraiser at:
PO Box 1176 Key West, FL 33041-1176
(305) 292-3420 Key West, (305) 289-2550 Marathon
(305) 852-7130 Plantation Key

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.mcpafi.org and must be filed
ON OR BEFORE:
5 PM September 14, 2020

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.