



ALCOHOL SALES SPECIAL EXCEPTION APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Alcohol Sales Special Exception Application	\$ 2,814.20
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,325.02

Special Exceptions are Quasi-Judicial Hearings, and it is Improper to speak to Planning Board Members about the Request Outside of the Hearing.

Please print or type a response to the following:

1. Site Address 418 Eaton Street, Key West, FL, 33040

2. Name of Applicant Follow The Rabbit LLC, Sofia Hayes as Managing Member

3. Applicant is: Owner _____ Authorized Representative X

(please see the attached Verification & Authorization Forms)

4. Address of Applicant 1217 Flagler Avenue, Key West, FL, 33040

5. Phone # of Applicant 305-440-9480 Mobile# _____

6. E-Mail Address hellommmgroup@gmail.com

7. Name of Owner, if different than above 400 Duval Retail LLC

8. Address of Owner 336 Duval St. Key West, FL 33040

9. Phone Number of Owner 305-294-5155 Mobile# _____

10. Email Address Will @keysrealstate.com

11. Zoning District of Parcel HRCC-1 RE# 00006580-000000

12. Description of Use and Exception Requested

The applicant requests approval of an Alcohol Sales Special Exception to allow the operation of a café and members-only social club with beer and wine service (2COP license) at the subject property.

The proposed use consists of a daytime café and workspace, transitioning into a low-intensity evening lounge featuring curated cultural programming, including live music and small-scale performances. Alcohol service will be accessory to the primary use, limited to beer and wine, and conducted in a controlled, seated, and hospitality-focused environment.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public’s health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

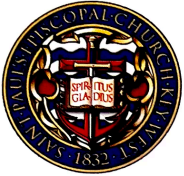
The proposed use will not be contrary to the public interest and will provide a well-managed, low-intensity venue that supports local economic activity and activates an existing commercial space. Operations are conducted indoors with responsible alcohol service and limited capacity to minimize impacts.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

The proposed use is not expected to create any significant conflict with surrounding properties. Operations are conducted entirely indoors with controlled service, limited capacity, and primarily seated guests. Operating hours are from 9:00 AM to 10:00 PM on weekdays and 10:00 AM to 11:00 PM on weekends, consistent with nearby establishments. Given the existing mix of commercial and hospitality uses in the area, the proposed use will not impact the area and is typical for the neighborhood.

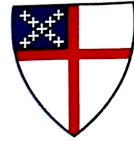
15. What are the mitigative measures proposed to be implemented by the applicant:

The applicant will minimize impact by conducting all activities indoors, maintaining limited capacity with seated service, and ensuring responsible alcohol service under a 2COP license. Sound levels will be controlled, and staff will be trained in guest management and oversight. The applicant will be respectful to neighboring properties and maintain compatibility with the surrounding neighborhood.



St. Paul's Episcopal Church of Key West
401 Duval St. Key West, FL 33040

Phone: 305-296-5142 Fax: 305-294-6687
www.stpaulskeywest.org



March 30, 2026

Planning Department
City of Key West
1300 White Street
Key West, FL 33040

Dear Planning Chair and Commissioners,

On behalf of St. Paul's Episcopal Church, located at 401 Duval Street, Key West, Florida, this letter serves to confirm that we have no objection to Follow The Rabbit, located at 418 Eaton Street, Key West, Florida, being granted approval to sell alcoholic beverages at their premises.

We understand this letter will be included as part of the application materials submitted to the City of Key West. We appreciate the opportunity to provide our position in support of this request.

Best Regards,


Rector, St Paul's Episcopal Church



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Will Langley, 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:

419 Eaton St. Key West, FL 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature] Authorized Signer
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 31st of March 20 by

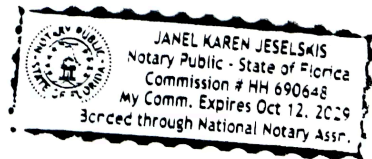
Will Langley
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Janel K. Jeselskis
Name of Acknowledger typed, printed or stamped

690048
Commission Number, if any





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

Authorized Signer of 400 Duval Retail LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Sofia Schiberg
Please Print Name of Representative

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

[Signature], Authorized Signer
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 31st day of March, 2020
Date

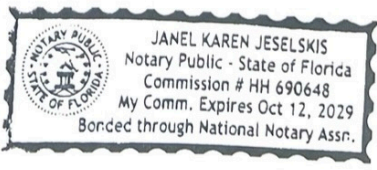
by Will Langley
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Janel Jeselskis
Name of Acknowledger typed, printed or stamped

690648
Commission Number, if any



Monroe County, FL

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 00006580-000000
Account# 1006815
Property ID 1006815
Millage Group 10KW
Location 424 EATON St, KEY
Address WEST
Legal KW PT LOTS 2 AND
Description 3 SQR 38 G62-
 344/46 G66-277
 OR10-415/16 OR84-
 389/90 OR328-
 360/63 OR328-
 560/61 OR632-772
 OR1076-381/82
 OR1467-821/23
 OR1506-1866
 OR1506-1867
 OR1506-1868/69
 OR1971-1155/61
 OR2314-1679/80
 OR2575-426/31
 (Note: Not to be used
 on legal documents.)
Neighborhood 32030
Property RETAIL-MULTI
Class TENANT (1101)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

400 DUVAL RETAIL LLC
 1119 Von Phister St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$3,737,143	\$3,737,143	\$3,170,248	\$3,170,248
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$6,483,110	\$5,186,488	\$5,186,488	\$5,186,488
= Just Market Value	\$10,220,253	\$8,923,631	\$8,356,736	\$8,356,736
= Total Assessed Value	\$9,815,994	\$8,923,631	\$8,356,736	\$8,356,736
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,220,253	\$8,923,631	\$8,356,736	\$8,356,736

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$5,186,488	\$3,737,143	\$0	\$8,923,631	\$8,923,631	\$0	\$8,923,631	\$0
2023	\$5,186,488	\$3,170,248	\$0	\$8,356,736	\$8,356,736	\$0	\$8,356,736	\$0
2022	\$5,186,488	\$3,170,248	\$0	\$8,356,736	\$8,356,736	\$0	\$8,356,736	\$0
2021	\$5,186,488	\$3,312,199	\$0	\$8,498,687	\$8,498,687	\$0	\$8,498,687	\$0
2020	\$5,186,488	\$3,222,965	\$0	\$8,409,453	\$8,275,733	\$0	\$8,409,453	\$0
2019	\$4,116,260	\$3,407,134	\$0	\$7,523,394	\$7,523,394	\$0	\$7,523,394	\$0
2018	\$4,116,260	\$3,107,701	\$0	\$7,223,961	\$7,223,961	\$0	\$7,223,961	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	35,032.00	Square Foot	176	200.4

Buildings

Building ID	39395	Exterior Walls	C.B.S.	
Style		Year Built	1928	
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	2005	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	34496	Roof Type	FLAT OR SHED	
Finished Sq Ft	33297	Roof Coverage	with 0% MEMBRANE	
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	830	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	26	Grade	450	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,163	0	0
FLA	FLOOR LIV AREA	33,297	33,297	0
OPF	OP PRCH FIN LL	36	0	0
TOTAL		34,496	33,297	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
6/8/2012	\$19,132,000	Warranty Deed		2575	426	37 - Unqualified		
8/9/2007	\$18,000,000	Warranty Deed		2314	1679	U - Unqualified		
2/1/1975	\$182,000	Conversion Code		632	772	Q - Qualified		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2875	11/07/2025	Active	\$17,580	Commercial	Scope A - White Box Electrical Work Description
25-2253	09/03/2025	Active	\$16,000	Commercial	Plumbing for Interior Renovations
BLD2025-1633	08/04/2025	Completed	\$10,000	Commercial	REPLACEMENT OF CURRENT SYSTEM WITH NEW 7.5 TON UNIT USING EXISTING CU STAND ON FLAT ROOF
BLD2024-2511	10/02/2024	Completed	\$26,750	Commercial	Demo and repair wood facade of storefront due to wood rot wood is rotting due to pressure washing sidewalk and is causing doors to not function, new wood, new paint same color.
BLD2024-2422	09/12/2024	Active	\$19,500	Commercial	Change Out Two (2) Ruud 5 Ton Condensing Units
BLD2024-2027	08/28/2024	Active	\$1,250	Commercial	27" x 120" sign replacement and 20" x 36" sign replacement, no letter over 11" tall
BLD2024-2096	08/06/2024	Completed	\$16,800	Commercial	Replace PV water lines.
BLD2023-2509	08/31/2023	Completed	\$3,500	Commercial	Tropic Cinema - Interior Selective Domo - No Exterior Work. Selective Interior Demo to include selective interior finishes, removal of selective lighting, removal of selective duct work. There will be no removal of electrical lines, fire sprinklers or plumbing.
BLD2023-0527	02/24/2023	Completed	\$20,000	Commercial	Floor resurfacing micro-finish Overlay area o 3,100 sq/ft
BLD2022-3710	01/19/2023	Completed	\$8,800	Commercial	Install two exterior store signs. The store front is 28 feet wide, so that should allow us to have 35 sq feet of signage
BLD2022-3183	12/15/2022	Completed	\$3,000	Commercial	Replace Doorway & Infill Existing Opening In Wall 16" OC, 5/8" Drywall, Tape, Mud & Sand Finish.
BLD2022-3184	12/08/2022	Completed	\$150,000	Commercial	Renovation of commercial space to include demo and build out Huk Fishing Store

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2022-0341	05/04/2022	Completed	\$25,000	Commercial	2/8/2022 12:59:04 PM SMOKE DETECTORS AS PER FBC. 4/25/2022 2:38:43 PM RETROFIT LIGHTING, REPLACE RECEPTACLES, ADD SMOKE DETECTION. ELIMINATE UNNECESSARY/NON-USED CIRCUITS, ADD (3) 20A CIRCUITS, (2) PENDANT LIGHTS, (1) 4FT TRACK LIGHT, SMOKE DETECTION PER NEC. UPGRADING 120/208V 200A SERVICE TO 120/208V 600A SERVICE (PARALLEL FEEDS). METER TO BE PROVIDED & CT'D BY KEYS ENERGY. ADDITIONAL SCOPE OF WORK ALSO INCLUDES WIRING OF NEW RANGE HOOD. STAMPED/ENGINEERED PLANS ARE ATTACHED TO ORIGINAL PERMIT ON ETRAKIT FOR BOTH SERVICE CALC & HOOD DRAWINGS. **NOC REQUIRED** HARC INSPECTION EXEMPT**
BLD2022-1001	04/13/2022	Active	\$8,000	Commercial	4/7/2022 11:16:11 AM CHANGE OUT SAME FOR SAME 5TON RHEEM SYSTEM *NOC REQUIRED TJO
BLD2019-3129	11/01/2019	Completed	\$2,350	Commercial	ILLUMINATED REVERSE CHANEL LETTERS ON WIRE WAY 20.16 SQ/FT
BLD2019-3833	10/24/2019	Completed	\$7,400	Commercial	MECHANICAL HVAC
BLD2019-3556	10/16/2019	Completed	\$11,000	Commercial	12.5 PKG Unit
BLD2019-3289	09/13/2019	Completed	\$54,318	Commercial	Electrical remodel of space
BLD2019-3098	09/04/2019	Completed	\$950	Commercial	Furnish & Install 30 linear feet of membrane, Furnish and Install " 12x8" pitch pan.
BLD2019-1688	08/27/2019	Completed	\$165,000	Commercial	Minor interior demolition, new drywall, framing, ceilings, acoustical ceilings. New flooring & cabinetry for full build out.
BLD2019-1695	08/27/2019	Completed	\$28,000	Commercial	Replace existing 2 split systems on roof including new ducts & diffusers.
BLD2019-1697	08/27/2019	Completed	\$31,500	Commercial	New electrical system to include new panels, lights, switches & outlets. Revision #1: Relocate main panel and add disconnect.
BLD2019-3017	08/26/2019	Completed	\$14,360	Commercial	Remove existing pendants + arm over back to 2" Branch lines; Turn branch lines (2") up to accommodate new upright protection drop 3 new pendant heads in dressing rooms + restroom.
BLD2019-2581	08/08/2019	Completed	\$17,980	Commercial	Install 12 fire sprinkler heads, tie into existing fire sprinkler system
BLD2019-2621	07/25/2019	Completed	\$1,900	Commercial	Fabricate and install new awning canvas fabric.
BLD2019-2422	07/22/2019	Completed	\$200,000	Commercial	Remodel interior of existing retail store
BLD2019-0918	06/28/2019	Active	\$3,986	Commercial	Remove and replace a 9000 BTU mini split system, Mitsubishi MUZGE09 & MSZGE09. Condenser on roof stand - existing. Same for same. **NOC exempt** HARC INSPECTION REQUIRED **Mechanical equipment not to be publicly visible
BLD2019-1990	06/04/2019	Canceled	\$32,772	Commercial	Rough and install 2 water closets, 2 wall hung lavatories
BLD2019-1696	06/03/2019	Completed	\$15,000	Commercial	New plumbing connected to existing for: 2 new bathrooms & 1 break room sink
BLD2019-1698	06/03/2019	Completed	\$6,000	Commercial	New CAT5 & low-voltage cables for internet, phone, alarm, & access control.
18-3039	07/27/2018	Active	\$19,350	Commercial	200A/208V3PHS ELECTRICAL SERVICE WITH 200A/240/3PHS BREAKER PANELS WIRE BRANCH CIRCUITS FOR GENERAL RECPS. WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR LIGHTING AND LIGHTING CONTROLS, WIRING EXIT/EMERGENCY LIGHTS PER NEC WIRING HOOD SYSTEM WIRING SMOKE DETECTORS/STROBES LIGHTS PER NEC. N.O.C.
18-2801	07/01/2018	Active	\$11,500	Commercial	REPAIR EXISTING AWNINGS
17-0838	06/05/2017	Expired	\$10,000	Commercial	WALL SIGN 10' BY 2.3" COPY (RIVER STREET SWEETS, SAVANNAH CANDY KITCHEN) AWNING RECOVER EXISTING W RED. COY (WORLD FAMOUS PALINGS) FLAG MOUNT 25 SQ/FT COPY RSTS, SAVN CK WINDOW 16" BY 9" 2 X.
17-609	03/10/2017	Expired	\$53,000	Commercial	REMODEL INTERIOR OF EXISTING RETAIL STORE. WORK INCLUDES: CONTINUATION OF DRYWALL TO CEILING, PUTTING IN WALL, INSTALLING DOORS, PAINTING
17-928	03/08/2017	Completed	\$18,750	Commercial	DEMO OF CURRENT ELECTRICAL, THEN COMPLETE ELECTRICAL INSTALLATION OF BRANCH CIRCUITS FOR GENERAL LIGHTING CONTROLS, LIGHT FIXTURES, CEILING FANS, EXIT AND EMERGENCY LIGHTING, SMOKE DETECTORS AND POWER FOR REGISTER
17-118	03/01/2017	Completed	\$26,900	Commercial	DMO OF PLUMBING ASSOCIATED W/EXISTING BATHROOM. INSTALLATION OF NEW PLUMBING WASTE FOR NEW BATHROOM FIXTURES AND THE NEW SINKS AND FLOOR DRAINS. NEW WATER SYSTEM AND HOT WATER TANK. NEW FLOOR RECESSED GREASE TRAP
17-40	03/01/2017	Completed	\$49,200	Commercial	DEMO OF EXISTING ELECTRICAL SERVICE ADN INSTALLATION OF NEW. NEW OUTLETS AND DEVICES AND NEW LIGHTING.
17-43	02/24/2017	Completed	\$62,800	Commercial	DEMO OF EXISTING AC SYSTEM. ININSTALL OF 4 NEW RTU'S FOR TOTAL OF 14 TONS W/NEW AIR DISTRIBUTION AND CONTROL SYSTEM. TWO NEW EXHAUST FANS.
17-39	02/06/2017	Completed	\$200,000	Commercial	INTERIOR BUILDOUT WITHIN AN EXISTING TENANT SPACE SHELL FOR A CANDY & ICE CREAM STORE.
17-0000249	01/29/2017	Completed	\$8,500	Commercial	INTERIOR DEMO OF RETAIL SPACE. (NOC REQ).
16-3660	12/20/2016	Completed	\$100,000	Commercial	RELOCATING THE STOREFRONTS AND DOORS FOR 400, 400B AND 400C DUVAL.
15-4425	11/10/2015	Completed	\$45,000	Commercial	MINOR INTERIOR DEMO, PANELING PAINTING INSTALL CABINETS
14-5503	12/03/2014	Completed	\$8,000	Commercial	NETWORK WIRING FOR PHONE CAMERA AND VIDIO
14-5523	12/01/2014	Completed	\$6,000	Commercial	RUN WATER PIPES TO ADA RESTROOM AND EMPLOYEE BATHROOM, AND LAUNDRY SINK
14-4797	11/20/2014	Completed	\$20,000	Commercial	NEW STOREFRONT AND RESTROOM: REDO INTERIOR SPACE AND MILLWORK TOTAL 3563 SF.

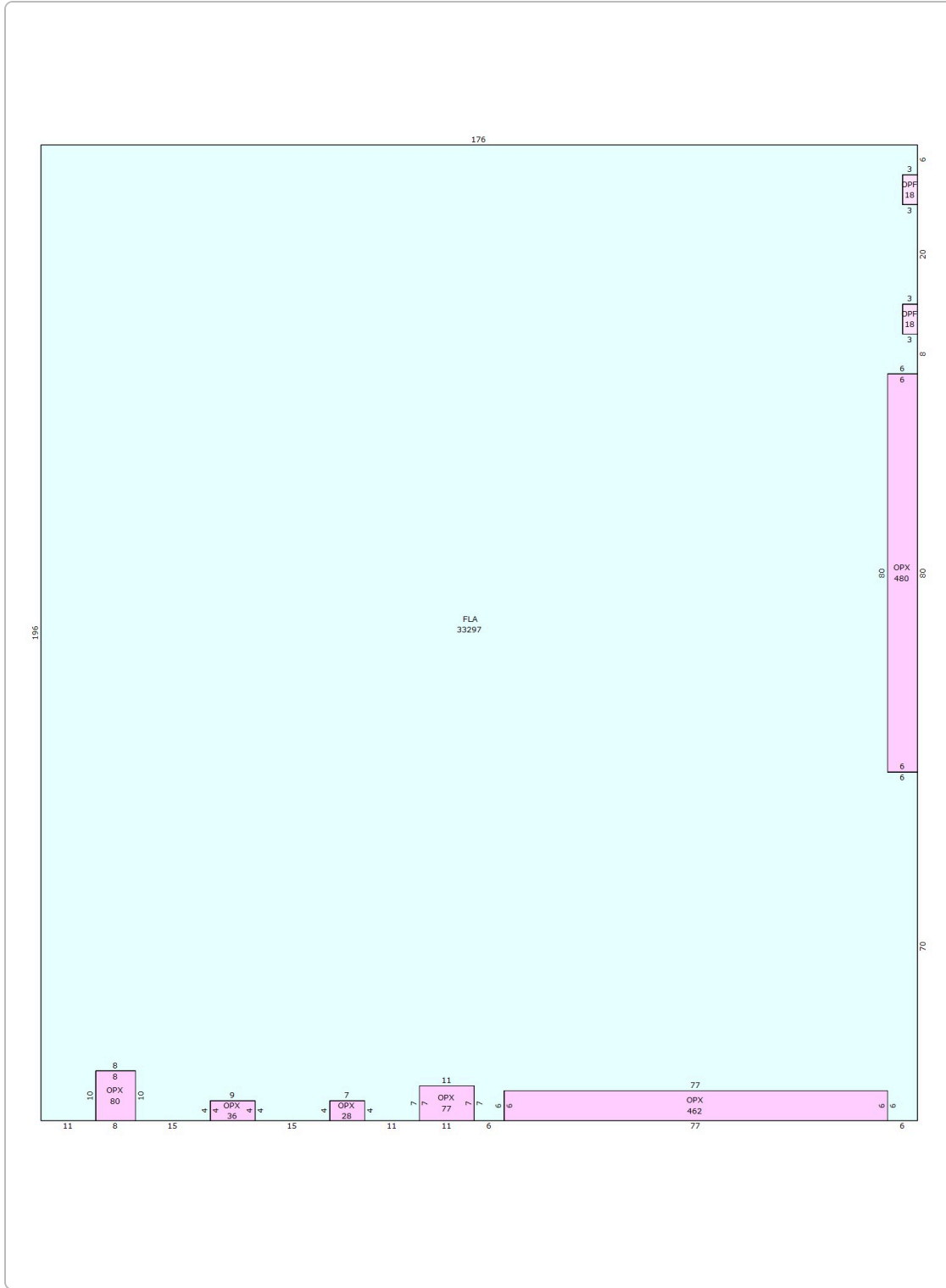
Number	Date Issued	Status	Amount	Permit Type	Notes
14-4282	10/02/2014	Completed	\$55,000	Commercial	Level 2 alteration includes impact rated storefront reconfiguration, ADA accessible entrance and interior millwork and finishes throughout front retail area of unit. Total area of work includes 2492.7SF. (noc rec'd 10/6/14).
14-4115	09/18/2014	Completed	\$2,500	Commercial	Install new sewer 3-lavatories; rough and set 3-toilet. *NOC EXEMPT** 9/18/2014 12:00:00 AM APPLIED \$150.00 TOWARDS PERMIT FEE. T/509/18/14 1:30 AM KEYWGRC --- 9/23/2014 12:00:00 AM REVISION: GROUND "ROUGH ONLY" ADA BATHROOM, 1-DRINKING FOUNTAIN, 1-MOP SINK, 1-LAUNDRY. N.O.C. EXEMPT
14-3193	09/17/2014	Expired	\$548	Commercial	12mm thick ultraboard w/digital print overlay. To be hung with stainless steel hardware on existing awning arm at the entrance. Sign is 8' above the sidewalk. (NOC exempt).
14-4110	08/29/2014	Completed	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4111	08/29/2014	Completed	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4112	08/29/2014	Completed	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-4113	08/29/2014	Completed	\$6,000	Commercial	Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**
14-3958	08/27/2014	Completed	\$300	Commercial	INSTALLATION OF 40 S.F. OF TILE. N.O.C. EXEMPT.
13-1389	05/19/2013	Completed	\$4,380	Commercial	NEW AWNING FABRIC ON 1 EXISTING AWNING ON DUVAL STREET. NEW AWNING FABRICS ON 5 EXISTING RETRACTABLE AWNINGS ON EATON STREET SIDE OF THE STORE.
13-1132	04/22/2013	Completed	\$1,000	Commercial	REMOVE AND REPLACE 45 SF ENTRY WAY TILES; AND 9' THRESHOLD.
13-0164	01/22/2013	Completed	\$300	Commercial	STOP WORK ORDER, AFTER THE FACT REMOVE TWO REFLECTORS OVER SIDEWALK
13-0166	01/22/2013	Completed	\$300	Commercial	AFTER THE FACT, INSTALL 3 GOOSE NECK LIGHTS
12-1732	05/17/2012	Completed	\$12,698	Commercial	REPLACE A 10 TON SPLIT SYSTEM WITH EXISTING POWER AND STAND.
11-4669	04/05/2012	Completed	\$0	Commercial	C.O. DATED 4/5/12. CHANGE USE FROM RETAIL TO 10 SEAT RESTAURANT, INCLUDING PLUMBING AND MECHANICAL. 420 EATON ST GLAZED DONUTS.
11-3896	11/02/2011	Completed	\$2,350	Commercial	TAKE DOWN TEN (10) 8' FLUORESCENT FIXS. RUN NEW CONDUIT & CIRCUIT FOR TWENTY (20) 8' TRACK LITES & FOUR (4) NEW FIXS RUN NEW CIRCUITS & CONDUIT FOR FIFTEEN OUTLETS AROUND THE STORE.
11-4020	11/01/2011	Completed	\$1,628	Commercial	CONSTRUCT 27' X 14' WALL WITH 1 DOOR; HANG AND FINISH DRYWALL.
11-1091	07/21/2011	Completed	\$0	Commercial	RENOVATION, ADDITION, CONVERSION
11-1593	05/24/2011	Completed	\$9,000	Commercial	INSTALL ROOFTOP A/C SYSTEM.
11-1503	05/12/2011	Completed	\$7,500	Commercial	BUILD OUT 1224SF WIRING
11-1502	05/10/2011	Completed	\$7,000	Commercial	REPLACEMENT OF TWO BATHROOMS.
11-1090	04/12/2011	Completed	\$2,000	Commercial	DEMO FLOORING
11-0114	02/09/2011	Completed	\$25,000	Commercial	REVISION: INSTALL ONE 100A 120/240V SUBPANEL. REPLACE SERVICE RISER PULL NEW 3 PHASE 200A SUBFEED APPROX. 23 SQFT 4/0 WIRE INSTEAD OF 120 FT 3/0 AS PER PLANS.
11-0424	02/09/2011	Completed	\$5,570	Commercial	INSTALL BURGLAR ALARM; 300 FT WIRE AND INSTALL CATV SYSTEM
11-0442	02/09/2011	Completed	\$2,400	Commercial	REPLACE GLASS FUSE TYPE ELECTRICAL PANELS. INSTALL TWO 2-EMERGENCY LIGHTS. REMOVE ADANDOMED WIRING.
11-0348	02/07/2011	Completed	\$2,000	Commercial	INSTALL NEW 200 AMP 3 PH METER BASE DISCONNECT. INSTALL NEW SERVICE RISER CONDUIT
11-0339	02/04/2011	Completed	\$1,000	Commercial	LOW-VOLTAGE SATELLITE ANTENNA & CABLING.
11-0004	01/31/2011	Completed	\$11,000	Commercial	REVISION: INSTALL 2 1/2 CONDUIT FROM EXISTING METER BASE FOR UNIT #404 TO EXISTING ELECTRICAL PANEL IN UNIT 404. INSTALL FIRE COLLARS AS REQUIRED.
11-0230	01/26/2011	Completed	\$1,500	Commercial	ALUMINUM HURRICANE PANELS FOR STORE FRONT.
11-0254	01/26/2011	Completed	\$1,000	Commercial	INSTALL 12 COMPUTER DRAPE FOR REGISTER
11-0004	01/21/2011	Completed	\$11,000	Commercial	REPLACE EXISTING SERVICES ONE FOR 406 & ONE FOR 408 DUVAL STREET. UNTIL NEW 2 GA 400 AMP METER PACK WITH 2 X 200 AMP DISCONNECTING. INCLUDES NEW SERVICE ENTRANCE AND GROUNDING.
11-0215	01/21/2011	Completed	\$1,800	Commercial	INSTALL 1 110 PVC CONDUIT FOR TELEPHONE/CABLE. LOW VOLTAGE.
11-0114	01/13/2011	Completed	\$19,000	Commercial	INSTALL ELECTRIC AS PER PLANS PROVIDED.
11-0073	01/11/2011	Completed	\$3,900	Commercial	ROUGH AND TRIM: 1 TOILET, 1 WALL HUNG LAVATORY, 1 BI-LEVEL COOLER, 1 FD, AND 1 TANKLESS HEATER
10-4081	01/06/2011	Completed	\$12,519	Commercial	INSTALL ONE (1) 7 1/2 TON 13 SEER LENNOX SPLIT SYSTEM HEAT PUMP W/SHEET METAL DUCTWORK, R-6 INSULATION, (12) PIECES OF AIR DISTRIBUTION, ONE EXHAUST FAN, ROOF CAP, FLEXIBLE DUCT RUN OUTS, REFRIGERATION PIPING, LOW VOLTAGE WIRING AND STAR UP
11-0004	01/03/2011	Completed	\$23,092	Commercial	REPLACE EXISTING GLASS FUSE PANELS INSTALLING RECEPTACLES LIGHTING SMOKE DETECTORS FOR SMOKE COMPLIANCE.
10-4042	12/29/2010	Completed	\$333,262	Commercial	INSTALL FIRE ALARM SYSTEM IN ADDITION TO OVERALL BLDG. SYSTEM IN UNIT 404-A PER ATTACHED DRAWINGS
10-3983	12/21/2010	Completed	\$2,000	Commercial	INSTALL NON-STRUCTURAL METAL STUDS 20, WITH 5/8 DRYWALL ON BOTH SIDES TOTALING 360 SQ. FT.
10-1813	10/06/2010	Completed	\$4,000	Commercial	1 - INSTALL REVERSE LIT CHANNEL LETTERS ON WALL. 2 - INSTALL BLADE SIGN "RADIO SHACK"
10-1815	10/06/2010	Completed	\$400	Commercial	ELECTRICAL CONNECTION TO CHANNEL LETTERS.
10-3159	09/24/2010	Completed	\$2,400	Commercial	INSTALL 100SF OF LAMINATED PANELING AROUND FREEZER ENCLOSURE IN CONCESSION EXPANSION
10-2953	09/08/2010	Completed	\$13,000	Commercial	DEMOLITION OF EXISTING MEZZANINE CONSTRUCTED OF WOOD 30 X 22
10-2954	09/08/2010	Completed	\$1,500	Commercial	DEMO CIRCUITS TO BACK MEZZANINE
10-2818	08/23/2010	Completed	\$1,500	Commercial	DEMO EXISTING ELECTRICAL AND INSTALL NEW.
10-2100	08/04/2010	Completed	\$14,000	Commercial	INTERIOR WORK ONLY
10-2300	08/03/2010	Completed	\$93,500	Commercial	INTERIOR TENANT IMPROVEMENTS; FLOORING, DRYWALL, CEILING, WALL DIVIDERS.

Number	Date Issued	Status	Amount	Permit Type	Notes
10-2195	07/13/2010	Completed	\$83,000	Commercial	INSTALL FIRE SPRINKLER SYSTEM.
10-1428	05/19/2010	Completed	\$4,900	Commercial	INTERIOR WORK ONLY.
10-1461	05/19/2010	Completed	\$1,200	Commercial	INSTALL 3 OUTLETS AND LIGHT SWITCH
10-0716	03/15/2010	Completed	\$1,060	Commercial	INSTALL NEW AWNING AN EXISTING FRAME OVER NON-PERMEABLE SIDEWALK. APPROXIMATELY 19' W X 5' = 95 SQ FT (SAME AS EXISTING) BLACK
09-00004276	12/16/2009	Completed	\$2,600	Commercial	STUCCO ROOF PARAPET
09-4276	12/16/2009	Completed	\$2,600	Commercial	RE-STUCCO ROOF PARAPET. REAR PARAPET (NOTE SEEN FROM STREET). PRESSURE WASH WALL, BOND WITH BONDING AGENT. SCRATCH COAT & FINISH COAT.
09-00004192	12/10/2009	Completed	\$4,390	Commercial	STOP LEAKS AND PATCH ALONG PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA
09-4192	12/10/2009	Completed	\$4,390	Commercial	PATCH ALONE PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA.
09-2027	07/02/2009	Completed	\$4,500	Commercial	ADD 12 SPRINKLER HEADS TO EXISTING FIRE SPRINKLER
09-1249	05/04/2009	Completed	\$0	Commercial	ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/29/2026, 11:13:24 PM

Contact Us



\$ 19,132,000

Doc# 1887438 06/14/2012 4:12PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and after recording return to:

06/14/2012 4:12PM
DEED DOC STAMP CL: MT \$133,924.00

Herrick, Feinstein LLP
2 Park Avenue
New York, New York 10016
Attn: Gina M. Mavica, Esq.

Doc# 1887438
Bk# 2575 Pg# 426

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of June, 2012, by and between Duval Street Retail Center, LLC, a Delaware limited liability company, whose address is c/o JBK Capital, LLC, 561 Broadway, 10th Floor, New York, NY 10012 ("Grantor"), and 400 Duval Retail LLC, a Delaware limited liability company, whose address is 1119 Von Phister Street, Key West, FL 33040 ("Grantee").

(Wherever used herein the term "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)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Monroe, State of Florida, and more particularly described as follows (the "Property"):

See Exhibit "A", attached hereto and made a part hereof

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

SUBJECT TO all exceptions, liens, easements, encumbrances and other matters appearing of record or from a physical inspection of the Property (collectively, the "Permitted Exceptions").

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

SELLER:

Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company

By: **JBK 400 Duval Street, LLC**, its member

By: _____
J.P. Josephson
Member

(Witness Signature)

(Witness Signature)

By: **JBK 400 Duval Street Management, LLC**, its manager

By: **JBK Capital, LLC**, its sole member

By: _____
J. Bray Kelly
President

(Witness Signature)

Jeremy M. Chao

(Witness Signature)

William Palmer

Doc# 1887438
BK# 2575 Pg# 427

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____

Print Name: _____

State and County Aforesaid

My commission expires:

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me this ___ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____

Print Name: Jeremy M Chao

State and County Aforesaid

My commission expires:

JEREMY M CHAO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6245813
Qualified in New York County
My Commission Expires August 08, 2016

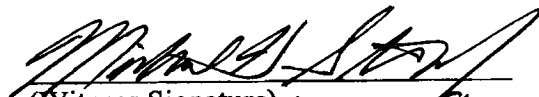
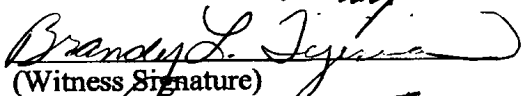
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.


SELLER:

Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company

By: JBK 400 Duval Street, LLC, its member


(Witness Signature) *Michael Stander, Jr.*

(Witness Signature) *Brandy L. Tejerina*

By: 
J.P. Josephson
Member

By: JBK 400 Duval Street Management, LLC, its manager

By: JBK Capital, LLC, its sole member

By: _____
J. Bray Kelly
President

(Witness Signature)

(Witness Signature)

Doc# 1887438
Bk# 2575 Pg# 429

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8 day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public



MICHAEL H. STAUDER, JR.
MY COMMISSION # EE 105837
EXPIRES: August 20, 2015
Bonded Thru Budget Notary Services

Sign: [Signature]
Print Name: MICHAEL STAUDER JR
State and County Aforesaid
My commission expires:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: _____
Print Name: _____
State and County Aforesaid
My commission expires:

Exhibit A

Property Description

That piece or parcel of land in the Island of Key West, lying and being in the County of Monroe and State of Florida, described as follows:

PARCEL 1:

A portion of Lots 2 and 3, Square 38, Whitehead's map in the City of Key West, and more particularly described as follows:

Begin at a corner of Duval and Eaton Streets, thence Southwesterly along Eaton Street 200 Feet 4 inches; thence run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 2 feet 7 inches; then run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 47 feet 9 inches; thence run Northwesterly parallel to Duval Street 25 feet; thence run Northeasterly parallel to Eaton Street 150 feet; thence run Northwesterly along Duval Street 151 feet to the Point of Beginning; and

PARCEL 2:

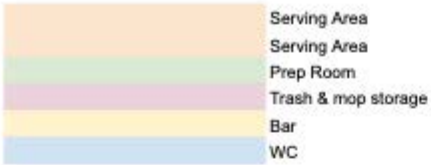
Commencing at a point on Duval Street a distance of 151 feet Southeasterly from the corner of Duval and Eaton Streets, and then running in a Southeasterly direction along the line of Duval Street, for a distance of 25 feet; thence at right angles along the line of Lot 1 in said square for a distance of 150 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street, for a distance of 25 feet; thence at right angles in a Northeasterly direction and parallel with Eaton Street for a distance of 150 feet to the Point of Beginning.

PARCEL 3:

Easement for the benefit of Parcel 1, recorded in Official Records Book 1971, Page 1155, in the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

Floor Plan- 418 Eaton St



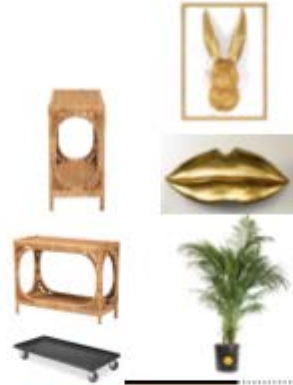
Seats:



42



20 ft

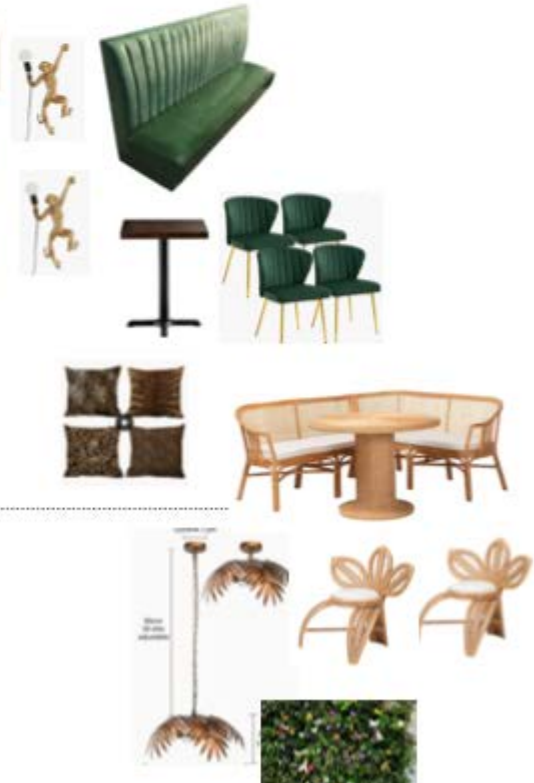
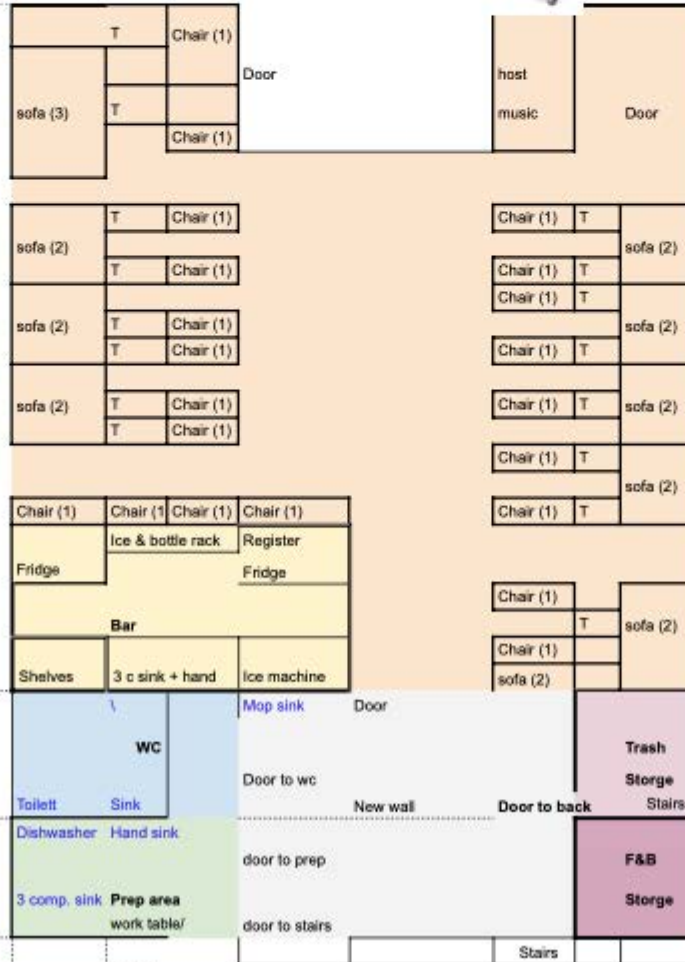


30 ft

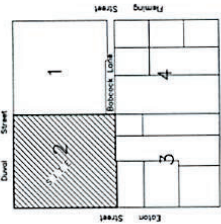


7'3 ft

6 ft 10 in







LEGAL DESCRIPTION:

Parcel 1:
 A portion of Lots 2 and 3, Square 38, Whitehead's Map in the City of Key West, and more particularly described as:
 Beginning at a corner of Duval and Eaton Streets, thence Southwesterly along Eaton Street 200 feet 4 inches; thence run Southwesterly parallel to Duval Street 88 feet; thence run Northwesterly parallel to Eaton Street 2 feet 7 inches; thence run Southwesterly parallel to Duval Street 88 feet; thence run Northwesterly parallel to Eaton Street 25 feet; thence run Northwesterly parallel to Eaton Street 150 feet; thence run Northwesterly along Duval Street 151 feet to the Point of Beginning;
 and
 2. Commencing at a point on Duval Street a distance of 151 feet Southeastly from the corner of Duval and Eaton Streets, and then running in a Southeastly direction along the line of Duval Street a distance of 150 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street for a distance of 25 feet; thence at right angles in a Northwesterly direction and parallel with Eaton Street for a distance of 150 feet to the Point of Beginning;
 Parcel 3:
 Easement for the benefit of Parcel 1, Recorded in Official Records Book 1971, Page 1155, and Public Records of Monroe County, Florida.

EXHIBIT 2: Area Ratio Table:

- The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of the City of Key West, Florida, is 34,272.91 square feet.
- The land area of the subject Property is 35,213 square feet.

Parking Tab:

- There exist zero (0) regular parking spaces and zero (0) handicapped parking spaces on the subject Property.
- The zoning ordinance of the City of Key West requires the subject Property with this zoning classification have 0 regular parking spaces and 0 handicapped parking spaces, calculated as follows: Based on information from the City of Key West Planning Department, Zone HRCC-1 chapter 108-572, Each area is different.

Field Work performed on: 5/8/12

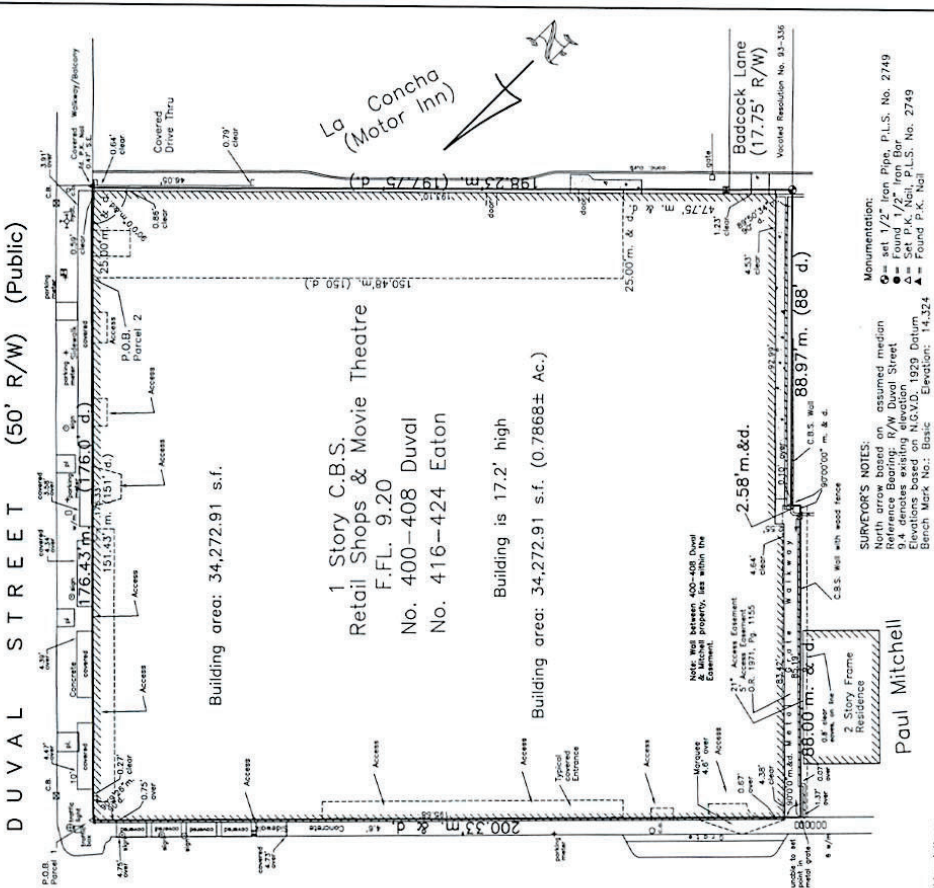
SURVEYOR CERTIFICATION

To 400 Duval Retail U.S. Wells Fargo Bank, National Association, its successors and/or assigns, and Chicago Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for Land Surveyors as promulgated by the Florida Board of Professional Land Surveyors, Chapter 60S, Florida Statutes, and the Florida Rules of Professional Land Surveying, Chapters 60S-1, 60S-2, 60S-3, 60S-4, 60S-5, 60S-6, 60S-7, 60S-8, 60S-9, 60S-10, 60S-11, 60S-12, 60S-13, 60S-14, 60S-15, 60S-16, 60S-17, 60S-18, 60S-19, 60S-20, and 21 of Table A thereof. The Field work was completed on May 8, 2012.
 Date of Survey 5/7/12

Date: _____

Island Surveying Inc.
 Frederick H. Hildebrandt
 Registered Professional Land Surveyor
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

- Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard located in a special flood hazard area according to the map, the flood zone classification for the surveyed property is "X". Furthermore, if the survey lies completely on one zone.
- All areas in Reciprocal Easement Agreements (REAs) The Limits of any ROAs of offsite apartment and beneficial easements to the surveyed property are reported, including the location of all buildings, parking spaces, and other improvements.
- The legal description described the same property as insured in the Title Commitment or any exceptions have been noted.



Abbreviations:
 S/W = Story
 R/W = Right-of-Way
 Id. = Iron
 M.C. = Measured
 M.H.W. = Mean High Water
 cov'd = Covered
 P.O.C. = Point of Commence
 o/a = Overhead
 U/G = Underground
 F.F.L. = Finish Floor Elevation
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 P.B. = Plat Book
 Pg. = page

Point of Beginning
 O.R. = Official Records
 Id. = Iron
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 A/C = Air Conditioner

Surveyor's Notes:
 North arrow based on assumed median Reference Bearing: R/W Duval Street
 Elevations based on N.G.M.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:
 O = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Bar
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail

Zoning: HRCC-1 (Historic Residential Commercial Core)
 Setbacks: Front 25'
 Side 10'
 Rear 10'
 Max. floor area ratio = 1.0
 Max. building height = 35'
 Land Area: 35,213 square feet

400 Duval Retail LLC
 ALTA / ACSM LAND TITLE SURVEY
 Date: 5/7/12
 Scale: 1"=20'
 Sheet: 1 of 1
 Project No.: 33040

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3122 Northside Drive
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0467
 Lic. No. 1700

Handwritten note: Raised doc for following signature

F A T O N

unable to set
profit in
metal grate
6 w/m

Abbreviations:

- Sty. = Story
- R/W = Right-
- fd. = Found
- p. = Plat
- m. = Measu
- M.H.W. = Mean
- cov'd. = Cover
- wd. = Wood
- P.O.C. = Point
- o/h = Overhe
- u/g = Underg
- F.F.L. = Finish
- conc. = concre
- I.P. = Iron Pip
- I.B. = Iron Ba
- C.B.S. = Concret
- P.B. = Plat
- pg. = page

B. Parking Tab:

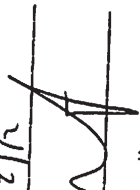
1. There exist zero (0) regular parking spaces and zero (0) handicapped parking spaces on the subject property.
2. The zoning ordinance of The City of Key West requires the subject Property with this zoning classification have 0 regular parking spaces and 0 handicapped parking spaces, calculated as follows: Based on information from the City of Key West Planning Department, Zone HRCC-1 chapter 108-572, Each area is different.

Field Work performed on: 5/8/12

SURVEYOR CERTIFICATION

To Duval Street Retail LLC, Wells Fargo Bank, National Association, its successors and/or assigns, Stones & Cardenas and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA/NSPS and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13,16,18,19, 20a and 21 of Table A thereof. The Field work was completed on May 8, 2001.

Date: 5/12/12


Island Surveying Inc.
Frederick H. Hildebrandt
Land Surveyor and Mapper No. 2749

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

- 1) Based on the U.S. Department of Housing and urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 120168, Sheet Number 1516, revised February 18, 2005, the survey property is not located in a special flood hazard area according to the map. The flood zone classification for the surveyed property is "X". Furthermore, if the survey lies completely on one zone.
- 2) All areas in Reciprocal Easement Agreements ("REAs") have been denoted on the survey. The limits of any offsite appurtenant easement are also shown on the survey. The Limits of any REAs of offsite appurtenant and beneficial easements to the surveyed property are reported, including the location of all buildings, parking spaces, and other improvements.
- 3) The legal description described the same property as insured in the Title Commitment or any exceptions have been noted.