



## Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • [www.keywestcity.com](http://www.keywestcity.com)

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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: 1000 Duval Street, Key West, Florida

Zoning District: HRCC-3 Real Estate (RE) #: 00027220-000000

Property located within the Historic District? ☒ Yes ☐ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

Name: Philip Mitchell Trego

Mailing Address: Wild Side Gallery, 1000 Duval Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: (305) 393-2364 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: wildsidegallery@gmail.com

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

Name: New York Style Pizza Restaurant Inc

Mailing Address: 1000 Duval Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: (914) 815-8273 Maria Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Duvaltruman@hotmail.com

Description of Proposed Construction, Development, and Use: Modify existing metal fresh air return duct

List and describe the specific variance(s) being requested:  
Modification will not correct set back requirement.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: \_\_\_\_\_

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?  
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

Is this variance request for habitable space pursuant to Section 122-10787

☒ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback - LEFT		4.92 (ENC)	2.0 (ENC)	0" setback
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R.				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

**Standards for Considering Variances**

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Existing restaurant use, prior to adjacent property transfer. Previous owner had no objection  
to the vent. Current owner has no objection to vent as modified by this variance.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Restaurant was built and in use for many years, adjacent property owner is now deceased  
and estate would like encroachment resolved.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

This variance will allow applicant to maintain their existing restaurant use without  
exorbitant renovation costs to relocate a fresh air intake duct.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The only way to come in to compliance, is to replace fresh air duct through center of 2nd  
story apartment, creating a very costly renovation project.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

We will be modifying the duct work to face into the property. Correcting only half of the  
encroachment. A variance is needed to keep part of the existing duct in place and only  
modify the intake section.

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

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

This will be in harmony with the general intent and not detrimental to the public interest.

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This condition existed for many years. In the future, at which time, the restaurant is discontinued, the encroachment would be removed in its entirety.

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**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 survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

# Verification

City of Key West  
Planning Department



**Verification Form**  
(Where Authorized Representative is an entity)

I, Maria Kajtazi, in my capacity as Director / Vice President  
(print name) (print position; president, managing member)  
of New York Style Pizza Restaurant, 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:

1000 Duval Street, Key West, Florida  
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.

Maria Kajtazi  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/18/15 by  
date  
Maria Kajtazi  
Name of Authorized Representative

He/She is personally known to me or has presented FL Driver License as identification.

Angela Castaldo  
Notary's Signature and Seal

Angela Castaldo  
Name of Acknowledger typed, printed or stamped

ANGELA CASTALDO  
Notary Public, State of New York  
Qualified in Westchester County  
No. 01CA5085700  
My Commission Expires Sept. 29, 2017

01CA5085700  
Commission Number, if any

# **Authorization**

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, Maria Kajtazi as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Director/Vice President of New York Style Pizza Restaurant, Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Philip Mitchell Trego  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 5/18/15  
*Date*

by Maria Kajtazi  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented FL Drivers License as identification.

[Signature]  
*Notary's Signature and Seal*

Angela Castaldo  
*Name of Acknowledger typed, printed or stamped*

ANGELA CASTALDO  
Notary Public, State of New York  
Qualified in Westchester County  
No. 01CA5085700  
My Commission Expires Sept. 29, 2017

01CA5085700  
*Commission Number, if any*



**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1313721  
BK#1802 PG#737

RCD JUL 25 2002 05:08PM  
DANNY L KOLHAGE, CLERK  
DEED DOC STAMPS \$400.00  
07/25/2002 DEP CLK

This Document Prepared By and Return to:  
Feinberg & Maidenbaum  
Presidential Circle  
4000 Hollywood Boulevard  
Suite 350, North Tower  
Hollywood, FL 33021

Parcel ID Number:

Grantee #1 TIN:

Grantee #2 TIN:

## Special Warranty Deed

This instrument, Made this 29th day of May, 2002 A.D., Between  
Island Hotel Properties, L.L.C., a Florida limited liability company

of the County of Monroe, State of Florida, grantor, and  
New York Style Pizza Restaurant, Inc., a corporation existing under the  
laws of the State of Florida  
whose address is: 1000 Duval St, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe, State of Florida to wit:

See Attached Schedule "A"

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

To Have and to Hold, to the said GRANTEE, to the said GRANTEE'S heirs, successors and assigns forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has  
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will  
defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Island Hotel Properties, L.L.C., a  
Florida limited liability company

*[Signature]*  
Printed Name: \_\_\_\_\_

By: *[Signature]* (Seal)

Witness ROBIN R. GEDMIN

P.O. Address: 3120 Northside Drive, Key West, FL 33040

*[Signature]*  
Printed Name: \_\_\_\_\_  
Witness ROBERTSON TUCKER

By: *[Signature]* (Seal)  
P.O. Address: 3120 Northside Drive, Key West, FL 33040

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 29th day of May, 2002 by  
on behalf of Island Hotel Properties, L.L.C., a Limited Florida  
Partnership

he is personally known to me or he has produced his Florida driver's license identification

*[Signature]*  
Printed Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

026243

Form Generated by D Display Systems, Inc., 2001 (021) 743-5555 Page 15.00



Robin R. Gedmin  
MY COMMISSION # CC794170 EXPIRES  
April 1, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.








EXHIBIT A

FILE #1313721  
BK#1802 PG#738

All that part of Lot Two (2) in Square Three (3) of subdivision of Tract Eleven (11), known as Simonton and Wall's Addition to the City of Key West, according to Chas. W. Tift's map of said City: COMMENCING at the corner of Duval and Division Streets and running thence along the Southwest side of Duval Street in a Southeasterly direction Forty-two (42) feet; thence at right angles in a Southwesterly direction Eighty-eight (88) feet; thence at right angles in a Northwesterly direction Forty-two (42) feet; thence at right angles in a Northeasterly direction along Division Street Eighty-eight (88) feet to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

# Survey

-  LIGHT POLE
-  CONC. POLE
-  ELECTRIC BOX
-  TRAFFIC SIGNAL BOX
-  FIRE HYDRANT
-  STORM SEWER/CATCH BASIN
-  WATER METER
-  SIGN
-  TELEPHONE BOX
-  WATER VALVE
-  ELEVATIONS
-  TRAFFIC LANE FLOW
-  CENTER LINE
-  MONUMENT LINE

A = ARC  
A/C = AIR CONDITION  
BLDG. = BUILDING  
C = CURB  
C & G = CURB AND GUTTER.  
C/O = CATCH OVERHEAD  
CB = CATCH BASIN  
CL = CLEAR  
CLR = CLEARANCE FLOOR, STUCCO  
CLG = CLADDING  
CONC = CONCRETE  
CONC. POST = CONCRETE POST  
D = DITCH  
DELTA = DELTA  
DP = DUCTILE IRON PIPE NUMBER  
EB = ENGINEERING BUSINESS NUMBER  
ELEV. = ELEVATION  
ELEC. = ELECTRIC  
ENC. = ENCROACHMENT  
E/O = EASEMENT  
F = FENCE  
FLH = FLORIDA POWER AND LIGHT  
IP. = IRON PIPE  
L = LENGTH  
LB = SURVEYOR BUSINESS NUMBER  
L/ = LIFT  
M & R = MEASURED AND RECORD  
M = MEASURED  
MH = MANHOLE  
NO. = NUMBER  
NAIL & DISC = NAIL AND DISC  
NO ID. = NO IDENTIFICATION NUMBER  
N.D. = NOT TO SCALE  
O/RV = OBSERVED ANGLE  
O/R = OVERHEAD RECORDING  
O = OBTUSE  
O' = OFFICIAL RECORDS BOOK  
O' = MINUTE OR FEET  
O' = SECOND OR INCH  
P = PLAT  
PAV = PAVEMENT  
PB = PLAT BOOK  
PC = POINT OF COMPOUND CURVATURE  
PC = POINT OF CURVATURE  
PL = PLANTER  
PL = POINT OF REGIONAL LAND SURVEYOR  
PI = POINT OF INTERSECTION  
PI = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POC = POINT OF TERMINATION  
PR = POINT OF REVERSE CURVATURE  
PSS = PROFESSIONAL SURVEYOR AND MAPPER  
R = RADIAL  
R = RADIALS OR RECORD  
REG. = REGISTERED  
RNG. = REGISTERED LAND SURVEYOR  
R/W = RIGHT OF WAY  
S = SOUTH  
STA = STATION  
SWK = SIDEWALK  
TANGENT = TANGENT  
SS = SANITARY SEWER  
SS = SEWER  
TWP = TOWNSHIP  
W = WITH  
WM = WATER METER  
WV = WATER VALVE  
ZURMUELLER-WITTENBERG

COMMUNITY NUMBER	:	120168
PANEL NUMBER	:	12087C01516K
SUFFIX	:	K
DATE OF FIRM	:	02-18-2005
FIRM ZONE	:	X
BASE FLOOD ELEVATION	:	N/A
DATE FIELD WORK	:	12-12-2012
DATE DRAFTING	:	12-19-2012
DATE SIGNED AND SEALED	:	12-19-2012
REVISED FIELD SURVEY	:	N/A

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.

2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED

3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.

4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.

5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.

8. ALL OF THE DATA AND VALUES ARE PUBLIC UNLESS OTHERWISE NOTED.

9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.

10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT

11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT

12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHER WISE NOTES

13. BENCHMARK USED: NO ELEVATION REQUESTED

14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90.

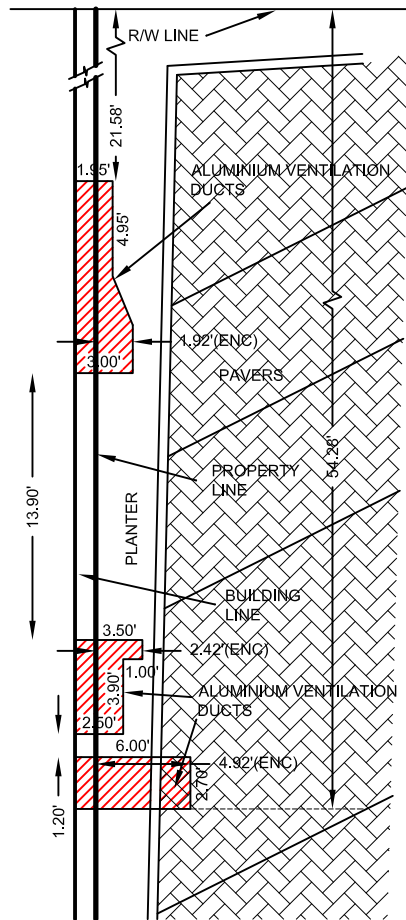
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSSON VERSION 6.6.1. FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA,VIRGINIA.

16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKECH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

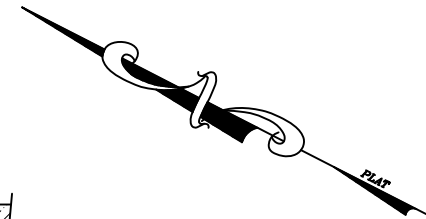
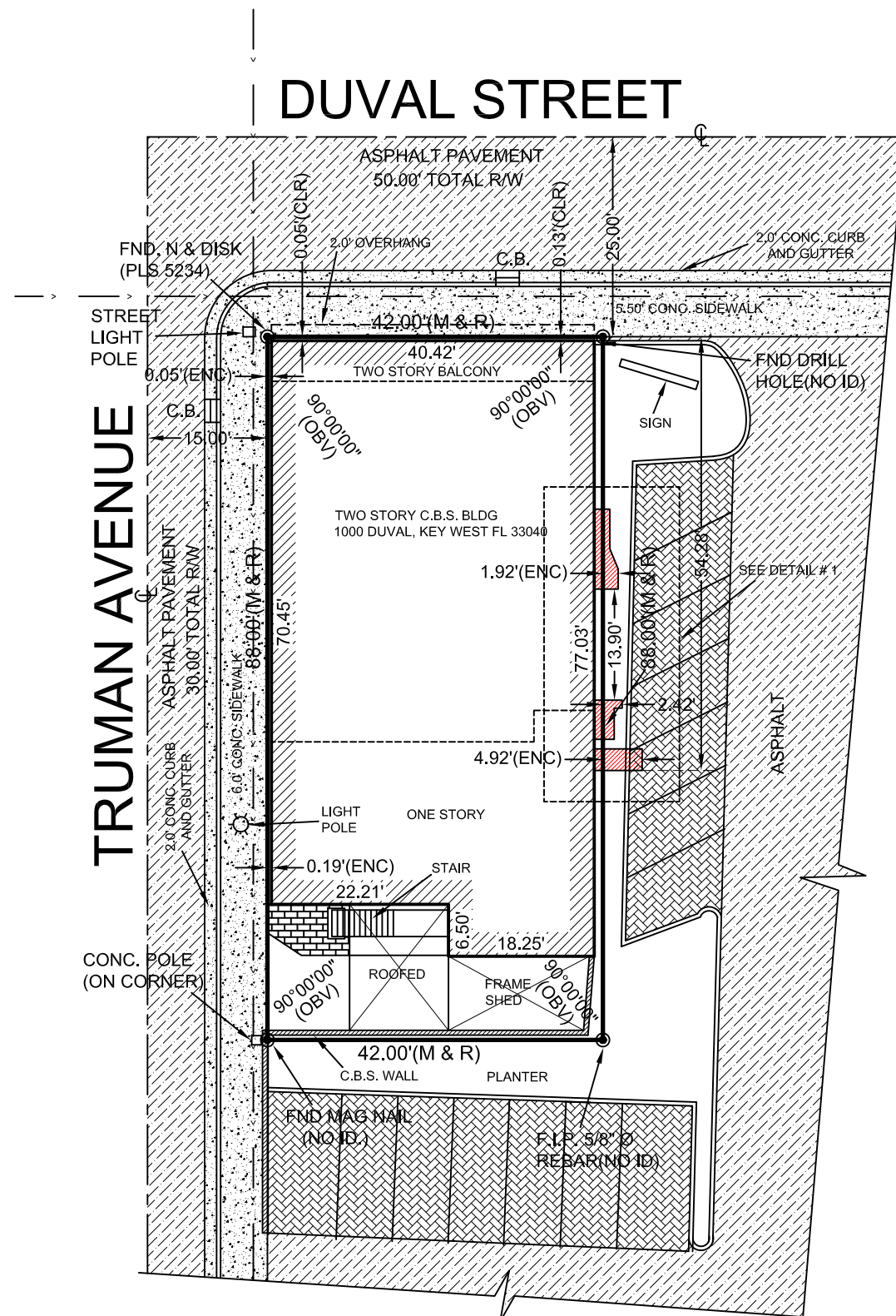
17. ACCURACY OF HORIZONTAL CONTROL/FOR EXPECTED USE OF LAND AS DEFINED BY (5-17)  
THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE  
BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.  
RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS.

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

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



## DETAIL # 1



COMMENCING AT THE CORNER OF DUVAL AND DIVISION STREETS AND RUNNING  
THENCE ALONG THE SOUTHWEST OF DUVAL STREET, IN A SOUTHEASTERLY  
DIRECTION FORTY- TWO (42) FEET; THENCE AT RIGHT ANGLES IN A  
SOUTHWESTERLY DIRECTION EIGHTY-EIGHT (88) FEET; THENCE AT RIGHT ANGLES  
IN A NORTHWESTERLY DIRECTION FORTY-TWO (42) FEET; THENCE AT RIGHT  
ANGLES IN A NORTHEASTERLY DIRECTION ALONG DIVISION STREET EIGHTY-EIGHT  
(88) FEET TO THE POINT OF BEGINNING.



LOCATION MAP (N.T.S.)

**ZURWELLE-WHITTAKER, INC.** ESTABLISHED 1926  
CONSULTING ENGINEERS AND SURVEYORS  
PH: (305) 534-4688 FAX (305) 531-4589  
140 WEST 50th ST., SUITE 307, HIALEAH, 33012  
**WWW.ZURWELLE-WHITTAKER.COM**  
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

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

1000 DUVAL, KEY WEST FL  
333040

PROJECT:

JOB No. \_\_\_\_\_

FIELD BOOK:  
J.C.CAREAGA

SCALE:  
1"=20'

DRAWN: JMR

REVISÉ: EAM

**REVISIONS**  
12-19-2012

**SHEET No.**  
1 OF 1

**CAD FILE.**

**CAD FILE.**

# **Property Appraiser Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday,  
the 16th for Presidents' Day.

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1027995 Parcel ID: 00027220-000000**

### Ownership Details

**Mailing Address:**

NEW YORK STYLE PIZZA RESTAURANT INC  
1000 DUVAL ST  
KEY WEST, FL 33040

### Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

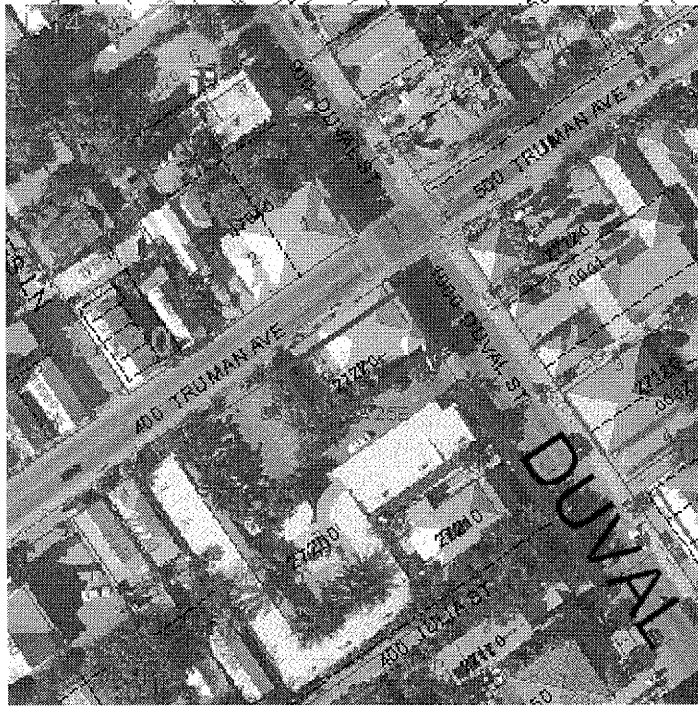
Millage Group: 10KW

Affordable Housing: No

Section-Township-  
Range: 06-68-25

Property Location: 1000 DUVAL ST UNIT: 102 KEY WEST  
1000 DUVAL ST UNIT: 201 KEY WEST  
1000 DUVAL ST UNIT: 202 KEY WEST  
1000 DUVAL ST UNIT: 101 KEY WEST

Legal Description: KW PT LOT 2 SQR 3 TR 11 G3-39 OR415-507 OR1295-1583/84 OR1701-910/911 OR1802-737/738  
(LG)

[illegible]

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	88	3,696.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 1



Total Living Area: 4536  
Year Built: 1943

## Building 1 Details

Building Type  
Effective Age 21  
Year Built 1943  
Functional Obs 0

Condition E  
Perimeter 434  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 27  
Grnd Floor Area 4,536

### Inclusions:

Roof Type  
Heat 1  
Heat Src 1

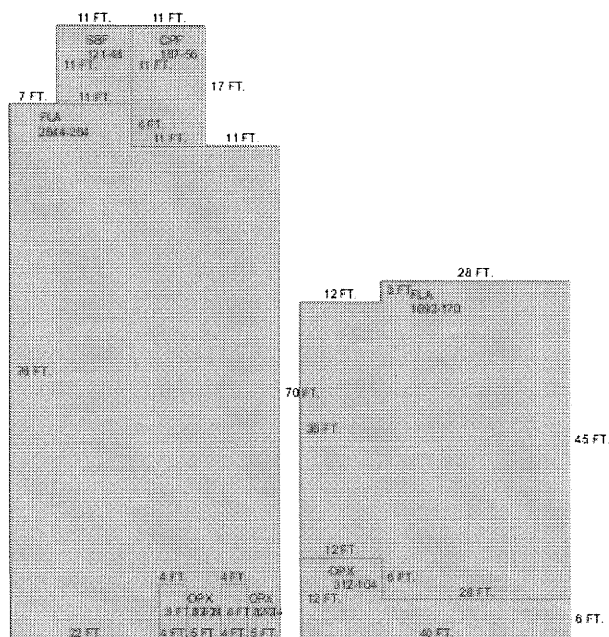
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

### Extra Features:

2 Fix Bath 0  
3 Fix Bath 3  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 6

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					2,844
2	SBF		1	1992					121
3	CPF		1	1992					187
4	OPX		1	1992					32
5	FLA		1	1992					1,692
6	OPX		1	1992					312

7	OPX	1	2003	32
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## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3838	REST/CAFET-A-	100	N	Y
	3839	SBF	100	N	N
	3840	CPF	100	N	N
	3841	OPX	100	N	N
	3842	APTS-A	100	N	Y
	3843	OPX	100	N	N

## Exterior Wall:

Interior Finish Nbr	Type	Area %
1016	AB AVE WOOD SIDING	70
1017	C.B.S.	30

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	158 SF	0	0	1994	1995	3	30

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-0370	05/12/2014		6,350	Commercial	SPLIT LOAD ON 2 SECOND FLOOR APTS. INSTALL NEW METAL CAN AND 150AMP DISCONNECT. INSTALL NEW CIRCUIT BREAKER
14-2040	05/12/2014		6,350	Commercial	SPLIT LOAD ON 2 SECOND FLOOR APTS. INSTALL NEW METAL CAN AND 150AMP DISCONNECT. INSTALL NEW CIRCUIT BREAKER
13-4077	10/08/2013		5,000	Commercial	RE ROOF 3 SQRS.
9900866	03/24/1999	11/03/1999	800		SIGN
0001703	06/21/2000	11/02/2000	4,000		ROOF
02-1792	08/06/2002	11/07/2002	1,000		DEMO INTERIOR
02-2667	11/07/2002	12/31/2003	52,000		RETAIL TO PIZZA REST.
02-3184	12/06/2002	12/31/2003	1,000		DEMO SPIRE
02-3189	12/06/2002	12/31/2003	1,000		REPAINT ROOF
02-3330	12/11/2002	12/31/2003	1,500		PAINT EXTERIOR (WHITE)
03-0140	01/14/2003	12/31/2003	1,000		INSTALL 2-A/C'
03-645	04/01/2003	12/31/2003	16,000		EXHAUST HOOD SYSTEM
03-1374	04/17/2003	12/31/2003	2,000		REMOVE STOREFRONT WINDOWS
03-1629	05/06/2003	12/31/2003	1,500		GAS PIPING

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	566,595	474	603,483	1,170,552	1,170,552	0	1,170,552
2013	566,595	474	565,765	1,132,834	1,132,834	0	1,132,834
2012	566,595	510	565,765	1,132,870	1,132,870	0	1,132,870
2011	566,595	557	565,765	1,132,917	1,132,917	0	1,132,917
2010	588,670	593	452,612	1,041,875	1,041,875	0	1,041,875
2009	588,670	628	498,364	1,087,662	1,087,662	0	1,087,662
2008	603,387	675	769,304	1,373,366	1,373,366	0	1,373,366
2007	431,859	711	942,480	1,231,515	1,231,515	0	1,231,515
2006	431,859	747	332,640	1,231,515	1,231,515	0	1,231,515
2005	442,020	794	295,680	1,020,000	1,020,000	0	1,020,000
2004	441,867	830	221,760	1,020,000	1,020,000	0	1,020,000
2003	340,661	865	181,104	1,020,000	1,020,000	0	1,020,000
2002	318,593	912	181,104	831,580	831,580	0	831,580
2001	318,593	948	181,104	705,040	705,040	0	705,040
2000	340,661	230	155,232	686,835	686,835	0	686,835
1999	340,661	241	155,232	686,835	686,835	0	686,835
1998	227,567	249	155,232	432,049	432,049	0	432,049
1997	227,567	258	147,840	432,049	432,049	0	432,049
1996	206,879	269	147,840	362,289	362,289	0	362,289
1995	137,454	0	147,840	362,289	362,289	0	362,289
1994	137,454	0	147,840	343,221	343,221	0	343,221
1993	137,454	0	147,840	285,294	285,294	0	285,294
1992	127,355	0	147,840	275,195	275,195	25,000	250,195
1991	127,355	0	147,840	275,195	275,195	25,000	250,195
1990	127,355	0	119,196	246,551	246,551	25,000	221,551
1989	89,988	0	118,272	208,260	208,260	25,000	183,260
1988	86,084	0	99,792	185,876	185,876	25,000	160,876
1987	104,126	0	38,485	175,318	175,318	25,000	150,318
1986	104,585	0	37,699	168,579	168,579	25,000	143,579
1985	98,139	0	37,699	166,806	166,806	25,000	141,806
1984	96,704	0	37,699	134,403	134,403	25,000	109,403
1983	96,733	0	23,396	120,129	120,129	25,000	95,129
1982	72,399	0	18,221	90,620	90,620	25,000	65,620

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/29/2002	1802 / 0737	1,200,000	WD .....	Q ....
5/15/2001	1701 / 0910	975,000	WD .....	Q ....
2/1/1994	1295 / 1583	450,000	WD .....	Q ....
2/1/1969	415 / 507	30,000	00	Q ....

This page has been visited 265,415 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

## **Additional Information**

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name

For Insurance Company Use

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1000 Duval Street

Company NAIC Number

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

Part of Lot 2 in Squire 3 of subdivision of Tract 11 Simonton and Wall's Add. to the City of Key West according to Chas W Tift

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) COMMERCIAL

A5. Latitude/Longitude: Lat. N24°33'03" Long. W81°47'58"

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
City of Key West 120188

B2. County Name  
Monroe County

B3. State  
FLORIDA

B4. Map/Panel Number  
12087C01516

B5. Suffix  
K

B6. FIRM Index  
Date  
02-18-2005

B7. FIRM Panel  
Effective/Revised Date  
02-18-2005

B8. Flood  
Zone(s)  
X

B9. Base Flood Elevation(s) (Zone  
AO, use base flood depth)  
N/A

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date N/A ☐ CBRS ☒ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized DCBM Vertical Datum NGVD 1929

Conversion/Comments N/A

Check the measurement used.

- |   |              |   |
|---|--------------|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>9.00</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor   | <u>19.00</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)            |
| d) Attached garage (top of slab)  | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)            |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)            |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>8.00</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>8.90</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including<br>structural support                               | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)            |

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name EDDIE ANDRES MARTINEZ

License Number LS6755

Title PRESIDENT

Company Name ZURWELLE-WHITTAKER, INC

Address 1140 West 50th Street, Suite 307 City Hialeah

State FL ZIP Code 33012

Signature [Signature]

Date 12-19-2012

Telephone 305 534 4668

[Signature]  
PLACE  
SEAL  
LS6755  
12-19-2012

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City State ZIP Code

For Insurance Company Use

Policy Number

Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) Insurance agent/company, and (3) building owner.

Comments Coordinates obtained by Survey Grade GPS ( Sokkia GSR 2700 ISX) Highest Crown of Road South West Crown of Road Elev= 9.30', Mechanical Equipment is A/C compressor located on roof top.

Signature  Date 12/19/12 ☐ Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

G10. Community's design flood elevation \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

Local Official's Name Title

Community Name Telephone

Signature Date

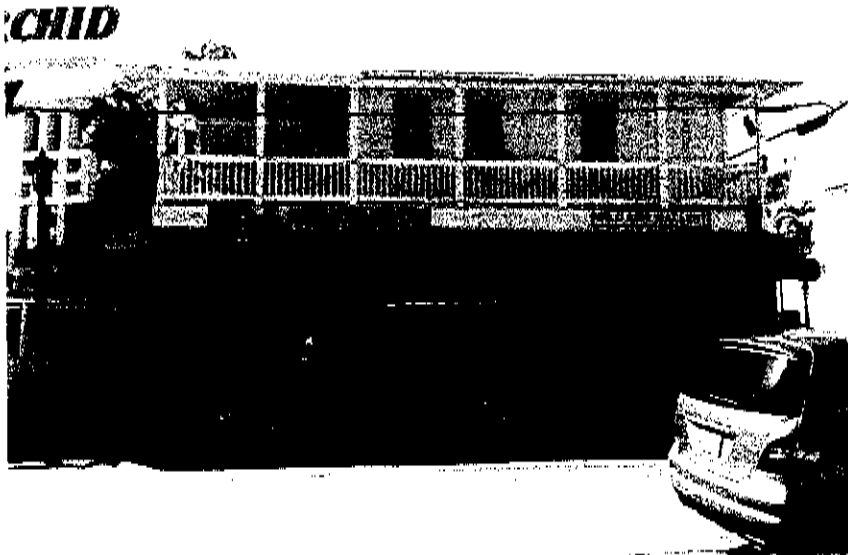
Comments

☐ Check here if attachments

## Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Duval Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.	



Front View



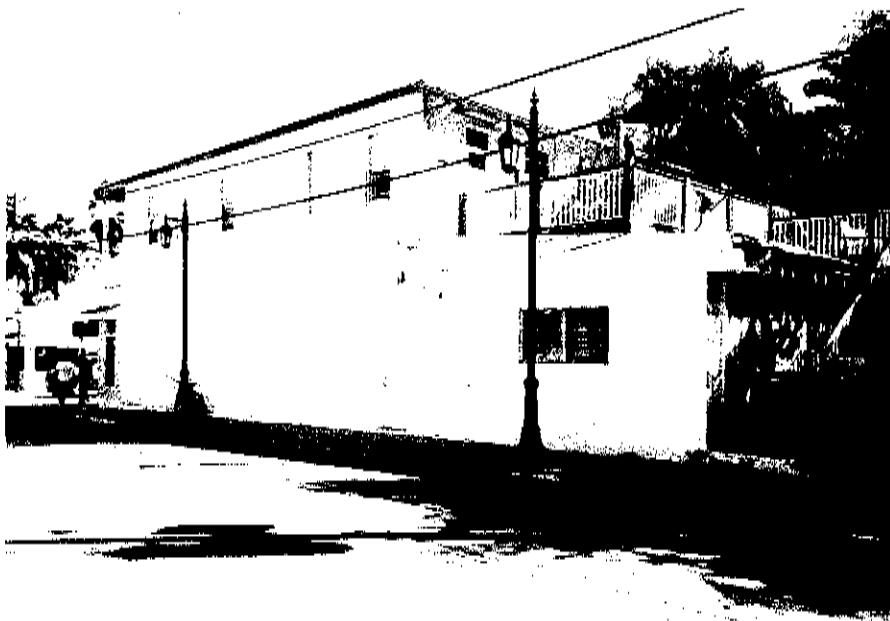
Rear View



# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Duval Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



Right View



Left View