

# Application

**EASEMENT APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue Street, Key West, FL 33040**  
**(305) 809-3720**



Please read carefully before submitting applications

**Easement Application**

Please print or type a response to the following:

1. Name of Applicant Trepanier & Associates, Inc.
2. Site Address 1200-1206-1212 White St. and 1124 Catherine St.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Lane  
Key West, FL 33040
5. Phone # of Applicant 305-293-8983 Mobile# \_\_\_\_\_ Email lori@owentrepanier.
6. Name of Owner, if different than above Victor Mills \_\_\_\_\_ com
7. Address of Owner 16 Calle Dos, Key West, FL 33040  
\_\_\_\_\_
8. Phone Number of Owner 305-684-9939 Email \_\_\_\_\_
9. Zoning District of Parcel HNC-1 RE# 00033010-000000
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested Awning overhang containing 443 sq.ft. along  
Catherine and White Street portion of the  
building  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No X If Yes, please describe and attach relevant documents. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested**.
4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$2000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate fee of \$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Victor Mills & Cynthia Mills authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Trepanier and Associates, Inc.  
*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]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this February 11, 2014 by  
*date*

Mr. Victor Mills  
*Name of Authorized Representative*

PL DR. Lic #  
M 420-868-52-203-0

She is personally known to me or has presented M 420-868-52-203-0 as identification.

[Signature]  
*Notary's Signature and Seal*



Richard Puente  
*Name of Acknowledger typed, printed or stamped*

FF 067 969  
*Commission Number, if any*

# Verification Form

City of Key West  
Planning Department



Verification Form

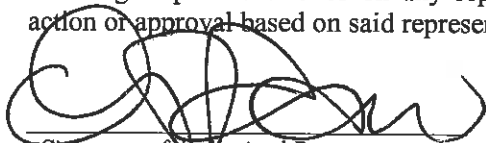
(Where Authorized Representative is an individual)

I, OWEN TREPANIER, 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:

1200-1206-1212 WHITE STREET

Street address of subject property

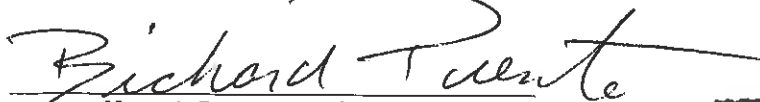
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 11 2014 by Mr. Owen J. Trepnier by  
date 1

Name of Authorized Representative

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

  
Notary's Signature and Seal

Richard Puente  
Name of Acknowledger typed, printed or stamped



FF 067969

Commission Number, if any

**Deed**



PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE12-040  
RECORDING FEE: \$27.00  
DOCUMENTARY STAMPS PAID: \$

06/29/2012 4:27PM  
DEED DOC STAMP CL: DS \$4,550.00

Doc# 1889724  
Bk# 2577 Pg# 2122

[Space above this line for recording data]

## WARRANTY DEED

THIS WARRANTY DEED is made on this 26<sup>th</sup> day of June, 2012, between MARIA VICTORIA FRANCO, a single woman, along with WILMA RODRIGUEZ, a single woman, whose address is c/o 2305 Seidenberg Avenue, Key West, FL 33040 (hereinafter collectively referred to as "Grantor"), and VICTOR H. MILLS, JR. and CYNTHIA A. MILLS, husband and wife, whose address is 16 Calle Dos, Key West, FL 33040 (hereinafter collectively to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND & 00/100<sup>ths</sup> DOLLARS (\$650,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address(es) of 1200-1206-1212 White Street, Key West, FL 33040, and more particularly described as:

KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST DELINEATED IN FEBRUARY, A. D. 1829, AS A PART OF TRACT 13 BUT NOW BETTER KNOWN AS LOT 1 AND A PART OF LOT 5 IN SQUARE 3 IN SAID TRACT 13, ACCORDING TO A DIAGRAM OF ONE-THIRD OF SAID TRACT 13 DRAWN BY W. A. GWYNN, COUNTY SURVEYOR, AND DULY RECORDED IN DEED BOOK "0" PAGE 195 OF MONROE COUNTY, FLORIDA, RECORDS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WHITE STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WHITE STREET FOR 156.87 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 51.97 FEET; THENCE AT AN ANGLE OF 89°58'45" TO THE LEFT AND IN A NORTHWESTERLY DIRECTION FOR 156.89 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF CATHERINE STREET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET FOR 51.91 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION No.: 00033050-000000; ALTERNATE KEY ("AK") No.: 1033812  
AND

PARCEL IDENTIFICATION No.: 00033010-000000; ALTERNATE KEY ("AK") No.: 1033774

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

SUBJECT TO: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and those items listed above.

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

Signed, sealed and delivered in our presence:

Witness # 1 signature  
Print name: Robert E. Highsmith

Wilma E Rodriguez by Debra A. Gartenmayer  
WILMA RODRIGUEZ, by and through Debra A. Gartenmayer, as her attorney-in-fact attorney in fact

Witness # 2 signature  
Print name: Nicole C. Urrigho

Doc# 1889724  
BK# 2577 P# 2123

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements DEBRA A. GARTENMAYER, who is personally known to me, or who produced \_\_\_\_\_ as identification, to be the same person who is the named Agent of the Principal Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Principal.

WITNESS my hand and official seal at Key West, Monroe County, State of Florida on this 26<sup>th</sup> day of June, 2012.

(STAMP/SEAL)



Notary Public, State of Florida  
Commission Expires: July 12, 2015

(FRANCO SIGNATURE PAGE FOLLOWS)

Signed, sealed and delivered in our presence:

*Lucy Farina*  
Witness # 1 signature  
Print name: LUCY FARINA

*Maria Victoria Franco*  
MARIA VICTORIA FRANCO

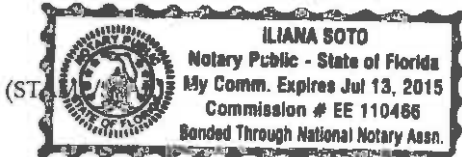
*Jose D. Farina*  
Witness # 2 signature  
Print name: JOSE D. FARINA

Doc# 1889724  
Bk# 2577 Pg# 2124

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements MARIA VICTORIA FRANCO, who is personally known to me, or who produced driver's license F652-558-49-586-D as identification, to be the same person who is the Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

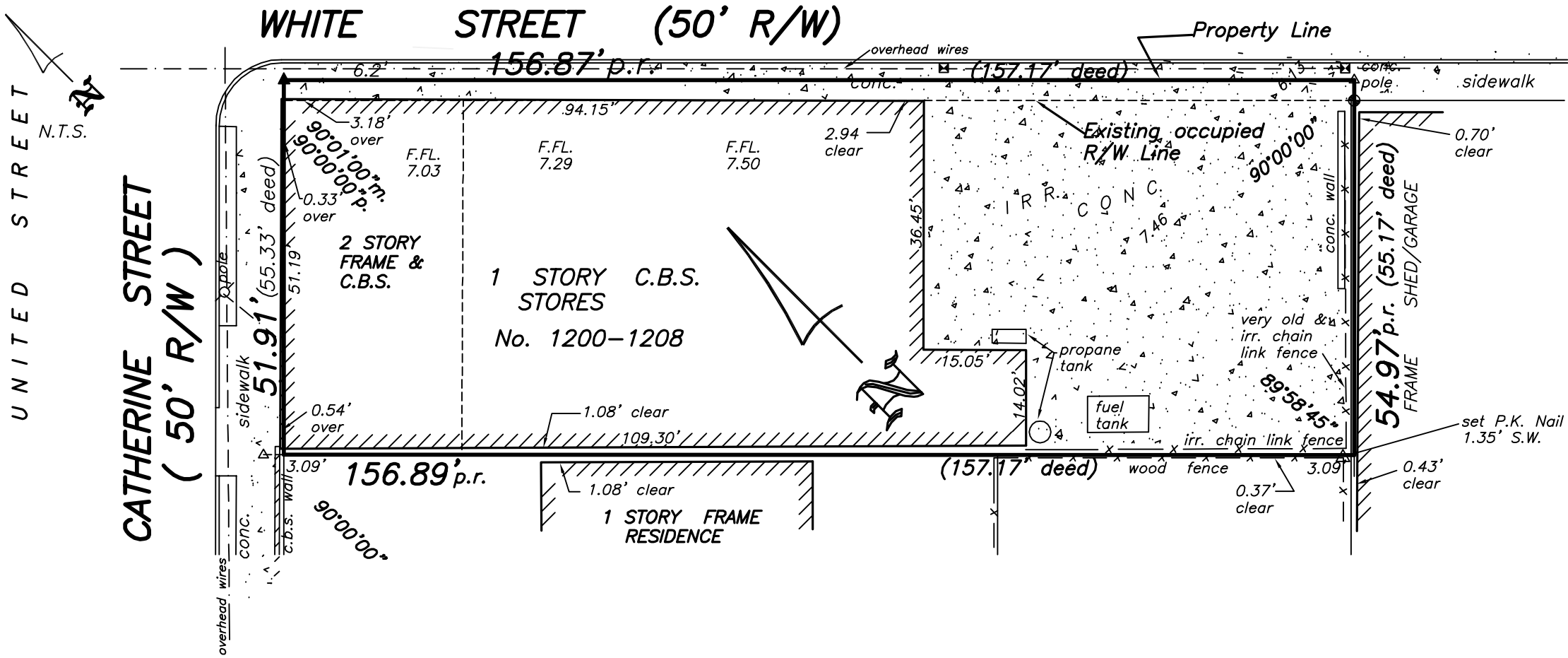
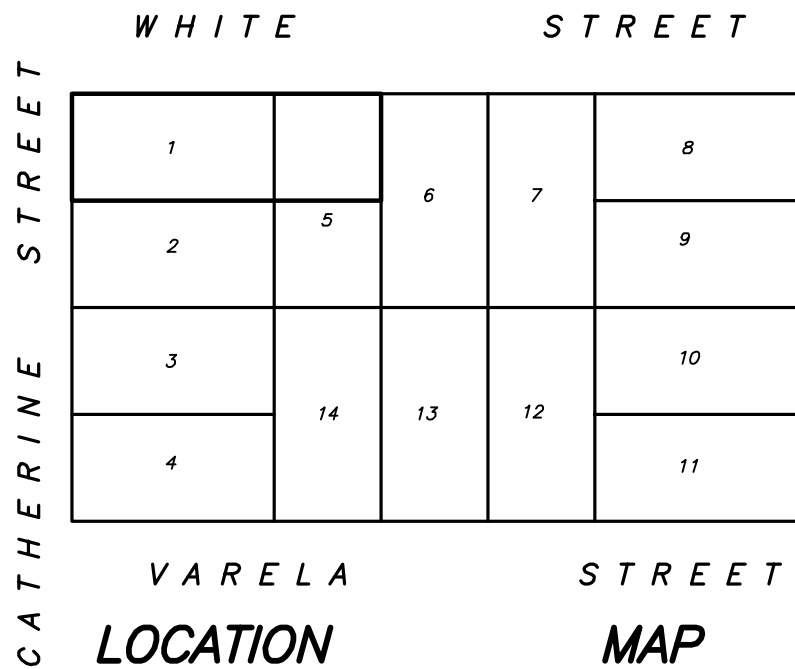
WITNESS my hand and official seal at Miami-Dade County, State of Florida on this 26 day of June, 2012.



*Iliana Soto*  
Notary Public-State of Florida  
Commission Expires: 7/13/2015

MONROE COUNTY  
OFFICIAL RECORDS

# Survey



**SURVEYOR'S NOTES:**

North arrow based on Assumed Median  
 Elevations based on N.G.V.D. 1929 Datum  
 B.M.No: D-121 elevation 3.812

- △ = Set P.K. Nail/PCP No PLS 2749
- = Set 1/2" iron pipe, Cap PLS 2749
- ▲ = Fd. P.K. Nail/PCP Reese & White

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- ⊕ = Centerline
- Elev. = Elevation

**Abbreviations:**

- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- C.B.S. = Concrete Block Stucco
- P.B. = Plat Book
- pg. = page
- B.M. = Bench Mark

- cov'd. = Covered
- wd. = Wood
- ⊙ = Wood utility Pole
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning

Field Work performed on: 9/25/14

**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

**LEGAL DESCRIPTION:** ( O.R. 1072, pg. 126)

Commencing at the corner of White and Catherine Streets and running thence along White Street in a Southeasterly direction 157 feet, 2 inches; thence at right angles in a South-westerly direction 55 feet, 4 inches; thence at right angles in a Northwesterly direction 157 feet, 2 inches to Catherine Street; thence at right angles along the line of Catherine Street in a Northeasterly direction 55 feet 4 inches to the Point of Beginning.

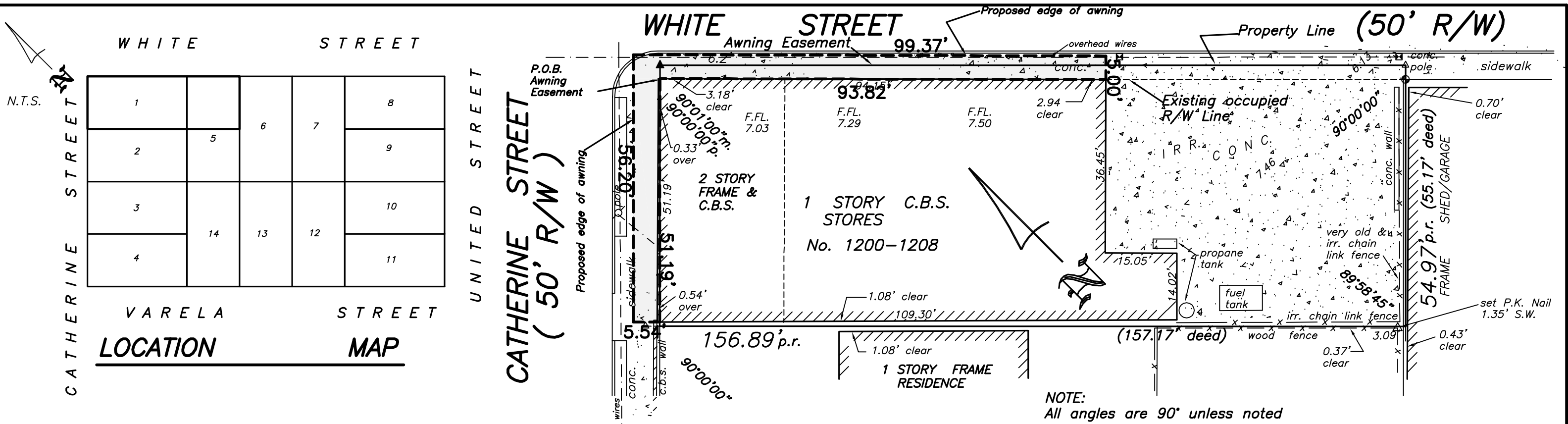
Block 135

Victor Mills 1200-1208 White Street, Key West, Fl. 33040			
Boundary Survey		Dwn No.: 14-382-D	
Scale: 1"=20'	Ref. 106A-25 FILE	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 9/25/14		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/block135			

**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



**NOTE:**  
All angles are 90° unless noted

**SURVEYOR'S NOTES:**

North arrow based on Assumed Median  
Elevations based on N.G.V.D. 1929 Datum  
B.M.No: D-121 elevation 3.812

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⊙ = Wood utility Pole  
Bal. = Balcony  
Pl. = Planter  
A/C = Air Conditioner  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning

Field Work performed on: 9/25/14

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **Specific Purpose Survey, Balcony Easement** 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

**DESCRIPTION, Awning Easement per City of Key West R/W:**

Begin at the intersection of the Southwesterly Right-of-Way Line (per City of Key West) of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Catherine Street for a distance of 51.19 feet; thence at a right angle and in a Northwesterly direction and along the edge of a proposed awning for a distance of 5.54 feet (5 feet past face of building); thence at a right angle and in a Northeasterly direction and along the edge of the said awning for a distance of 56.20 feet; thence at a angle of 90°01'00" to the left and in a Southeasterly direction along the edge of a proposed awning (being 5 feet past the face of the building) for a distance of 99.17 feet; thence at a right angle and along the edge of the said awning for a distance of 5.00 feet to the face of an existing building; thence at a right angle and in a Northwesterly direction and along the face of the existing building for a distance of 93.82 feet to the Point of Beginning. Containing 780.4 square feet, more or less.

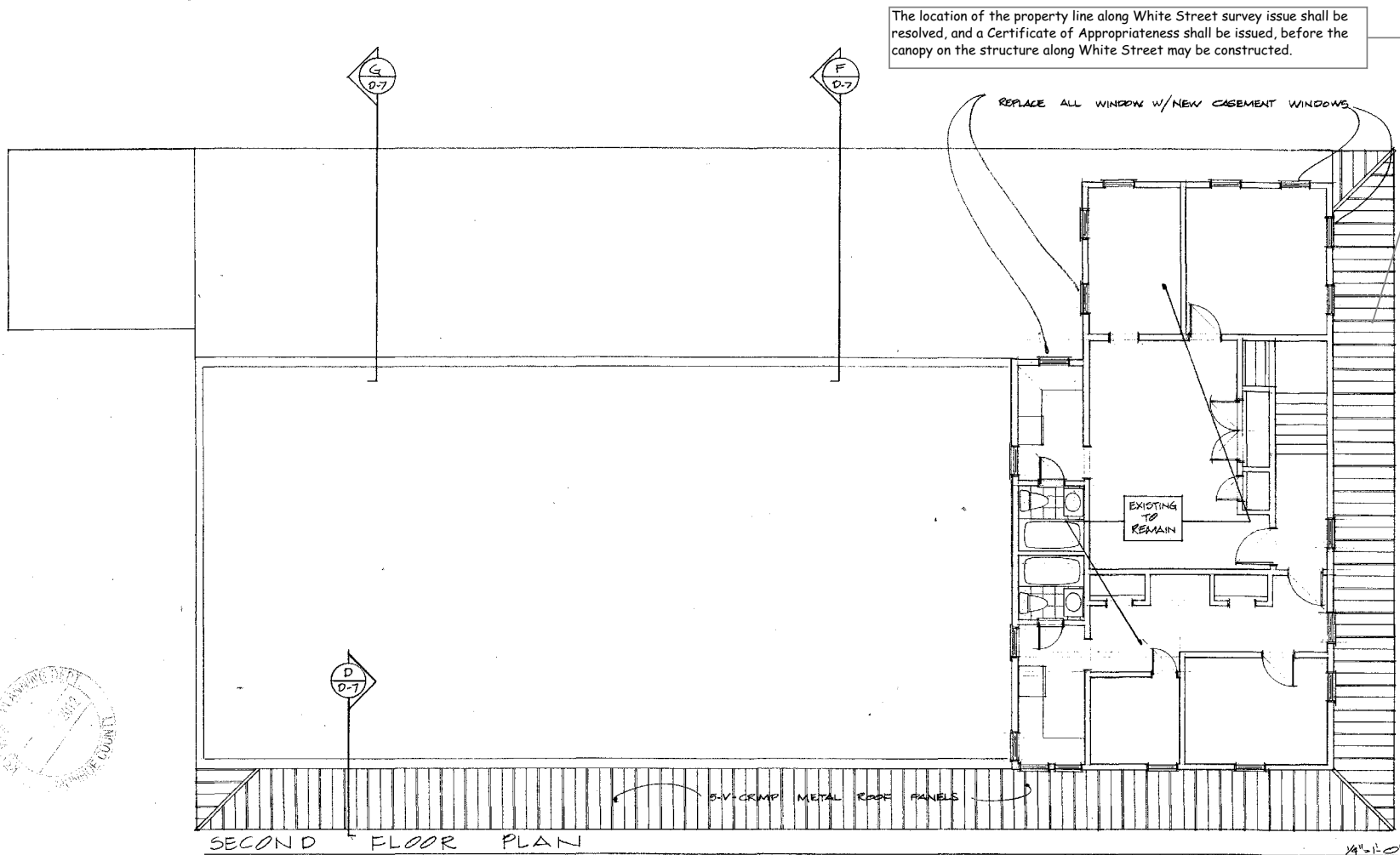
Block 135

Victor Mills 1200-1208 White Street, Key West, Fl. 33040			
Specific Purpose Survey, Balcony Easement		Dwn No.: 14-382-C	
Scale: 1"=20'	Ref. 106A-25 FILE	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 9/25/14		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/keywest/block135			

**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
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# Plans



THOMAS KELLY ENTERPRISES INC.  
8141 ROCKY ROAD - SU040104P KEY  
• DESIGN CONCEPTS  
• CONSTRUCTION MANAGEMENT  
(855) 745-1100

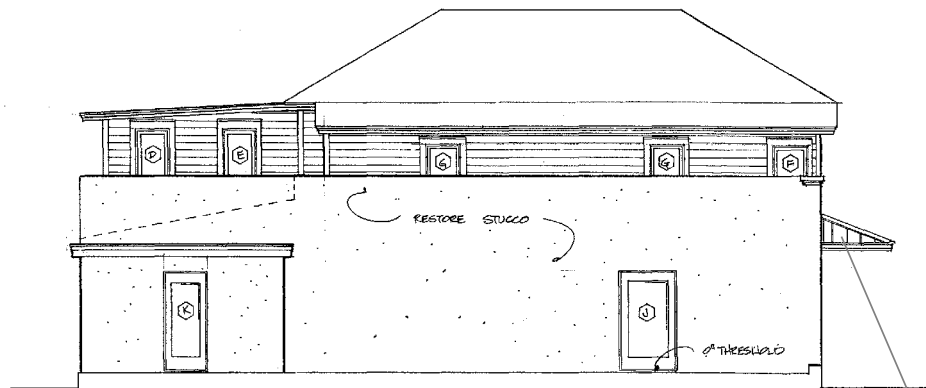
KEY WEST  
1200 - 1206 - 1212 WHITE STREET  
SECOND FLOOR PLAN

DRAWN TCK  
DATE 08/11/12

SHEET NUMBER  
**D-2**  
OF 10





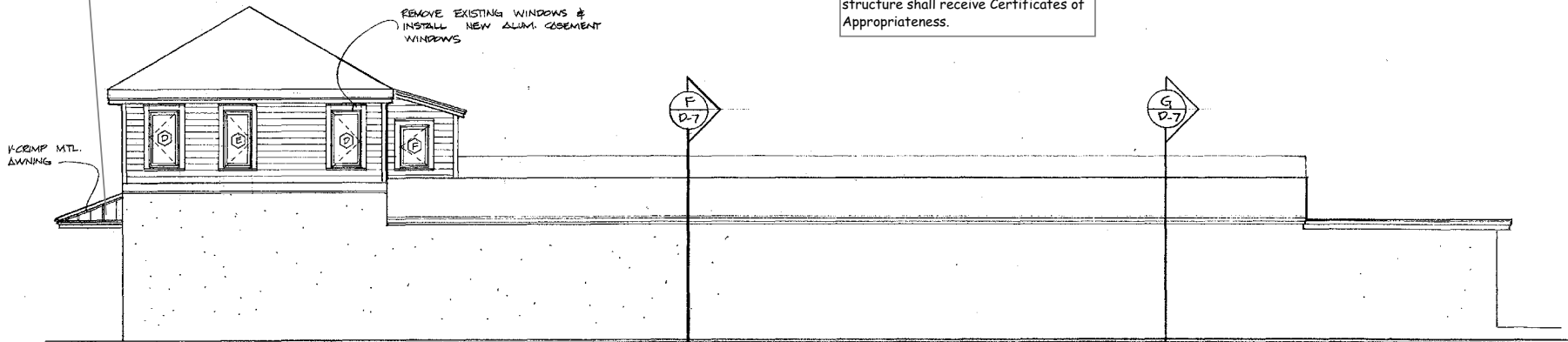


SOUTHEAST ELEVATION

1/4" = 1'-0"

The location of the property line along White Street survey issue shall be resolved, and a Certificate of Appropriateness shall be issued, before the canopy on the structure along White Street may be constructed.

All signs or other modifications to the structure shall receive Certificates of Appropriateness.



SOUTHWEST ELEVATION

1/4" = 1'-0"



THOMAS KELLY ENTERPRISES INC.  
 8941 ROCKY ROAD - SUITE 104 OF 107  
 • DESIGN CONCEPTS  
 • CONSTRUCTION MANAGEMENT  
 (818) 748-1100

KEY WEST

1200 - 1206 - 1212 WHITE STREET  
 EXTERIOR ELEVATIONS

DRAWN: TKK  
 DATE: 08/11/12

SHEET NUMBER  
**D-4**

of 10

# Site Photos





# **DRC Minutes/Comments**

# Minutes of the Development Review Committee

**March 28, 2013**

Approved April 25, 2013

Planning Director, Don Craig called the Development Review Committee Meeting of March 28, 2013 to order at 10 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

## ROLL CALL

**Present were:** Planning Director, Don Craig; General Services, Elizabeth Ignaffo; Fire Department, Jason Barroso; Police Department, Steve Torrence; and Arts in Public Places, Dick Moody.

**Not present were:** Building Official, John Woodson; ADA Coordinator, Diane Nicklaus (comments provided); Interim Forestry Manager, Karen DeMaria (comments provided); HARC Planner, Enid Torregrosa; and Sustainability Coordinator, Alison Higgins.

**Also in attendance were Planning Department staff:** Brendon Cunningham, Ginny Haller and Carlene Smith.

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

## APPROVAL OF MINUTES

January 24, 2013

February 28, 2013

March 6, 2013

**Motion to approve the January, February and March 2013 DRC Minutes was made by Mr. Torrence and seconded by Ms. Ignaffo. The motion passed by a unanimous voice vote.**

## DISCUSSION ITEMS

### Old Business

- 1. Conditional Use – 1200-1212 White Street (RE# 00033010-000000; Alt. Key 1033774) – A request to allow small recreational power-driven equipment rentals and a restaurant in the HNC-1 zoning district per Section 122-808 (13) and (14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview 1200-1212 White project. Items 1, 2, and 3 were heard concurrently.

The applicant's attorney, Wayne LaRue Smith with The Smith Law Firm, gave members an overview of the requests.

#### **Fire Department comments:**

Applicant will need to provide the height of the awning as well as come into compliance with the building code regarding occupancy. The applicant was urged to meet with the Fire Department if they had any questions.

#### **Police Department comments:**

Applicant was commended for cleaning up the property. Applicant will need to properly train the cyclists and refrain from parking any scooters on the right-of-way.

#### **Engineering comments:**

# Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

Applicant will need to coordinate the landscape plan with the open lot plan. The landscape plan proposes planting trees within the drain field. Ground cover vegetation is allowed to be planted over the drain field. No trees or shrubs shall be planted over the drain field.

The open lot plan shows one ADA accessible and two standard vehicle parking spaces. In accordance with Sec. 108-610, parking areas that will be used after dark shall have lighting. Lighting shall be directed away from adjacent residential properties and public right-of-way, downward and away from the sky.

Pursuant to Sec. 108-609, parking spaces shall not be utilized for vehicle sales/rentals, vehicle storage, repair work or servicing.

The open lot plan shows a 7ft x 3ft trash storage area adjacent to the vehicle driveway. The trash storage area has capacity for two 96-gallon totes; presumably, one tote for waste and one tote for recycle. Based on once per week pickup and solid waste disposal Level of Service, 2.66, 6.37 and 1.14, 2.73 lbs./capita/day for residential and non-residential waste and recycling rates, respectively, (*Comprehensive Plan, 2008*), two (2) totes for waste and one (1) tote for recycle will be required. Please increase the size of the trash storage area to accommodate four totes (waste, recycle, and kitchen / landscape), minimum dimension 12ft by 3ft.

Pursuant to Sec. 108-279, waste storage areas shall be screened from adjacent properties and public right-of-ways by fences, walls or landscaping.

## **Planning Director comments:**

Applicant will inform staff his intention of using the walk up window for the proposed restaurant by the time this application moves forward to Planning Board hearing.

Applicant will provide a clearly defined and scaled floor plan to include all uses and how they relate, as well as a scaled parking plan which portrays cars moving in and out of spaces. Handicap access will need to be properly scaled on the site plan. No scooter parking under the ownership of Mr. Mills will be allowed on the City's ROW. Scooter parking will only be placed under a designated area on the plan.

Applicant will also need to address the loading zone and HARC must approve the proposed block wall. Lastly, a traffic analysis is required prior to Planning Board hearing.

## **Urban Forester comments:**

If there is any existing vegetation on-site that will be impacted by the development, please contact the Urban Forester for a review. The removal of any existing trees will require review and possible permits from the Tree Commission.

## **ADA Coordinator comments:**

No comment for the conditional use.

### **Parking Variance**

ADA needs to visit the surrounding area to determine number of existing handicapped parking spaces and determine if one is needed to meet needs of area. Any further ADA comments concerning construction will be reserved for plan review at time of building permit submittal.

### **Cross-Access Easement**

This front property line is actually 3 feet into the existing City sidewalk on White Street. There is no encroachment to my knowledge on the Catherine Street side. Applicant is intending to re-build the



# Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

structural awning which will encroach over the City right-of-way. ROW Coordinator has no objection to the addition of this structural awning and the request for easement of same.

### Art in Public Places comment:

Mr. Moody inquired about the applicant adding artwork or a mural on the site.

The following members of the public spoke on the matter:

- Linda Wheeler, 1213 White

## New Business

2. **Parking Variance – 1200-1212 White Street (RE#00033010-000100; Alt. Key 1033774) – A request to waive parking requirements for 22 automobile spaces in the HNC-1 zoning district per Section 108-572 (9) and (10) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments for Item 1.

3. **Cross-Access Easement – 1200-1212 White Street (RE 00033010-000000; Alt. Key 1033774) – A request for a cross-access easement of 442.35 square feet, more or less, to address the encroachment of the existing City sidewalk onto private property and the installation of a fixed awning over City property for property located on White Street as per Sections 2-938 and 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments for Item 1.

4. **Conditional Use – 2308 North Roosevelt Boulevard (RE# 00065710-000000; Alt. Key 1068551) – A request for conditional use approval to operate a motorcycle retail, rental and service shop at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the conditional use request.

The applicant gave members an overview of the request.

### Fire Department comments:

Applicant will need to come into compliance with all code requirements. The applicant will need to meet with the Fire Department for site plan review.

### Police Department comments:

Address will need to be well marked on the property.

### Engineering comments:

Engineering will provide comments after site plans have been submitted.

### Planning Director comments:

Applicant will need to provide a scaled site plan to include landscaping, drainage and parking. Applicant will need to return back to the DRC for review.

### ADA Coordinator comments:

ADA has no objection and withholds comments on any ADA requirements until such time as plan review is done through the Building Department. ADA compliance issues will also be necessary in the

# **Property Appraiser Record Card**



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

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

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

## Property Record Card -

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

Alternate Key: **1033774** Parcel ID: **00033010-000000**

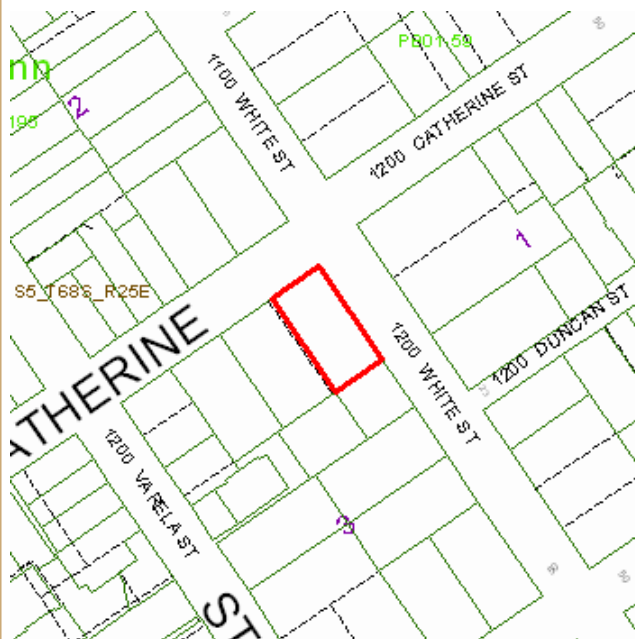
### Ownership Details

**Mailing Address:**  
MILLS VICTOR H JR AND CYNTHIA A  
16 CALLE DOS  
KEY WEST, FL 33040-5464

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1200 WHITE ST KEY WEST  
1204 WHITE ST KEY WEST  
1124 CATHERINE ST UNIT: 201 KEY WEST  
1124 CATHERINE ST UNIT: 202 KEY WEST  
1206 WHITE ST KEY WEST  
**Legal Description:** KW GWYNN SUB 0-195 PT LT 1 SQR 3 TR 13 H3-57 OR430-919 OR1072-126 OR1280-1505 OR1310-1228/29AFF OR1308-2333/34C 2383P/R OR2577-2119C OR2577-2122/24

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	5,442.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 5287  
 Year Built: 1923

### Building 1 Details

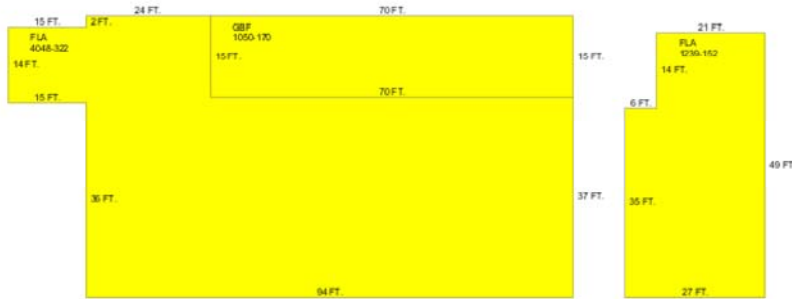
<b>Building Type</b>	<b>Condition</b> F	<b>Quality Grade</b> 350
<b>Effective Age</b> 39	<b>Perimeter</b> 474	<b>Depreciation %</b> 50
<b>Year Built</b> 1923	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 5,287
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	15	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,048
2	GBF		1	1990					1,050
3	FLA		1	1990					1,239

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4313	VACANT COMM	23	N	N

4314	VACANT COMM	12	N	Y
4315	VACANT COMM	65	N	N
4316	GBF	100	N	N
4317	VACANT COMM	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1164	AB AVE WOOD SIDING	20
1165	C.B.S.	80

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

**Appraiser Notes**

1200 WHITE ST-- KLEEN WASH 1206 WHITE ST-- LA DICHOSA BAKERY TPP 8859384 - RENTAL TPP 8539053 - LA DICHOSA TPP 8914679 - TILES ETCETERA TPP 8889674 - LA GUARAPERA

AS OF JANUARY 1, 2013 PROPERTY UNDER TOTAL RENOVATION. ADJUSTMENTS HAVE BEEN MADE ACCORDINGLY.

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4578	12/31/2012	65,000	Commercial	INTERIOR, EXTERIOR AND STRUCTUREAL WORK AS PER PLANS.
1	12-3671	10/12/2012	8,000	Commercial	14 SQES 5 VCRIMP METAL ROOF, NOC REQUIRED. 10' FACIA BOARD.
1	12-3289	09/12/2012	15,000	Commercial	RE-ROOF REMOVE EXISTING ROOF PLACE BACK PLUS UNDERLAYMENT DRY IN 14 SQS.
1	12-4578	12/31/2012	65,000	Commercial	INTERIOR, EXTERIOR AND STRUCTURAL WORK AS PER PLANS.
1	12-4340	12/13/2012	10,000	Commercial	STUCCO REPAIRS TO OUSIDE OF BLDG. APPROX 2400 SQ. FT.
1	12-4573	12/28/2012	600	Commercial	INSTALL TEMPORARY SERVICE 60 AMPS, TWO 20 AMP GFI OUTLETS, ONE 220 VOLT OUTLET GROUND
1	12-4418	02/21/2013	10,000	Commercial	INSTALL WINDOWS & REPLACE SIDING. 31 WINDOWS AND 1575 SQ FT OF SIDING
1	M942622	08/01/1994	11/01/1994	2,000	INSTALL STOVE PIPE
1	B942664	08/01/1994	11/01/1994	200	PAINT BLDG
1	96-3375	08/01/1996	12/01/1996	1,200	MECHANICAL
1	9903951	12/07/1999	12/27/1999	3,000	ROOFING

**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
2013	277,483	200	308,855	586,538	586,538	0	586,538
2012	316,232	200	308,855	625,287	625,287	0	625,287
2011	316,232	200	308,855	625,287	625,287	0	625,287
2010	316,232	200	289,523	605,955	605,955	0	605,955
2009	344,980	200	583,804	928,984	928,984	0	928,984
2008	344,980	200	707,460	1,052,640	1,052,640	0	1,052,640

2007	230,691	200	598,620	829,511	829,511	0	829,511
2006	230,691	200	408,150	639,041	639,041	0	639,041
2005	238,381	200	326,520	565,101	565,101	0	565,101
2004	238,329	200	217,680	419,203	419,203	0	419,203
2003	238,329	200	141,492	419,203	419,203	0	419,203
2002	257,549	200	141,492	399,241	399,241	0	399,241
2001	257,549	225	141,492	399,266	399,266	0	399,266
2000	257,549	250	103,398	361,197	361,197	0	361,197
1999	249,861	275	103,398	307,957	307,957	0	307,957
1998	166,963	300	103,398	307,957	307,957	0	307,957
1997	166,963	325	92,514	307,957	307,957	0	307,957
1996	151,079	350	92,514	243,943	243,943	0	243,943
1995	151,079	0	92,514	243,593	243,593	0	243,593
1994	144,106	0	92,514	236,620	236,620	0	236,620
1993	144,106	0	98,600	242,706	242,706	0	242,706
1992	144,106	0	98,600	242,706	242,706	0	242,706
1991	144,106	0	98,600	242,706	242,706	0	242,706
1990	92,729	930	82,650	176,309	176,309	0	176,309
1989	87,849	930	81,200	169,979	169,979	0	169,979
1988	75,676	930	69,600	146,206	146,206	0	146,206
1987	74,195	930	34,974	110,099	110,099	0	110,099
1986	74,570	930	34,974	110,474	110,474	0	110,474
1985	70,552	930	24,544	96,026	96,026	0	96,026
1984	69,491	930	24,544	94,965	94,965	0	94,965
1983	69,491	930	24,544	94,965	94,965	0	94,965
1982	52,194	930	23,216	76,340	76,340	0	76,340

## 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
6/26/2012	2577 / 2119	0	QC	11
6/26/2012	2577 / 2122	650,000	WD	03
12/30/2008	2395 / 2383	100	WD	J
5/1/1994	1308 / 2336	325,000	WD	M

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



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

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

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

## Property Record Card -

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

Alternate Key: **1033812** Parcel ID: **00033050-000000**

### Ownership Details

**Mailing Address:**

MILLS VICTOR H JR AND CYNTHIA A  
16 CALLE DOS  
KEY WEST, FL 33040-5464

### Property Details

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township -Range:** 05-68-25

**Property Location:** 1212 WHITE ST KEY WEST

**Legal Description:** KW GWYNN SUB 0-195 PT LT 5 SQR 3 TR 13 H3-57 OR430-919 OR1072-126 OR1280-1505 OR1308-2333/34C OR1308-2336/38 OR1310-1228/29AFF OR2089-1038ORD OR2076-1664/65WILL OR2364-75/81WILL OR2395-2383P/R OR2577-2119C OR2577-2122/24

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



## Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	2,705.00 SF

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0266	01/23/2013	2,400	Commercial	RELOCATE 200 AMP, ONE PHASE SERVICE W/ 200 AMP DISCONNECT, & 200 AMP THREE PHASE W/200 AMP DISCONNECT TO NORTH SIDE (CATHERINE ST) OF BUILDING

## 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
2013	0	0	182,863	182,863	182,863	0	182,863
2012	0	0	182,863	182,863	182,863	0	182,863
2011	0	0	182,863	182,863	182,863	0	182,863
2010	0	0	169,098	169,098	169,098	0	169,098
2009	0	0	359,887	359,887	359,887	0	359,887
2008	0	0	351,650	351,650	351,650	0	351,650
2007	0	0	297,550	297,550	297,550	0	297,550
2006	0	0	256,975	256,975	256,975	0	256,975
2005	0	0	216,400	216,400	216,400	0	216,400
2004	0	0	148,775	148,775	148,775	0	148,775
2003	0	0	54,100	54,100	54,100	0	54,100
2002	0	0	54,100	54,100	54,100	0	54,100
2001	0	0	54,100	54,100	54,100	0	54,100
2000	0	0	45,985	45,985	45,985	0	45,985
1999	0	0	45,985	45,985	45,985	0	45,985
1998	0	0	45,985	45,985	45,985	0	45,985
1997	0	0	40,575	40,575	40,575	0	40,575
1996	0	0	40,575	40,575	40,575	0	40,575
1995	0	0	40,575	40,575	40,575	0	40,575
1994	0	0	40,575	40,575	40,575	0	40,575
1993	0	0	43,425	43,425	43,425	0	43,425
1992	0	0	43,425	43,425	43,425	0	43,425
1991	0	0	43,425	43,425	43,425	0	43,425
1990	0	0	31,121	31,121	31,121	0	31,121
1989	0	0	30,398	30,398	30,398	0	30,398
1988	0	0	26,055	26,055	26,055	0	26,055
1987	0	0	17,370	17,370	17,370	0	17,370
1986	0	0	17,370	17,370	17,370	0	17,370
1985	0	0	12,155	12,155	12,155	0	12,155
1984	0	0	12,155	12,155	12,155	0	12,155



1983	0	0	12,155	12,155	12,155	0	12,155
1982	0	0	11,497	11,497	11,497	0	11,497

## Parcel Sales History

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12/30/2008	2395 / 2383	100	WD	J
5/1/1994	1308 / 2336	1	WD	M

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