

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Carlene Smith, LEED Green Associate, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** October 16, 2014

**Agenda Item:** **Exception for Outdoor Merchandise Display – 505 Greene Street (RE # 00000520-000000; AK # 1000515)** – A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display of merchandise sold in-store at the entrance of the business (aka “Island Style Ride, LLC”).

**Applicant:** Alisher Artikov

**Property Owner:** Duval Group Inc.

**Location:** 505 Greene Street (RE # 00000520-000000; AK # 1000515)

**Zoning:** Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)

**Background:**

The subject property is located on Greene Street across from Old City Hall. The store currently sells souvenir items such as postcards, key chains, magnets, etc. The applicant is requesting to display merchandise on both sides of the front window using two metal racks for the maximum allowed timeframe (sixty months).



**Process:**

**Development Review Committee Meeting:**

July 24, 2014

**Planning Board Meeting:**

October 16, 2014

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying on a case-by-case basis a proposed Exception gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

**(1) Factors favoring the Exception are as follows:**

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The proposed Exception is not located in an interior courtyard, but is located within a covered area on the exterior entranceway of the business structure. The applicant is requesting to display merchandise sold in-store on both sides of the front window, which is next to the entranceway of the business.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The Exception for the type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is proposed in the HRCC-1 zoning district. Pursuant to Section 122-686 of the City Code, the HRCC-1 zoning district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, and lounges and bars with live entertainment.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The proposed display of merchandise would be located on both sides of the front window. The proposed Exception would be located visible from the public right-of-way; however, it is not located in the public right-of-way.

**(2) Factors disfavoring the Exception are as follows:**

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and determined that the proposed Exception should not obscure architectural elements of the building or the historic character of the neighborhood. The applicant has proposed to display merchandise

on both sides of the front window, which limits obscuring the front façade of the structure.

- b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The location of where the merchandise is proposed to be displayed is minimally setback from the street. The Exception will be visible from public areas and the right-of-way.

- c. The Exception presents a hazard to public safety.**

The Fire Marshall has determined that the proposed Exception does not present a hazard to public safety as long as ingress and egress are maintained.

- (3) Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district. Applications for Exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the City of processing the application and investigating the applicant.**

Section 106-52 (3) provides that applications for Exceptions to Outdoor Merchandise Display be granted specifically to an individual applicant. Exceptions for Outdoor Merchandise Display do not run with the land, but instead, have very specific terms of expiration established upon approval by the Planning Board. The applicant has requested an Exception for the maximum amount of time allowed under the Code for Exceptions to Outdoor Merchandise Display, or for sixty (60) consecutive months. It is important to note that the Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested.

- (4) Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:**
  - a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
  - b. The Exception was granted pursuant to mistaken or misleading information; or**
  - c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of this Exception.**

If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board under Section 106-52(4) of the City Code.

- (5) The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.**

## **RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for Exception to the Outdoor Merchandise Display be **approved** per the proposed plan with the following conditions:

### **General Conditions:**

1. The Exception is specific to the current tenant, Alisher Artikov, Island Style Ride, LLC, and granted for 60 months.
2. The Exception is limited to the area as shown on the proposed plan dated October 7, 2014, and will not be placed in the city right-of-way.
3. The Exception will comply with the number of items as shown on the Proposed Plan dated October 7, 2014, which is no greater than two display racks. The smaller rack (19"x62") shall be placed on the left side of the window. The larger rack (20"x70") shall be placed on the right side of the window. Display items can alternate on the racks but racks may not exceed the measurements listed above.
4. Any wheeled racks must be locked at all times.
5. Only HARC approved signage shall be affixed to the façade. Applicant shall seek HARC approval for existing signage.
6. The Exception will only be present during hours of operation.
7. All outdoor merchandise displayed shall also be for sale inside the building.
8. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches, for entry into the store and passage along sidewalk.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-\_\_\_**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 505 GREENE STREET (RE # 00000520-000000; AK # 1000515), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1); and

**WHEREAS**, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

**WHEREAS**, a request was submitted for Planning Board consideration to clarify that merchandise can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on October 16, 2014 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key

\_\_\_\_\_Vice-Chairman

\_\_\_\_\_Planning Director

West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted for the outdoor display of merchandise on both sides of the front window located at 505 Greene Street (RE # 00000520-000000; AK # 1000515), with the following conditions, and per the attached proposed plan dated October 7, 2014:

General Conditions:

1. The Exception is specific to the current tenant, Alisher Artikov, Island Style Ride, LLC, and granted for 60 months.
2. The Exception is limited to the area as shown on the proposed plan dated October 7, 2014, and will not be placed in the city right-of-way.
3. The Exception will comply with the number of items as shown on the Proposed Plan dated October 7, 2014, which is no greater than two display racks. The smaller rack (19"x62") shall be placed on the left side of the window. The larger rack (20"x70") shall be placed on the right side of the window. Display items can alternate on the racks but racks may not exceed the measurements listed above.
4. Any wheeled racks must be locked at all times.
5. Only HARC approved signage shall be affixed to the façade. Applicant shall seek HARC approval for existing signage.
6. The Exception will only be present during hours of operation.
7. All outdoor merchandise displayed shall also be for sale inside the building.
8. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches, for entry into the store and passage along sidewalk.

**Section 3.** Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified

\_\_\_\_\_ Vice-Chairman

\_\_\_\_\_ Planning Director

pursuant to the grant of an Exception in this section.

- b. The Exception was granted pursuant to mistaken or misleading information;  
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

**Section 4.** The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

**Section 5.** This Exception for Outdoor Display does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the

\_\_\_\_\_ Vice-Chairman

\_\_\_\_\_ Planning Director



Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of October 2014.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;

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Sam Holland, Jr., Vice-Chairman  
Key West Planning Board

Date

**Attest:**

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Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Vice-Chairman

\_\_\_\_\_ Planning Director

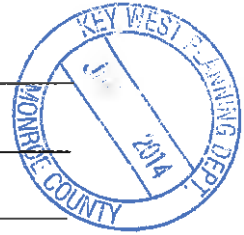
# Application

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name ALISHER ARTTKOV  
Address of Proposed Display 505 Greene St.  
RE# of Property 00000520-000000  
Business Name ISLAND STYLE RIDE LLC.  
Business Address 505 Greene St. Key West FL  
Applicant's Mailing Address 3314 Northside Dr, #141 Key West FL  
Telephone (305) 509-1299 Email ALARTTKOV@gmail.com  
Name of Property Owner Duval Group Inc.  
Mailing Address 423 Front St. 2nd Floor, Key West, FL 33040  
Telephone (305) 216-5915 Email \_\_\_\_\_



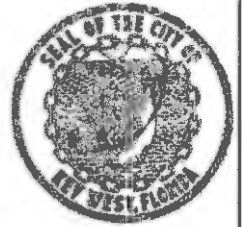
Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Souvenir items like postcards key chains, magnets, bottle openers, shades, key west hats, coronets, key west hats, cozies, beverage containers and so on.

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

- 1) Souvenir Rack from Plastic for shades
- 2) Metal Rack for magnets, key chains, necklaces
- 3) Metal Rack for postcards, stickers, souvenirs  
cookies, bottle openers, coconuts, hats (key west)

How far is the display from the street? 4 feet  
How far is the display from the sidewalk? 10 inches  
Length of time exception will be needed (no more than 60 months) 60 months

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

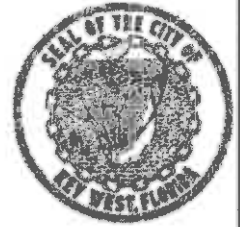
1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
- ✓ 4. Copy of the **Warranty Deed**
5. Completed **Authorization and Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information (www.mcpafl.org) .

*The information furnished above is true and accurate to the best of my knowledge.*

Signature \_\_\_\_\_

Date 05/05/2014

**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

**Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, Alisher Artikov, in my capacity as Managing Member  
(print name) (print position; president, managing member)  
of Island Style Ride 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:

SOS Greene St  
Street Address of subject property

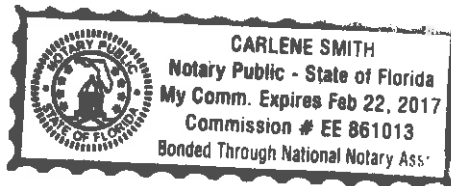
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

X [Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/7/14 by  
date  
Alisher Artikov  
Name of Authorized Representative

He/She is personally known to me or has presented FI A632-000-79-348-0 as identification.

[Signature]  
Notary's Signature and Seal



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

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



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

ISLAND STYLE RIDE LLC

### Filing Information

**Document Number** L10000082088  
**FEI/EIN Number** 273204853  
**Date Filed** 08/05/2010  
**State** FL  
**Status** ACTIVE  
**Effective Date** 08/01/2010

### Principal Address

3314 NORTHSIDE DR. UNIT 141  
KEY WEST, FL 33040

### Mailing Address

3314 NORTHSIDE DR. UNIT 141  
KEY WEST, FL 33040

### Registered Agent Name & Address

ARTIKOV, ALISHER  
3314 NORTHSIDE DR. UNIT 141  
KEY WEST, FL 33040

Name Changed: 03/26/2012

Address Changed: 03/26/2012

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

ARTIKOV, ALISHER  
3314 NORTHSIDE DR. UNIT 141  
KEY WEST, FL 33040

Title MGRM

Akhmedov, Zaynitdin  
3314 NORTHSIDE DR. UNIT 141  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2012	03/26/2012
2013	02/13/2013
2014	01/03/2014

**Document Images**

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[08/05/2010 -- Florida Limited Liability](#)

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State of Florida, Department of State

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Charles Ittah, in my capacity as President  
(print name) (print position, president, managing member)

of 135 Duval Company  
(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:

SOS Greene  
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.

X [Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8th of Oct. 2014 by  
date

Charles Ittah  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

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

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





## Detail by Entity Name

### Florida Profit Corporation

135 DUVAL COMPANY

### Filing Information

<b>Document Number</b>	S76076
<b>FEI/EIN Number</b>	650284562
<b>Date Filed</b>	08/27/1991
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

135 DUVAL STREET  
KEY WEST, FL 33040

Changed: 04/28/1995

### Mailing Address

423 FRONT ST 2ND FL  
KEY WEST, FL 33040

Changed: 03/09/1998

### Registered Agent Name & Address

ITTAH, CHARLES  
423 FRONT ST.  
2ND FLOOR  
KEY WEST, FL 33040

Name Changed: 04/26/2004

Address Changed: 04/26/2004

### Officer/Director Detail

#### **Name & Address**

Title PSD

ITTAH, CHARLES  
423 FRONT STREET  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2012	04/10/2012
2013	04/18/2013
2014	04/22/2014

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State of Florida, Department of State

# **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, Charles I Hah AS  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of 135 Duval Company  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Alisher Artikov (Island Style Ride 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.

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

Subscribed and sworn to (or affirmed) before me on this 8th of Oct. 2014 by  
*date*

Charles I Hah  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

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

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



**Deed**



Return to: (enclose self addressed stamped envelope)

Name: Keys Title & Abstract Company

Address: 631 Whitehead Street  
Key West, Florida 33040

This Instrument Prepared by: 708123

OFF REC 188 PAGE 2418

Address: "same"

KTAC 56582

Grantee Name and S.S. #:

Grantee Name and S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

# This Indenture,

Made this 31st day of October, A. D. 19 91

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between RAMLO CONSTRUCTION CORPORATION

a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and

135 DUVAL COMPANY,  
400 Duval Street, Key West, Florida 33040

of the County of Monroe and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10,000) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Taxes and assessments for the year 1991 and subsequent years  
SUBJECT TO: Limitations, conditions, restrictions and easements of record, if any.

DE Paid 9600.00 Date 11-1-91  
MONROE COUNTY  
DANNY K. KOLHAGE, CLERK  
By Sandra M. Madiedo

Property Appraiser's Parcel Identification Number: RE 52

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

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its

the day and year first above written.

RAMLO CONSTRUCTION CORPORATION

By [Signature] President.

Witness, Sealed and Delivered in Our Presence:

[Signature]  
Notary Public, State of Florida  
County of Monroe

I Herby Certify, That on this 31st day of October, A. D. 19 91, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ President and \_\_\_\_\_ a corporation

respectively of RAMLO CONSTRUCTION CORPORATION under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to

135 Duval Company, Inc.

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at \_\_\_\_\_ in the County of Monroe, State of Florida

W. A. PERKINS III  
Notary Public, State of Florida  
My Commission Expires FEB 14, 1993

and State of Florida, the day and year last aforesaid.

Notary Public

THIS INSTRUMENT PREPARED BY: W. A. PERKINS, III KEYS TITLE & ABSTRACT COMPANY 631 WHITEHEAD STREET, KEY WEST, FLORIDA, 33040 THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT (305) 294-2559

## LEGAL DESCRIPTION

Parcel B

On the Island of Key West and known on the Map or Plan said City, delineated by W. A. Whitehead in February 18... as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified

DANNY L. KOURAGE  
Clerk Circuit Court

708124

*tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:*

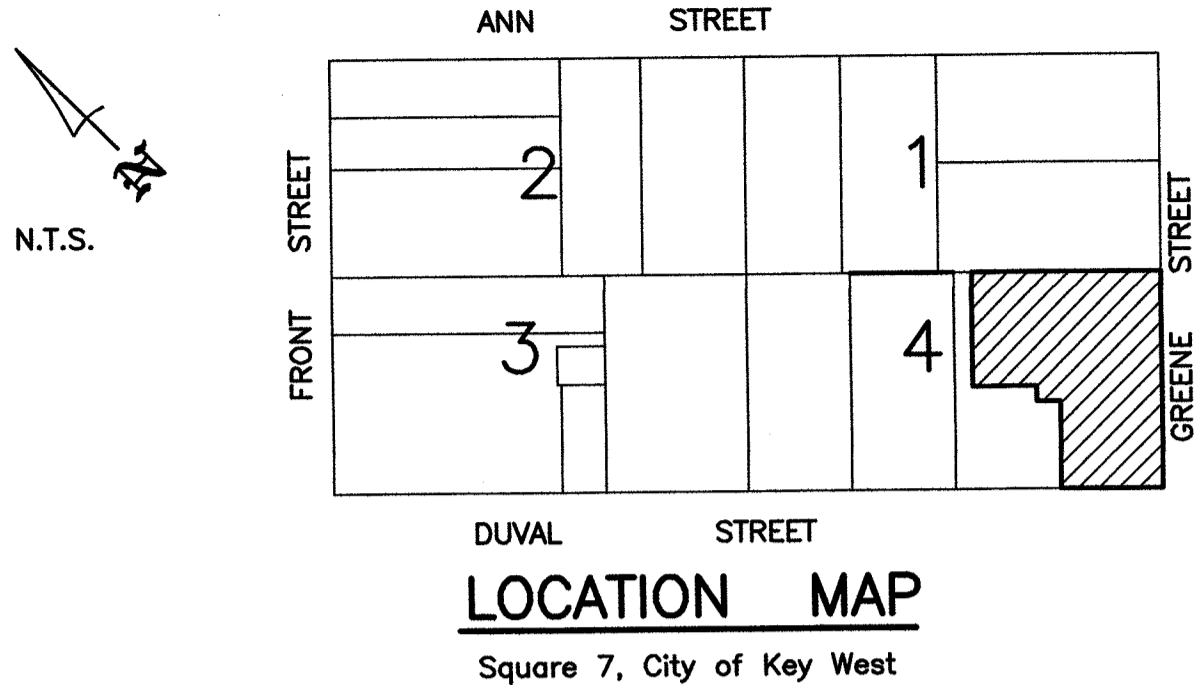
PARCEL B

On the Island of Key West and known on the Map or Plan of said City, delineated by W. A. Whitehead in February-1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

MONROE COUNTY  
91 NOV -1 12:17

REC'D 17+250

# Survey



**LEGAL DESCRIPTION:**  
On the Island of Key West and known on the Map or Plan of said City, delineated by W.A. Whitehead in February 1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeastly right of way line of Duval Street with the Northwestly right of way line of Greene Street and running thence in a Northwestly direction along the said Northeastly right of way line of Duval Street for a distance of 49.18 feet; thence Northeastly and at right angles for a distance of 60.5 feet; thence Northwestly and at right angles for a distance of 12.7 feet; thence Northeastly and at right angles for a distance of 8.5 feet; thence Northwestly and at right angles for a distance of 43.5 feet; thence Northeastly and at right angles for a distance of 44.0 feet; thence Southeastly and at right angles for a distance of 105.38 feet to the said Northwestly right of way line of Greene Street; thence Southwestly and at right angles along the said Northwestly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

**SURVEYOR'S NOTES:**  
North arrow based on assumed median Reference Bearing: R/W Duval Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: No.25 Elevation: 5.292

**Monumentation:**  
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749  
▲ = Set P.K. Nail, P.L.S. No. 2749  
△ = Found P.K. Nail

**Abbreviations:**  
Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
Elev. = Elevation  
B.M. = Bench Mark  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page

o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
conc. = concrete  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
wd. = Wood  
Bal. = Balcony  
Pl. = Planter  
A/C = Air Conditioner

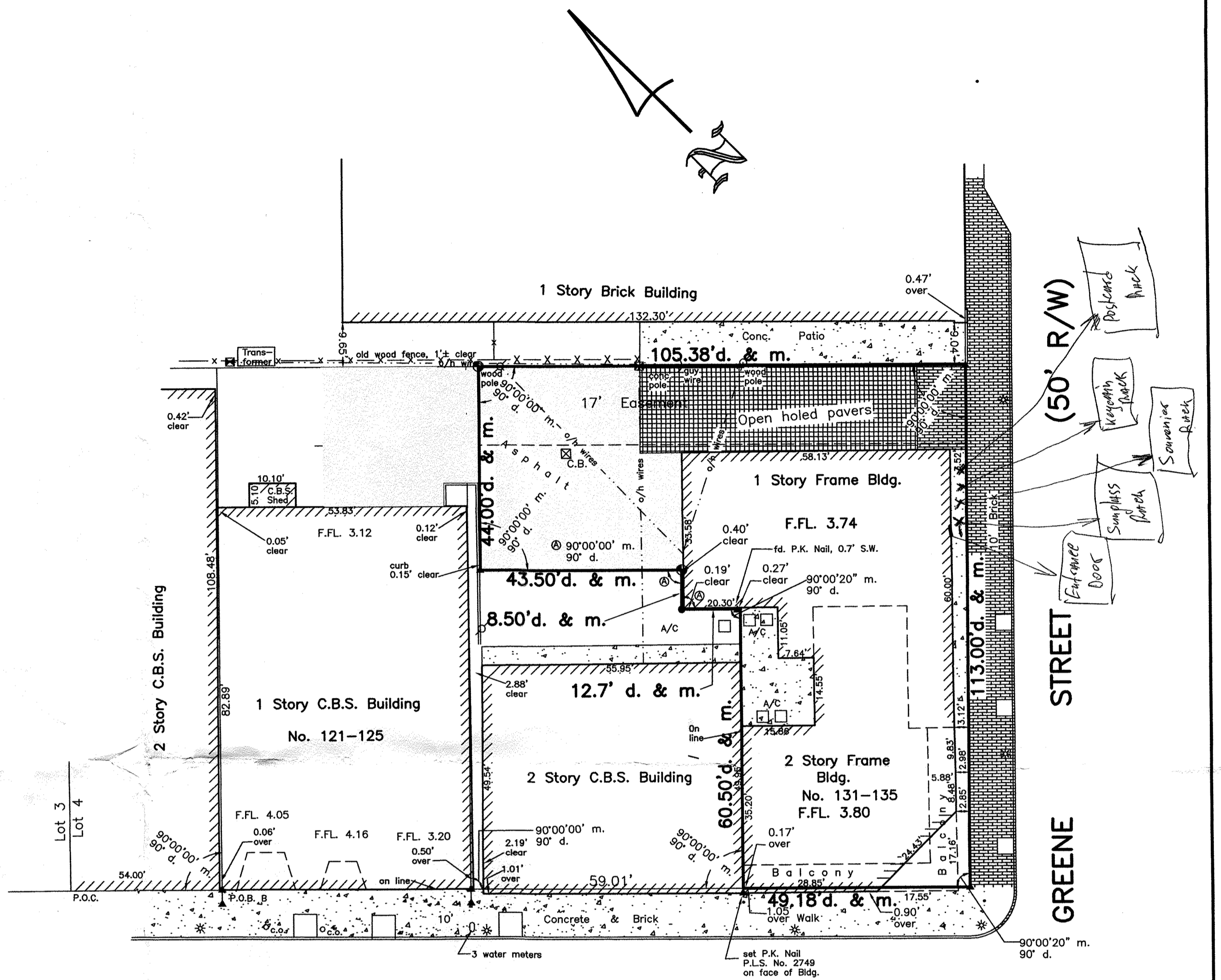
☒ = Concrete Utility Pole  
⊙ = Wood utility Pole  
⊙ = Wood Utility Pole with Guy wire  
O M.H. = Man Hole  
☒ C.B. = Storm Water Catch Basin

Field Work performed on: 3/2/00 & 8/30/01, 4/3/02, 5/22/14

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



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

135 Duval Company 135 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-261	
Scale: 1"=20'	Ref. 162-30 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/16/00		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
9/28/01: Added 121-125 Duval			
4/23/02: Updated, 135 Only, new cert.			
5/22/14: Updated			
t:/datafred/dwg/keywest/block7/133 duval			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

**Existing & Proposed  
Outdoor Display**



PLASH WEST



**CIGARETTES & CIGARS  
BEER & WINE  
SODA & WATER  
SOUVENIRS & GIFTS  
SNACKS & KEY LIME PIE**



**FURY**  
**BOAT TRIPS**  
SOLD HERE



2014/10/07 14:16



**DRC**  
**Minutes & Comments**

## Development Review Committee Minutes July 24, 2014 **FINAL**

Mr. Kevin Bond gave members an overview of the variance request and stated that the applicant needs to provide a demolition site plan that shows a 20 ft. setback to the rear porch.

The applicant, Paul Siviski, Meridian Engineering LLC., gave members an overview of the variance request.

### **DRC Member Comments:**

**ART IN PUBLIC PLACES:** No comments

**POLICE DEPARTMENT:** No comments

**HARC PLANNER:** Ms. Torregrosa would like clarification of the existing conditions and proposed design changes listed on the second page of the drawings because the drawing is too small for HARC.

**PLANNING DIRECTOR:** Mr. Craig would like to see pictures of the shed to insure it is not encroaching into Case Lane.

**ENGINEERING:** Ms. Ignaffo stated that roof gutters are encouraged. Please direct downspouts back onto property, into landscaped areas.

**FIRE DEPARTMENT:** Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility and to ensure setbacks are met.

**URBAN FORESTRY MANAGER:** Ms. DeMaria wanted to ensure that during any demolition and construction the trees must be protected from damage.

**KEYS ENERGY:** No objections

8. **Exception for Outdoor Merchandise Display – 505 Greene Street (RE # 0000520-000000; AK # 1000515)** – A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the outdoor merchandise display request.

The owner applicant, Alisher Artikov, gave members an overview of the exception for outdoor merchandise display request.

### **DRC Member Comments:**

**ART IN PUBLIC PLACES:** No comments

# Development Review Committee Minutes

## July 24, 2014 **FINAL**

**POLICE DEPARTMENT:** No comments

**HARC PLANNER:** No comments

**PLANNING DIRECTOR:** Mr. Craig asked for dimensions of the racks suggested by the applicant and wanted to make sure the racks are the smallest size possible in order to keep them off the sidewalk. The applicant needed to confirm the specifications of the racks with Code Compliance. Any approval would be made with the condition specifically that the racks must be kept off public property.

**ENGINEERING:** Ms. Ignaffo stated that spindle racks shall not be placed on brick sidewalk. Pedestrian traffic shall not be obstructed by merchandise display racks.

**FIRE DEPARTMENT:** Mr. Barroso asked that the applicant please make sure the entrance/exit remain free and clear of obstructions at all time.

**URBAN FORESTRY MANAGER:** No comments

**KEYS ENERGY:** No objections

9. **Conditional Use – 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677)** – A request for conditional use approval to allow a new wireless antenna and equipment shelter on the roof of an existing hotel building on property located within the Historic Commercial Tourist (HCT) Zoning District pursuant to Sections 122-62 and 122-898(8) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida..

Mr. Bond gave members an overview of the variance request and requested an updated survey to reflect the heights measured from the height of the road. Setbacks must be measured from the equipment and a plan that shows the shed.

The applicant, Mr. C. Fink, gave members an overview of the height request.

### **DRC Member Comments:**

**ART IN PUBLIC PLACES:** No comments

**POLICE DEPARTMENT:** Mr. Torrence stated that Verizon is used by the police for their data mobile in their police cars and they are looking forward to the new tower that will supply a signal to a previously dead area of town.

**HARC PLANNER:** Ms. Torregrosa asked that the applicant put the antenna at the farthest back of the building so it's not visible from the street. She also asked for a clearer mock-up of plans. She also stated that the building is not the historical part of the hotel but it is still in the historic district.

# **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

## Property Record Card -

**Maps are now launching the new map application version**

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

**Alternate Key: 1000515 Parcel ID: 00000520-000000**

### Ownership Details

**Mailing Address:**  
135 DUVAL COMPANY  
423 FRONT ST STE 2  
KEY WEST, FL 33040-6638

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 501 - 505 GREENE ST KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			8,138.00 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 1

Total Living Area: 5859  
Year Built: 1928

### Building 1 Details

Building Type  
Effective Age 15  
Year Built 1928  
Functional Obs 0

Condition G  
Perimeter 554  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 20  
Grnd Floor Area 5,859

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

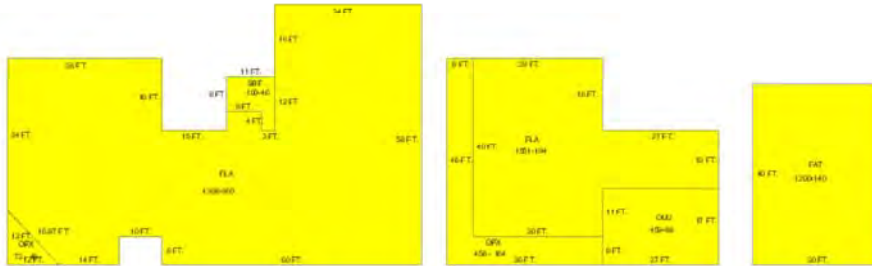
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

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

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	1990					4,308
2	SBF		1	1999					100
3	FLA		1	2000					1,551
4	OUU		1	1990					459
5	FAT		1	1990					1,200
6	OPX		1	1990					72

7	OPX	1	1990	456
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	225	1 STY STORE-A	100	Y	Y
	226	APTS-A	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
83	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	1,296 SF	36	36	2002	2003	1	25
2	PT2:BRICK PATIO	1,900 SF	100	19	2002	2003	2	50

**Appraiser Notes**

TPP8929128-RENTAL 8928210-CONVIENCE STORE 8720777-LAST FLIGHT

2002-01-09 (041) 1 TRANSIENT RENTAL UNITS

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5369	01/08/2008	09/18/2008	12,500	Commercial	INTERIOR REPAIRS ,SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
1	08-0180	01/24/2008	09/18/2008	1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES,LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
1	07-5239	11/30/2007	04/16/2008	800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
1	07-5187	11/27/2007	04/16/2008	2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
1	04-0736	03/10/2004	10/06/2004	5,500	Commercial	R&R SEWER LINE
1	05-1160	05/16/2005	11/08/2005	10,000	Commercial	IINTERIOR WORK ONLY RENOVATIONS
1	05-2083	05/29/2005	11/08/2005	6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
1	05-2149	06/03/2005	11/08/2005	1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
1	06-5973	11/03/2006	12/28/2006	2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
1	05-3260	08/03/2005	09/27/2006	0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION
1	07-0450	01/29/2007	05/29/2008	2,000	Commercial	TEST,MAKE NECESSARY REPAIRS TO SEWER LINE
1	08-1121	04/15/2008	11/28/2008	2,000	Commercial	ELECTRICAL WORK
1	08-1069	04/10/2008	11/26/2009	2,450	Commercial	BUILD WALL & DRYWALL



1	07-5187	03/20/2008	11/20/2008	7,500	Commercial	BUILD PARTITION WALL
1	08-1085	04/15/2008	12/10/2008	2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
1	08-1583	05/07/2008	10/15/2008	600	Commercial	INSTALL GAS LINE
1	08-2361	07/02/2008	10/23/2008	670	Commercial	ELECTRICAL WORK FOR HOOD FANS
1	08-2215	06/24/2008	09/18/2008	50	Commercial	SIGN
1	09-00004210	12/14/2009	03/19/2010	3,800	Commercial	SLAB & DOORS
1	09-00003899	11/16/2009	03/19/2010	2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
1	9-2342	08/03/2009	08/15/2009	1,200	Commercial	TROUBLE SHOOT LOSS OF POWER. RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
1	9-1934	06/30/2009	08/15/2009	2,500	Commercial	RELOCATE AWNING. DRYWALL REPAIRS. PAINT. INSTALL PLATE GLASS.
1	6770	07/16/2008		0	Commercial	ISSUED C/O
1	8-1777	05/27/2008	07/23/2009	1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD
1	8-1776	05/27/2008	10/22/2008	1,500	Commercial	HOOD INSTALLATION
1	09-1689	06/05/2009	07/15/2009	6,000	Commercial	RE-ROOF
1	09-1685	06/05/2009	07/15/2009	2,400	Commercial	REMOVE DECK FROM ROOF
1	13-0424	04/03/2013		0	Commercial	MOBILE CART. (JOB) INSIDE PROPERTY & MORE THAN 5' SETBACK FROM FRONT PROPERTY. NO ELECTRICAL ELEMENTS OF CART.
	10-2409	07/23/2010		2,300	Commercial	REPLACE EXISTING FANS, EXISTING TPAK LIGHTS, RECEPTACLES AND COVER PLATES, SWITCHES AND COVER PLATES AND LIGHT FIXTURES.
	10-2566	08/03/2010		4,900	Commercial	INSTALL 200SF OF DISPLAY SLAT WALL. INSTALL NEW BASE BOARDS, REPLACE/INSTALL 150SF OF NEW CARPETING. INSTALL SIGN
	10-1337	05/04/2010		9,500	Commercial	INSTALLATION OF 25LF 36" KNEE WALL, 4' PLYWOOD CABINETS, 50LF OF 42" H BOARD, INSTALLATION OF 6X8 NON-STRUCTURAL WALL WITH 5/8 SHEETROCK, 60LF CROWN MOLDING
	10-1338	04/30/2010		500	Commercial	INSTALLATION OF 5 SF DOUBLE SIDED SIGN AND 5SF WALL SIGN
	08-3923	10/20/2008		400	Commercial	INSTALL TWO FLOOD LIGHTS ON FRONT OF BUILDING FRO SIGN
	08-3443	09/21/2008		450	Commercial	INSTALL WOOD HANGHING SIGN
	09-3392	10/02/2009		3,580	Commercial	WATER AND DRAIN LINES TO CONNECT TO ESIXTING AND SERVICE; 1 COMPARTMENT SINK, 1 WALL MOUNT WATER HEATER, 1 GREASE TRAP, 1 HAND SINK, 1 FLOOR DRAIN
	09-3459	10/07/2009		1,900	Commercial	INSTALL SEVEN OUTLETS
	13-0424	04/03/2013		0	Commercial	MOBILE CART
1	B93-3405	12/01/1993	11/01/1994	550	Commercial	CHANGE WINDOW SIZE/GLASS
1	96-02408	06/01/1996	08/01/1996	1,890	Commercial	ELECTRICAL
1	97-00513	02/01/1997	07/01/1997	2,000	Commercial	REPAIR & REMODELING
1	97-01011	04/01/1997	07/01/1997	2,000	Commercial	BUILD OUT
1	97-01304	05/01/1997	07/01/1997	10,000	Commercial	EXTERIOR FACADE RENOVATIO
1	97-*01640	05/01/1997	08/01/1997	25,000	Commercial	EXTERIOR FACADE RENOVATIO
1	97-01826	06/01/1997	08/01/1997	1,200	Commercial	ROOFING
1	97-01863	06/01/1997	08/01/1997	5,700	Commercial	CENTRAL AC SYSTEM

1	97-1834	06/01/1997	08/01/1997	250	Commercial	TEMP SERVICE
1	97-2015	07/01/1997	08/01/1997	1,500	Commercial	INTERIOR RENOVATIONS
1	97-2207	07/01/1997	08/01/1997	2,500	Commercial	REPLACE FABRIC AWNING
1	97-2598	08/01/1997	11/01/1997	5,000	Commercial	UPGRADE ELECTRICAL
1	97-2649	08/01/1997	11/01/1997	385	Commercial	SECURITY ALARM
1	97-3812	11/01/1997	11/01/1997	100	Commercial	REPLACE LIGHTS
1	97-3992	12/04/1997	01/01/1999	3,200	Commercial	ELECTRICAL
1	98-2155	07/13/1998	01/01/1999	600	Commercial	ELECTRICAL
1	00-0309	02/04/2000	07/28/2000	199	Commercial	INSTALL SECURITY ALARM
1	00-0518	03/01/2000	07/28/2000	4,500	Commercial	5 TON AC
1	00-0711	04/04/2000	12/15/2000	3,500	Commercial	STRUCTURAL BEAMS PLACED
1	00-0859	03/31/2000	12/15/2000	2,400	Commercial	ROOFING
1	00-0853	04/03/2000	12/15/2000	2,500	Commercial	REPLACE ROOF DRAINS
1	00-1833	07/28/2000	12/15/2000	100,000	Commercial	PHASE 1 REPAIR FIRE DAMAG
1	00-2817	09/12/2000	01/10/2001	109,000	Commercial	PHASE 2 RENOVATIONS
1	00-3975	11/17/2000	12/15/2000	4,000	Commercial	CENTRAL AC
1	00-0518	11/01/2000	11/16/2001	4,500	Commercial	INSTALL C/AC
1	01-3009	08/28/2001	11/16/2001	12,000	Commercial	HOOD & C/AC
1	02-2791	11/14/2002	11/14/2002	500	Commercial	2-AIR CURTAINS
1	01-3993	02/11/2002	05/08/2002	25,000	Commercial	INTERIOR RENOVATIONS
1	02-1005	04/19/2002	05/08/2002	21,000	Commercial	3 PHASE WIRING
1	02-631	03/13/2002	05/08/2002	1,000	Commercial	NEW SINKS
1	02-0731	04/22/2002	05/08/2002	63,000	Commercial	PAVE PARKING LOT
1	02-1387	05/24/2002	05/08/2002	2,661	Commercial	ROOF
1	02-185	03/13/2002	05/08/2002	25,000	Commercial	ELECT
1	02-2791	11/14/2002	09/16/2003	500	Commercial	INSTALL AIR CURTAINS
1	03-2335	07/31/2003	09/16/2003	2,200	Commercial	REMOVE OLD POWER LIGHTS
1	03-3083	09/02/2003	09/16/2003	500	Commercial	HAND SIGN 30X24

## 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	682,647	12,276	941,754	1,636,677	1,636,677	0	1,636,677
2013	699,713	12,644	902,261	1,614,618	1,614,618	0	1,614,618
2012	725,312	13,012	902,261	1,640,585	1,640,585	0	1,640,585
2011	702,269	13,380	1,002,512	1,718,161	1,710,797	0	1,718,161
2010	729,631	13,748	811,891	1,555,270	1,555,270	0	1,555,270
2009	729,631	14,116	835,557	1,579,304	1,579,304	0	1,579,304
2008	747,871	14,484	2,235,010	2,437,005	2,437,005	0	2,437,005
2007	549,414	14,852	2,235,010	2,437,005	2,437,005	0	2,437,005

2006	475,707	15,220	927,740	2,437,005	2,437,005	0	2,437,005
2005	483,908	15,588	843,400	2,385,752	2,385,752	0	2,385,752
2004	517,419	15,956	843,400	2,385,752	2,385,752	0	2,385,752
2003	483,901	16,324	691,588	2,385,752	2,385,752	0	2,385,752
2002	481,545	0	691,588	2,385,752	2,385,752	0	2,385,752
2001	481,545	0	691,588	1,988,722	1,988,722	0	1,988,722
2000	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1999	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1998	294,640	0	522,908	1,218,689	1,218,689	0	1,218,689
1997	294,640	0	506,040	1,218,689	1,218,689	0	1,218,689
1996	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1995	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1994	248,722	0	506,040	992,777	992,777	0	992,777
1993	248,722	0	506,040	856,066	856,066	0	856,066
1992	248,722	0	506,040	856,066	856,066	0	856,066
1991	247,803	0	506,040	856,066	856,066	0	856,066
1990	142,407	0	440,677	856,066	856,066	0	856,066
1989	142,407	0	438,568	580,975	580,975	0	580,975
1988	131,360	0	385,856	517,216	517,216	0	517,216
1987	128,903	0	253,020	461,522	461,522	0	461,522
1986	129,640	0	253,020	463,131	463,131	0	463,131
1985	205,887	0	304,612	672,597	672,597	0	672,597
1984	135,655	0	146,448	401,077	401,077	0	401,077
1983	114,175	0	109,348	223,523	223,523	0	223,523
1982	106,065	0	109,348	215,413	215,413	0	215,413

## 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
10/1/1991	1188 / 2418	1,600,000	WD	U
10/1/1983	894 / 2021	246,300	WD	Q

This page has been visited 3,831 times.

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



**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on October 16, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Exception for Outdoor Merchandise Display – 505 Greene Street (RE # 00000520-000000; AK # 1000515) –** A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.keywestcity.com](http://www.keywestcity.com). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Carlene Smith, Planner II; E-mail: [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978;  
**Mail:** PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Exception for Outdoor Merchandise Display – A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

**Applicant/Owner: Alisher Artikov**

**Location: 505 Greene Street (RE # 00000520-000000; AK # 1000515)**

**Date of Hearing: October 16, 2014 Time of Hearing: 6:00 PM**

**Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers**

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** Carlene Smith, Planner II; **E-mail:** [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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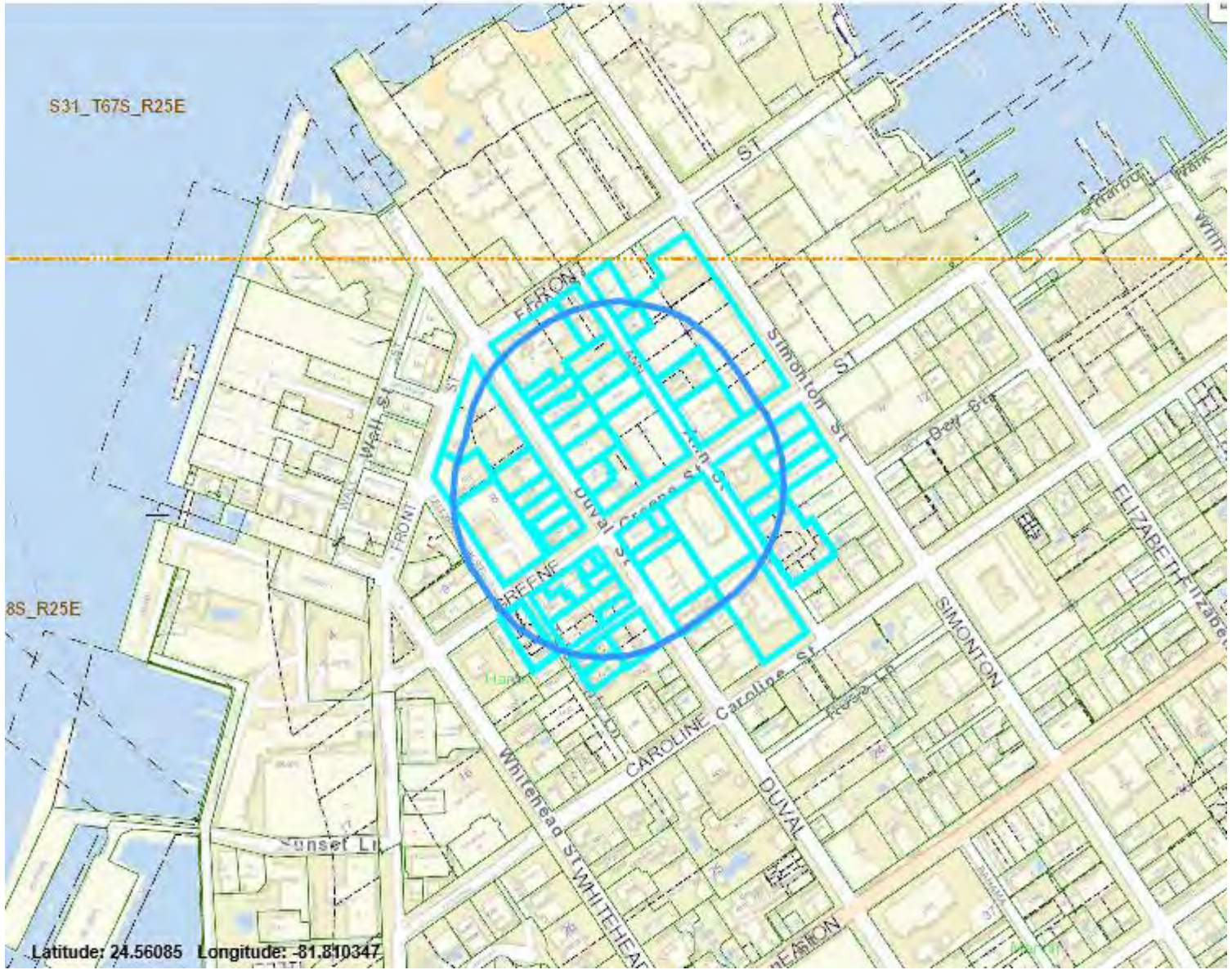
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Owner_Name	Address1	Address2	CITY	State	ZIP
117 DUVAL LLC		423 FRONT ST	KEY WEST	FL	33040-6638
121 DUVAL COMPANY		423 FRONT ST STE 2	KEY WEST	FL	33040-6638
123 125 ANN STREET LLC		123 ANN ST	KEY WEST	FL	33040-6601
126 DUVAL COMPANY	C/O ITTAH CHARLIE	423 FRONT ST STE 2	KEY WEST	FL	33040-6638
130 DUVAL STREET INC		19707 TURNBERRY WAY APT 5J	MIAMI	FL	33180-2502
135 DUVAL COMPANY		423 FRONT ST STE 2	KEY WEST	FL	33040-6638
206 DUVAL LLC		24 HILTON HAVEN RD	KEY WEST	FL	33040-3833
208 DUVAL LLC		PO BOX 1527	KEY WEST	FL	33041-1527
210 DUVAL STREET LLC		PO BOX 2068	KEY WEST	FL	33045-2068
211 DUVAL COMPANY		423 FRONT ST STE 2	KEY WEST	FL	33040-6638
213 TELEGRAPH LANE LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
217 TELEGRAPH LANE LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
220 SIMONTON STREET LLC		1413 SOUTH ST	KEY WEST	FL	33040
220 SIMONTON STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
4 AND 6 CHARLES STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
511 GREENE STREET LLC	C/O RE-MAX SOUTHERNMOST	219 SIMONTON ST	KEY WEST	FL	33040-6653
512 GREENE STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
AMSTERDAM EDITH REV TR 3/14/94		511 CAROLINE ST	KEY WEST	FL	33040-6604
ANN STREET LLC		4750 CAMP ROOSEVELT DR	CHESAPEAKE BEACH	MD	20732
ANN STREET PROPERTIES LLC		6671 JOG PALM DR	BOYNTON BEACH	FL	33437-3929
BAHAMA MAMA OF KEY WEST LLC		18381 LONG LAKE DR	BOCA RATON	FL	33496-1932
CARLSON 1989 TRUST	C/O RENT KEY WEST VACATIONS	1075 DUVAL ST STE C11	KEY WEST	FL	33040-3195
CARLSON 1989 TRUST DTD 10/26/89	C/O CARLSON DEAN A CO-TRUSTEE	714 WINDSOR LN	KEY WEST	FL	33040-6415
FAVELLI GEORGEANN MARION LIVING TRUST 1/19/06		1523 PATRICIA ST	KEY WEST	FL	33040-5034
FOSTER WILLIAM AND BARBARA		504 S LAKE DR	LANTANA	FL	33462-3229
G AND S KEY WEST LLC		20 AZALEA DR	KEY WEST	FL	33040-6206
GAGEL MICHAEL T		1327 PUERTO DR	APOLLO BEACH	FL	33572-2923
GRAHAM BOB		205 TELEGRAPH LN	KEY WEST	FL	33040-6563
GREENE STREET CONDOS LLC		301 WHITEHEAD ST	KEY WEST	FL	33040-6542
GRIFFITH RICHARD P LIV TR 8/29/2005		717 FLEMING ST	KEY WEST	FL	33040-6827
HAYES PAUL N	C/O RENT KEY WEST VACATIONS INC	1075 DUVAL ST STE C11	KEY WEST	FL	33040-3195
HILARIO RAMOS CORP		209 DUVAL ST	KEY WEST	FL	33040-6507
HISTORIC TOURS OF AMERICA INC		201 FRONT ST STE 224	KEY WEST	FL	33040-8348

HUNTER BRUCE	C/O RENT KEY WEST VACATIONS	1075 DUVAL ST STE C11	KEY WEST	FL	33040-3195
JOHNSON RICHARD MD		38 PORTSIDE DR	FT LAUDERDALE	FL	33316-3008
KEYS ISLAND PROPERTIES LLC		1201 SIMONTON ST	KEY WEST	FL	33040-3162
KEYS PRODUCTIONS INC		PO BOX 1527	KEY WEST	FL	33041-1527
LA MER ENTERPRISES INC		20201 E COUNTRY CLUB DR APT 605 MIAMI		FL	33180-3277
LOVE MILE MARKER I LLC	C/O LOVE REALTY	PO BOX 2528	PALM BEACH	FL	33480-2528
NEW IDEAS INC		1512 S ROOSEVELT BLVD	KEY WEST	FL	33040-4514
QS KWA GREENE LLC		13095 N TELECOM PKWY	TEMPLE TERRACE	FL	33637-0926
R N J KEY WEST LLC		9629 PARKVIEW AVE	BOCA RATON	FL	33428-2919
RAMLO CONSTRUCTION CORPORATION		209 DUVAL ST	KEY WEST	FL	33040-6507
SLOPPY JOE'S ENTERPRISES	INC	101 ANN ST	KEY WEST	FL	33040
SLOPPY JOE'S ENTERPRISES INC		201 DUVAL ST	KEY WEST	FL	33040-6507
STEELE JESSICA		3729 CINDY AVE	KEY WEST	FL	33040-4407
SUNSET PLAZA INC	C/O HAMUY	PO BOX 1268	HALLANDALE	FL	33008-1268
TEMECULA ENTERPRISES LLC		3624 SUNRISE DR	KEY WEST	FL	33040-4636
TIITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL TALLAHASSEE		FL	32399-3000
TIKAL REAL ESTATE HOLDING I LLC		PO BOX 1778	KEY WEST	FL	33041-1778
TWO FRIENDS REALTY HOLDING LLC	C/O DIVERSIFIED GROUP	5801 CITRUS BLVD	NEW ORLEANS	LA	70123-1680
US FOODS INC		12178 4TH ST	RANCHO CUCAMONGA	CA	91730-6127