

# **Application**

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
WILLIAM B. SPOTTSWOOD  
ERICA H. STERLING  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)

April 21, 2020

Katie Halloran, Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040

RE: Application for Change of Nonconforming Use  
C & D Properties of Key West I, LLC  
408 Greene Street, Key West, Florida 33040

Mrs. Halloran,

Please allow this letter to serve as C & D Properties of Key West I, LLC's ("Applicant") revision to their application for a Change of Nonconforming Use for the property located at 408 Greene Street, Key West, Florida 33040 (the "Property"). Based on our discussions, the Applicant requests to amend the Application to remove the request for outdoor seating. All proposed seating will be located within the structure.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



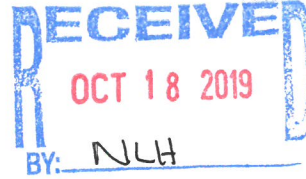
Richard J. McChesney,  
For the Firm

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
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Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)

October 16, 2019

Roy T. Bishop, Interim Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040

RE: Application for Change of Nonconforming Use  
C & D Properties of Key West I, LLC  
408 Greene Street, Key West, Florida 33040

Mr. Bishop,

Please allow this letter and supporting documentation to serve as C & D Properties of Key West I, LLC's ("Applicant") application for a Change of Nonconforming Use for the property located at 408 Greene Street, Key West, Florida 33040 (the "Property"). The Applicant seeks to change the current nonconforming commercial retail use to restaurant, excluding drive-through with sixty (60) seats and 900 square feet of consumption area. The proposed use will allow for an indoor/outdoor food service/cafe business that would consist of a limited selection of food items and beverages.

Pursuant to Section 122-32(e), a nonconforming use of a building or structure may be changed to another nonconforming use if the planning board finds: (1) that the new use is equally or more appropriate to the zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. The proposed application satisfies Section 122-32(e) as follows:

**1. The new use is equally or more appropriate to the zoning district.**

The proposed use of a small, independent non chain, food service/café is appropriate compared to the current commercial retail use at the Property. As seen with the recent closures on Duval for the "Mall on Duval" program, neighborhood café type businesses are desired by both locals and tourists alike. The Property is located within the historic commercial pedestrian-oriented area and, as such, no new parking requirements are triggered with the proposed change of nonconforming use. No parking variance will be required as part of this application.

**2. The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.**

**Intensity of Proposed Use: Parking**

The change of use will not increase parking demand due to the fact that the Property is located within the historic commercial pedestrian-oriented area. Pursuant to Section 108-573 of the City Land Development Regulations (“LDRs”) the Applicant is not expanding any non-residential floor area and not adding any residential use.

**Intensity of Proposed Use: Traffic**

The Property is located near the cruise ship dock facility which produces large amount of pedestrian traffic. The proposed use aims to take advantage of the existing traffic rather than generate its own. Given the pedestrian traffic from which the business will be driven already exists, there will not be an increase in the intensity of the Property with the subject proposal.

**Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards**

The Applicant will comply with all local sound ordinances and department of health requirements related to preparation of food on the Property.

**Intensity of Proposed Use: Drainage**

There are no changes proposed to the exterior of the property that would affect the drainage. Therefore, no adverse impact is expected.

Enclosed with this letter are the required change of nonconforming use application documents, along with a check for the application fee.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney,  
For the Firm

Enc.:  
Application  
Authorization/Verification Form  
Deed  
Property Record Card  
Survey  
Application Fee



# Application - Change of Nonconforming Use

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

**Application Fee: \$1,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: 408 Greene Street, Key West, Florida 33040

Real Estate (RE) #: 00001500-000000

Alternate Key: 1001554

Zoning District: HRO

Total Land Area (sq ft): 4,556

Property located within the Historic District?

Yes  No

## APPLICANT:

Owner

Authorized Representative

Name: Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling, PLLC

Mailing Address: 500 Fleming Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: (305) 293-8791

Fax: \_\_\_\_\_

Email: richard@spottswoodlaw.com

## PROPERTY OWNER: (if different than above)

Name: C & D Properties of Key West I, LLC

Mailing Address: PO Box 4125

City: Key West

State: Florida

Zip: 33041

Home/Mobile Phone: (305) 393-6573

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: jblackwell@keysrealestate.com

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

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

## Description of existing use and proposed use. If there is more than one use please describe each use:

Existing use at the property is commercial retail. The proposed use is restaurants, excluding drive-through.

Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary):

City of Key West • Application Change of Nonconforming Use

Please see attached letter.

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**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site and Elevation plan (plans MUST be signed and sealed by an Engineer or Architect prior to Planning Board hearing)
- Floor plans
- Stormwater management plan

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name LUCKY STREET GALLERY  
Location Addr 408 GREENE ST  
Lic NBR/Class LIC2018-000317 RETAIL WHOLESALE OR MAIL ORDER  
Issued Date 12/13/2018 Expiration Date: September 30, 2019  
RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

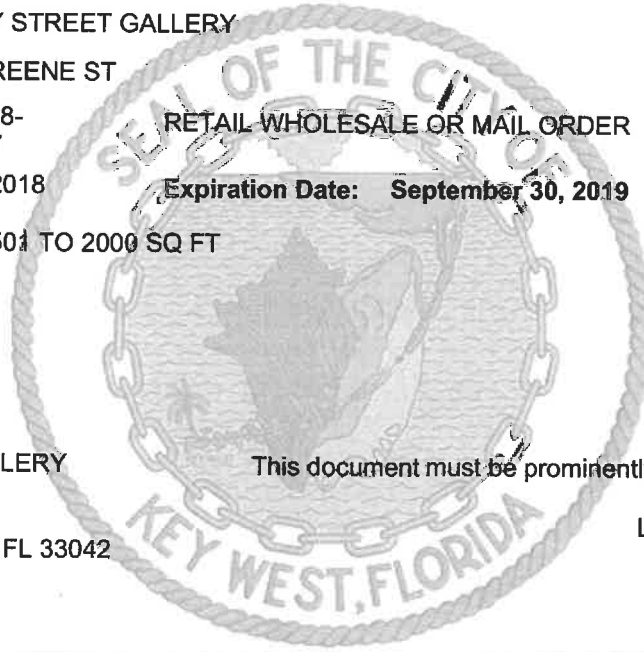
Comments:

Restrictions:

LUCKY STREET GALLERY  
C/O GAY BETTY  
24760 PARK DR  
SUMMERLAND KEY, FL 33042

This document must be prominently displayed.

LUCKY GREEN HORSESHOE LLC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND SAFARI RENTALS  
Location Addr 408 GREENE ST  
Lic NBR/Class 33582 MISCELLANEOUS OTHER SERVICES  
Issued Date 10/23/2017 Expiration Date: September 30, 2018

MISCELLANEOUS OTHER SERVICE

Comments: BODY PAINT

Restrictions: 7 DAY PERMIT 10/23/17-10/29/17

ISLAND SAFARI RENTALS  
408 GREENE ST

KEY WEST, FL 33040

This document must be prominently displayed.

DURAN WILFREDO





# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND SAFARI RENTALS, INC.  
Location Addr 408 GREENE ST  
Lic NBR/Class 32611 MISCELLANEOUS OTHER SERVICES  
Issued Date 10/11/2017 Expiration Date: September 30, 2018

MISCELLANEOUS OTHER SERVICE

Comments: BIKE REPAIRS (OUTSIDE CUSTOMERS)

Restrictions:

ISLAND SAFARI RENTALS, INC.  
1209 17TH ST

KEY WEST, FL 33040

This document must be prominently displayed.

ISLAND SAFARI RENTALS, INC.



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND SAFARI RENTALS, INC.  
Location Addr 408 GREENE ST  
Lic NBR/Class 32610 RETAIL WHOLESALE OR MAIL ORDER  
Issued Date 10/11/2017 Expiration Date: September 30, 2018  
RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments: CLOTHING AND ACCESSORIES

Restrictions:

ISLAND SAFARI RENTALS, INC.  
1209 17TH ST

KEY WEST, FL 33040

This document must be prominently displayed.

ISLAND SAFARI RENTALS, INC.



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND TEA HOUSE CO, THE  
Location Addr 408 GREENE ST  
Lic NBR/Class 28469 RETAIL WHOLESALE OR MAIL ORDER  
Issued Date 9/26/2016 Expiration Date: September 30, 2017  
RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments: KITES AND ACCESSORIES

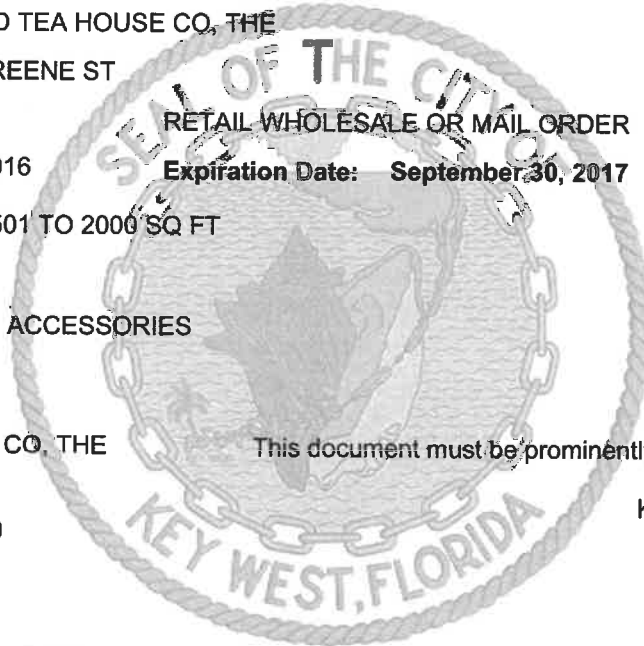
Restrictions:

ISLAND TEA HOUSE CO, THE  
408 GREENE ST

KEY WEST, FL 33040

This document must be prominently displayed.

KEY WEST KITE COMPANY, INC.



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND TEA HOUSE COMPANY, THE  
Location Addr 408 GREENE ST  
Lic NBR/Class 29186 MISCELLANEOUS OTHER SERVICES  
Issued Date 9/3/2014 Expiration Date: September 30, 2015

MISCELLANEOUS OTHER SERVICE

Comments: TICKET SALES (INSIDE STRUCTURE)

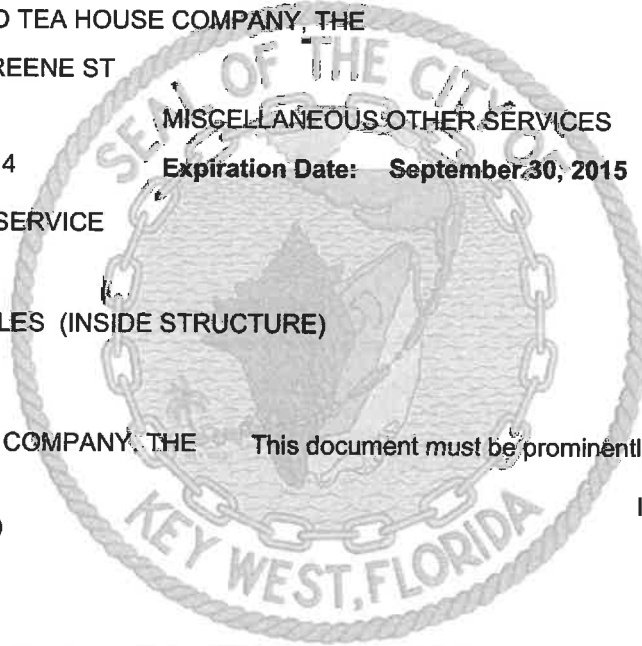
Restrictions:

ISLAND TEA HOUSE COMPANY, THE  
408 GREENE ST

KEY WEST, FL 33040

This document must be prominently displayed.

ITHC, LLC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SUNSHINE SCOOTERS INC (BIKE RE  
Location Addr 408 GREENE ST  
Lic NBR/Class 26850 TRANSPORTATION SERVICES  
Issued Date 10/1/2012 Expiration Date: September 30, 2013

BICYCLES EQUIPMENT AND OTHER NON MOTOR DRIVEN RENTALS

Comments: BICYCLE RENTAL

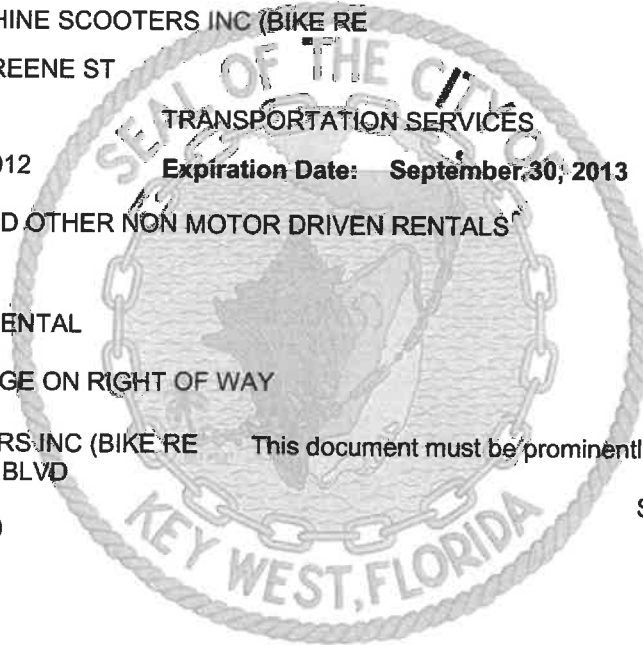
Restrictions: NO STORAGE ON RIGHT OF WAY

SUNSHINE SCOOTERS INC (BIKE RE  
1910 N ROOSEVELT BLVD

KEY WEST, FL 33040

This document must be prominently displayed.

SUNSHINE SCOOTERS INC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      SUNSHINE SCOOTER INC (TICKET)  
Location Addr      408 GREENE ST  
Lic NBR/Class      26849  
Issued Date      10/1/2012      **Expiration Date: September 30, 2013**

MISCELLANEOUS OTHER SERVICE

Comments:      TICKET SALES

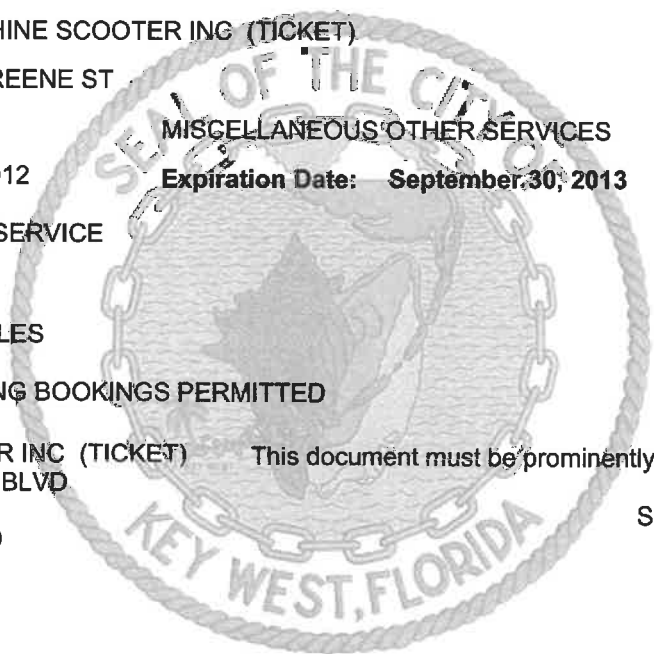
Restrictions:      NO LODGING BOOKINGS PERMITTED

SUNSHINE SCOOTER INC (TICKET)  
1910 N ROOSEVELT BLVD

KEY WEST, FL 33040

This document must be prominently displayed.

SUNSHINE SCOOTER INC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      DAZZLE STUDIOS, LLC  
Location Addr      408 GREENE ST  
Lic NBR/Class      27388  
Issued Date        9/27/2012      **Expiration Date: September 30, 2013**  
RETAIL ESTABLISHMENT 0 TO 500 SQ FT

Comments:      RETAIL ART SALES FROM TABLE IN FRONT OF STORE

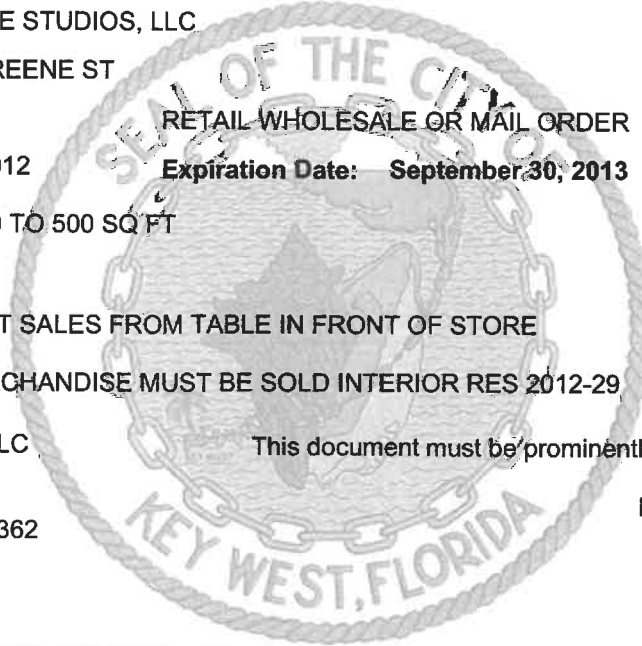
Restrictions:    SAME MERCHANDISE MUST BE SOLD INTERIOR RES 2012-29

DAZZLE STUDIOS, LLC  
254-19 61ST AVE

LITTLE NECK, NY 11362

This document must be prominently displayed.

DAZZLE STUDIOS, LLC



**PLANNING BOARD  
RESOLUTION No. 2012-29**

**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 HRO ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 408 GREENE STREET (RE# 00001500-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential/Office Zoning District (HRO); 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 wind art, flags, metal art, garden charms, and local art can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on June 21, 2012 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

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



**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key 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 as follows: allowing the outdoor display of merchandise within the front yard located at 408 Greene Street (RE# 00001500-000000), with the following conditions, and per the attached site survey, location sketch with site photos received June 1, 2012:

1. The Exception is specific to the current tenant, Richard Burris, and granted for 60 months.
2. The Exception is limited to the existing front yard of the property, and will not be placed in the City right-of-way. All display materials shall be no closer than four (4) feet to the sidewalk.
3. The Exception will all be free-standing and not attached to any house, fence or tree.
4. The Exception will only be present during hours of operation.
5. All outdoor merchandise displayed or created by a local artist shall also be for sale inside the building.
6. The Exception will comply with the number items as shown on the Site Plan dated June 1, 2012, which is no greater than 30 total items; inclusive of two art tables not greater in size than ten (10) square feet.
7. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.

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

 Chairman

 Planning Director

hearing on grounds:

- 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.

**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.

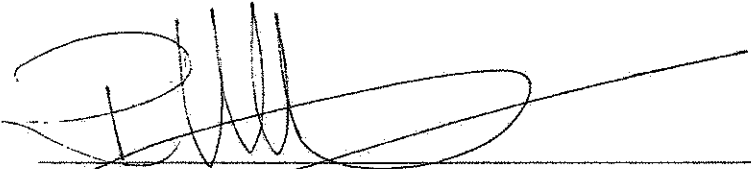
**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated

  
Chairman  
  
Planning Director

by reference in this approval; that within the forty-five (45) day review period the DCA can appeal the permit to the 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.

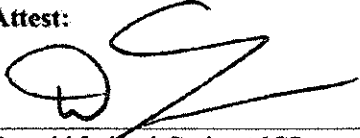
Read and passed on first reading at a regularly scheduled meeting held this 21st day of June, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

  
Richard Klitenick, Chairman  
Key West Planning Board

7/12/12  
Date

Attest:

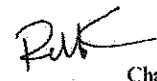
  
Donald Leland Craig, AICP  
Planning Director


7. 11. 12  
Date

Filed with the Clerk:

  
Cheryl Smith, City Clerk

7-12-12  
Date

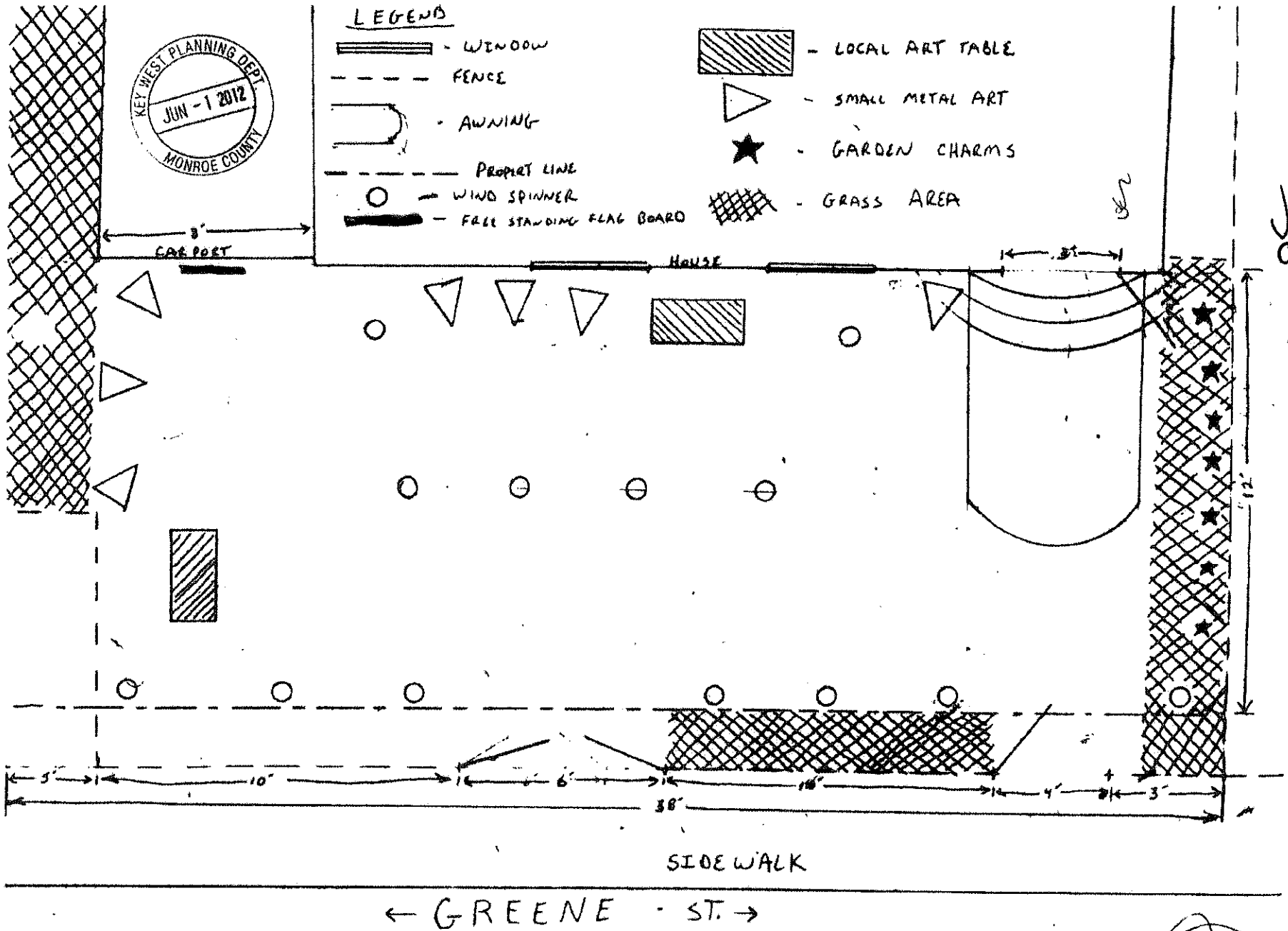
  
Chairman

 Planning Director



LEGEND

- WINDOW
- FENCE
- AWNING
- PROPERTY LINE
- WIND SPINNER
- FREE STANDING FLAG BOARD
- LOCAL ART TABLE
- SMALL METAL ART
- GARDEN CHARMS
- GRASS AREA



ac  
RELL



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      FREE BIKES OF KEY WEST LLC  
Location Addr      408 GREENE ST  
Lic NBR/Class      27631  
Issued Date        12/4/2012      **Expiration Date: September 30, 2013**

MISCELLANEOUS OTHER SERVICE

Comments:      ADVERTISING SERVICE ONLY: APPROVED SIGNAGE ONLY

Restrictions:    NO BICYCLES STORED/DISPL IN FRONT OR CITY R-O-W

FREE BIKES OF KEY WEST LLC  
1001 EATON ST #1

KEY WEST, FL 33040

This document must be prominently displayed.

FREE BIKES OF KEY WEST LLC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      CARIBBEAN ADVENTURES  
Location Addr      408 GREENE ST  
Lic NBR/Class      8173      RETAIL WHOLESALE OR MAIL ORDER  
Issued Date      12/26/2002      Expiration Date:      September 30, 2003

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments:      GAMES AND TOYS

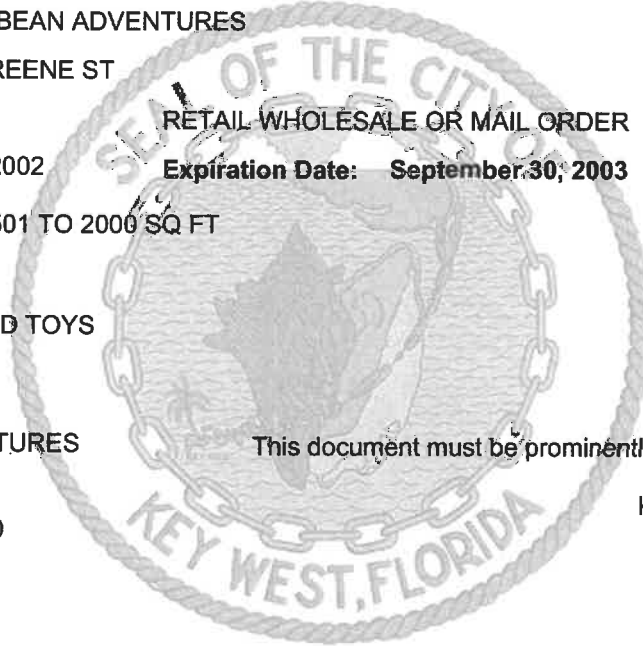
Restrictions:

CARIBBEAN ADVENTURES  
409 GREENE ST

KEY WEST, FL 33040

This document must be prominently displayed.

KEY WEST KITE CO. INC.



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name JOLIES

Location Addr 408 GREENE ST

Lic NBR/Class 5959

Issued Date 4/7/1997

RETAIL WHOLESALE OR MAIL ORDER

Expiration Date: September 30, 1997

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments: RETAIL, WOMEN'S CLOTHING

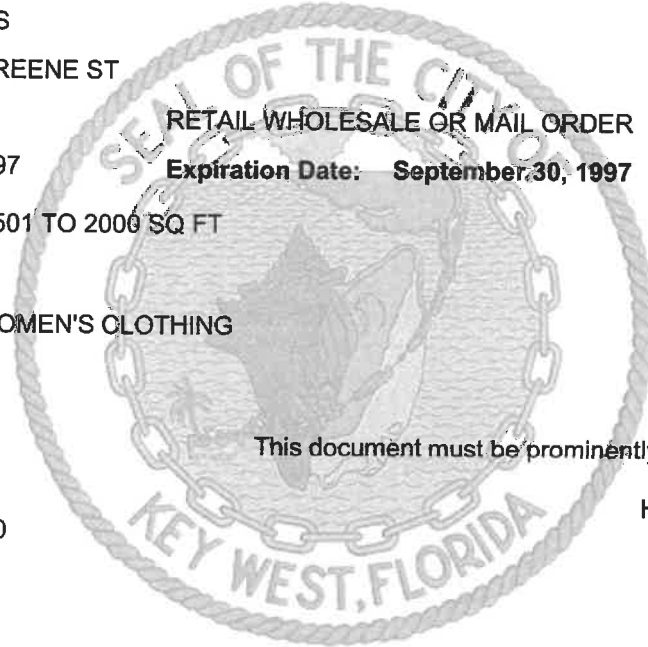
Restrictions:

JOLIES  
408 GREENE ST

KEY WEST, FL 33040

This document must be prominently displayed.

HIGNIGHT, LAURA



FLORIDA  
POLK'S

# KEY WEST

CITY  
DIRECTORY

1992

R.L. POLK & CO.  
PUBLISHERS



BENDER-  
TANIS INC.

ALL YOU NEED  
TO KNOW IN  
REAL ESTATE

296-6200  
FAX 294-4808

605  
SIMONTON  
STREET






**McKILLIP CONSTRUCTION COMPANY INC.**  
 5162 Seaview Rd., Stock Island  
 GENERAL CONTRACTORS

**LIMEJ AUTO PARTS**  
 Quality Parts, Service, and Paint  
 Cars, Trucks and Boats  
 Joba G. Fallon, President


HAM'S LOCK & KEYS

1075 Duval Street  
 294-4817

**Atlantic Shores Motel And Resort**  
 PRIVATE BEACH • FRESH WATER POOL • FISHING PIER  
 Tel. 296-2491  
 510 SOUTH ST. (CORNER SIMONTON AND SOUTH STS.) (33040)

**KEY WEST HIGH SCHOOL**  
 294-5212  
 Ext. 264  
 2600 Flagler Ave.  
 Key West, 33040



© HOMEOWNER 80

**GEORGIA ST-Contd**  
 1110 Rodriguez Dora V ©  
 296-5580  
 1111 Seidman Louis seasonal res  
 © 294-4084

ELIZA ST INTERSECTS  
 1115 Fowler Richd J Hon ©  
 294-5779  
 1117 Diaz Guillermo © 294-7050  
 1119a Avalos Louis © 296-8461  
 1119b Chapman David M 296-8461  
 1121 Kuhn David S © 286-5742

CATHERINE ST INTERSECTS  
 1207 Baker Willard W © 294-1218  
 1209★Wernicoff Tevis 286-9841  
 1212 Collins John R lwyr ©  
 296-9778

1213a No Return  
 1213b★Guretz Paul J 296-1883  
 1214★Smith Jacqueline M  
 1215 Vinson Valter Jr © 294-3974  
 DUNCAN ST INTERSECTS  
 1220 Roberts Eug L © 296-5302  
 UNITED ST INTERSECTS

12  
 FLAGLER AV INTERSECTS  
 JOHNSON ST INTERSECTS  
 1522 Alvarez Onelio © 296-5021

4  
**GERALDINE ST -FROM  
 FORT ST NORTHEAST 1  
 WEST OF PETRONIA ST**

ZIP CODE 33040  
 100 Buxton Wm H Jr 296-3490  
 104 Rivas Leo R ©  
 106★Kelly Ralph  
 108★Drake Louis  
 110★Moss Ethel L  
 112 Vacant  
 114★Baker Carl T  
 116a Munnings Malcolm C  
 118★Allen John W  
 EMMA ST INTERSECTS

17  
**GO LA -FROM S  
 ROOSEVELT BLVD SOUTH 1  
 EAST OF FLAGLER AV**

ZIP CODE 33040  
 1★Fariza Paul  
 2★Powers Richd 294-0196  
 3 Cryer John P  
 4 Martin Charles E winter res ©  
 5 Tackett David S 296-0086


16  
**GOVERNMENT RD -FROM  
 2432 FLAGLER AV EAST 1  
 NORTH OF 7TH ST**

ZIP CODE 33040  
 1501 Prepared Childbirth  
 Education 294-1068  
 Walker Richd C phys  
 294-1068  
 1517 Haskins Mary E © 296-2002  
 LINDA AV INTERSECTS  
 1601 Hoeffer Richd E ©

1  
**GREENE ST -FROM 1  
 WHITEHEAD ST  
 NORTHEAST 1 SOUTHEAST  
 OF FRONT ST**

ZIP CODE 33040  
 200 Salvors Inc 294-3336  
 Fisher Mel Maritime Heritage  
 Society Inc atocha museum  
 294-2633  
 WHITEHEAD ST INTERSECTS  
 403 Heat Wave swimsuits ret  
 296-0292  
 408 Silvermine South jwry store  
 292-7738  
 409 Heavenly Body Kites 296-2535  
 411 Cat House in Key West the  
 gift shop 294-4779  
 412 China Pearl Co the 296-8999  
 413 Key West Shellery clo  
 294-4122  
 414 Wood N Stuff 296-7920

**OLD TOWN TROLLEY TOURS**  
 DON'T JUST VISIT KEY WEST, RELIVE IT!  
 1910 N. Roosevelt Blvd. (33040) (305) 296-661



FLORIDA  
POLK'S

# KEY WEST

CITY  
DIRECTORY

## 1987

R. L. POLK & CO.  
PUBLISHERS



**BENDER-  
TANIS** <sup>INC.</sup>

ALL YOU NEED  
TO KNOW IN  
REAL ESTATE

**296-6200**

**605  
SIMONTON  
STREET**

COTTON CONSTRUCTION

KEYS POOL INC  
COMMERCIAL REAL ESTATE  
RAYMOND J. CAPAS, BROKER

294-5197

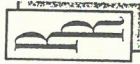
KEYS POOL INC  
COMMERCIAL REAL ESTATE  
RAYMOND J. CAPAS, BROKER

294-5197

**RUFFNER REALTY SERVICES, INC.**  
RESIDENTIAL & COMMERCIAL  
APPRAISALS  
296-3717

Key West, FL (33040)

3121 A. Riviera Dr.



**GREAT AMERICAN  
TITLE & MORTGAGE CO. INC.**  
294-4909

Key West, FL 33040

3300 N. Roosevelt Blvd. (Searstown)



# EL CACIQUE

RESTAURANT  
BREAKFAST - LUNCH - DINNER

125 DUVAL ST. (33040)

294-4000

78

### GEORGIA ST-Contd

- 1121★Kuhn David ©
- CATHERINE ST INTERSECTS
- 1207 Baker Willard W © 294-1218
- 1209 U S C G Housing
- 1212 Collins John R lwyr © 296-9778
- 1213a Munroe Michael
- 1213b Cox Mimi
- 1214 Vacant
- 1215 Vinson Valter Jr © 294-3974
- DUNCAN ST INTERSECTS
- 1220 Roberts Eug L © 296-5302
- UNITED ST INTERSECTS

5 Tackett David S 296-0086

19

### GOLF CLUB DR (STOCK ISLAND)-FROM COUNTRY CLUB DR NORTH 1 WEST OF US HIGHWAY 1

ZIP CODE 33040  
Key West Resort Golf Course  
294-5232

16

### GOVERNMENT RD -FROM 2432 FLAGLER AV EAST 1 NORTH OF 7TH ST

ZIP CODE 33040  
1501 Prepared Childbirth  
Education 294-1068  
Walker Richd C phys  
294-1068

1517 Haskins Mary E © 296-2002  
LINDA AV INTERSECTS  
1601 Hoeffler Richd E ©  
1604 Fronfield Phyllis

1

### GREENE ST -FROM 1 WHITEHEAD ST NORTHEAST 1 SOUTHEAST OF FRONT ST

ZIP CODE 33040  
U S Naval Station 296-3511  
200 Fisher Mel Treasure Salvors  
Inc 294-3336

WHITEHEAD ST INTERSECTS  
403 A Soft Touch women's &  
children's clos 296-2622  
408 Hat House The clothing-ret  
409 Heavenly Body Kites 296-2535  
411 Cat House In Key West The  
gift shop 294-4779

413 Dancing Fool clo 296-7326  
414 Ujena swimwear & lingerie  
294-8102

FITZPATRICK ST ENDS  
416 Shalimar Resort Wear

FLAGLER AV INTERSECTS  
JOHNSON ST INTERSECTS  
1522 Alvarez Onelio © 296-5021

12

### GERALDINE ST -FROM FORT ST NORTHEAST 1 WEST OF PETRONIA ST

- ZIP CODE 33040
- 100 Buxton Wm H Jr 296-3490
- 104 Rivas Leo R ©
- 106 Vacant
- 108 Transient
- 110 Allen John W 294-4765
- 112 Vacant
- 114★Beasley Cheryl
- 116a★Munnings Malcolm C
- 116b★Casamayor Debrette
- 118 Casey Clarence
- Rear★Brown Louise
- EMMA ST INTERSECTS

4

### GO LA -FROM S ROOSEVELT BLVD SOUTH 1 EAST OF FLAGLER AV

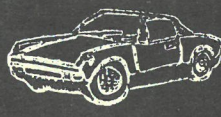
- ZIP CODE 33040
- 1 Fiscus J Ivan Mrs © 296-8175
- 2 Vacant
- 3 Cryer John P
- 4 Martin Charles E © 296-5934

17

## KEY WEST WINDOW TINTING

1300 DUVAL (305) 296-9619

THE PEOPLES CHOICE



FLORIDA  
POLK'S

**KEY WEST**

CITY  
DIRECTORY

**1984-85**

R. L. POLK & CO.  
PUBLISHERS



**BENDER-  
TANIS<sup>INC.</sup>**

ALL YOU NEED  
TO KNOW IN  
REAL ESTATE

**296-6200**

**409  
FLEMING  
STREET**

# Bank of The Keys

All Barnett Banks are members of FDIC.

Keys In The Keys To Serve You

Tel. 294-6611

74

- 100★Baley Jean C 296-3490
- 104 Rivas Leo R ©
- 106 Porterfield Carl
- 108 Transient
- 10 Allen's Food Store 294-4765
- Allen's Apartments 294-4765
- ★Allen John W
- 112★Butler T 297-0760
- 114 Vacant
- 116a★Madden J 296-8728
- 116b★Graham John
- 11b★Bastian Albert D 294-5769
- EMMA ST INTERSECTS

## GO LA —FROM S ROOSEVELT BLVD SOUTH 1 EAST OF FLAGLER AV

ZIP CODE 33040

- 1 Fiscus J Ivan Mrs © 296-8175
- 2 Golan Margo B Mrs ©
- 3 Cryer John P
- 4 Martin Charles E © 296-5934
- 5★Tackett David S 296-0086

## GOLF CLUB DR (STOCK ISLAND)—FROM COUNTRY CLUB DR NORTH 1 WEST OF US HIGHWAY 1

ZIP CODE 33040

- Key West Golf Course 294-5232

## GOVERNMENT RD —FROM 2432 FLAGLER AV EAST 1 NORTH OF 7TH ST

ZIP CODE 33040

- 1501 Prepared Childbirth
- Education 294-1068
- Walker Richd C phys
- 294-1068
- 1517 Haskins May E © 296-2002
- LINDA AV INTERSECTS
- 1601 Hoeffler Richd E ©

# et Travel

ON AND BUSINESS TRAVEL STORE

4-9531

pping Center

Key West, FL (33040)

ESTABLISHED 1953

## KEY WEST OXYGEN SERVICE, Inc.

KEY WEST  
MALONEY AVE-  
296-3301

MARATHON  
-2525 OVERSEAS HWY-  
743-6510

KEY LARGO  
TOLL FREE  
664-9220

75

## GREENE ST —FROM 1 WHITEHEAD ST NORTHEAST 1 SOUTHEAST OF FRONT ST

ZIP CODE 33040

- U S Naval Station 296-3511
- 200 Fisher Mel Treasure Salvors
- Inc 294-3336
- WHITEHEAD ST INTERSECTS
- 403 A Soft Touch women's &
- children's cles 296-2622
- 408 Next To The Last News
- Stand & Cat House The
- 409 Heavenly Body Kites 296-2535
- 411 Cat House In Key West The
- 294-4779
- 413 Dancing Fool clo 296-7326
- 414 Vacant
- FITZPATRICK ST ENDS
- 416 Fun Bun Garden Deli
- 296-7378
- 417 One Hour Photo Lab 294-3596
- 419 La Prima Restaurant 294-8038

## TEI GRAPH LA BEGINS

- 422 Fleet Air Wing 294-3244
- 425 Bahama Mamas gifts 294-4177
- Key West Souvenirs 294-2645
- Francy Nancy's dept store
- 294-0628
- Expressions 294-2210
- Pink Flamingo Jewelry
- Boutique
- 428 Captain Tony's Saloon
- 296-9417
- 428<sup>1</sup>/<sub>2</sub> Shirt Cellar The
- 430 Key Conch gifts & shells
- 296-4439
- 432 Conch Flash & The Corner
- Kids wns apparel
- Deco Of Key West clo
- 294-8190

## DUVAL ST INTERSECTS

- DUVAL ST INTERSECTS
- 501 Sandpiper Sundries genl mdse
- 294-5818

- Emery's Front restr 294-5878
- 508 Raulerson Nellie G Mrs
- 296-5945
- 510 Vacant
- 512 D C Doe vintage clothing
- 513 Moore's Paint & Body Shop
- 294-3805
- 515 Key West Citizen The
- 294-6641
- ANN ST INTERSECTS
- 540 Key West Fragrance &
- Cosmetic Factory Inc
- 294-5592
- SIMONTON ST INTERSECTS
- 601 Vacant
- 603 Tony's Auto Body Shop
- 296-6516
- 607 Ramelli Americo A ©
- 296-6516
- 614 Sea Store artifacts 294-3438
- 1 Ford Thomas R 294-4927
- 2 Vacant
- 614<sup>1</sup>/<sub>2</sub> Little Edw J 296-9882
- 615★Cordy David 296-6701
- ★Gonzalez Edw 296-9849
- ★Kokenzie Nick A 296-3330
- ★Mount Walter 294-0944
- ★Myers Alvie 296-4061
- Martin G W Mariné
- Construction Co Of Key West
- Inc 294-6555
- Walterson Chas 296-6734
- 618 Skoko Geo J 294-1454
- 620 Vacant
- ELIZABETH ST BEGINS

## GRIFFIN LA —FROM 924 SOUTHARD ST EAST TO A DEAD END

ZIP CODE 33040

- 608 Higgs Irene Mrs ©
- 610 Shea Helena M B
- 612 Vacant



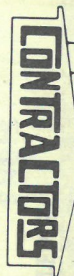
## J. R. ELECTRIC

ELECTRICAL CONTRACTOR

JOHN "BO" RIVAS, JR., Owner

916 Georgia St., Key West, Fl. (33040)

Tels. 296-9801, 296-2675



## PADRON'S CONSTRUCTION CO., Inc.

Since 1954

LAWRENCE PADRON

Restoration — Renovation — Commercial — Residential

3336 Riviera Dr. Post Office Box 1428 Key West, Florida

Telephone 294-9234

FLORIDA

POLK'S

**KEY WEST**

CITY  
DIRECTORY

**1970**

R. L. POLK & CO.  
PUBLISHERS

**YOUR  
CITY**

**D  
I  
R  
E  
C  
T  
O  
R  
Y**

Mirrors The  
Commercial  
Life  
of Your City

# CTRIC SUPPLY, Inc.

ighting Fixtures—Electrical Jobbers  
butors

PHONE 296-6581

74

- 1147b Stanley Claypool R  
294-3957
- 1148a Fisher Thomas 294-5032
- 1148b Hutchinson Charles K  
296-5385
- 1149a Parry David J 294-1098
- 1150a Traynham Wm W
- 1150b Jones John R
- 1151a Bown John F
- 1152a Jorgensen Arth N  
294-0753
- 1152b Adams Donald E 294-3075
- 1153a Daughton Gary L 294-3543
- 1153b Blowers Robt M 296-5042
- 1154a Sinar Delbert T 296-8869
- 1154b Morrison Jon K 296-2988
- 1155a Pajah Michael 294-1585
- 1155b Kahn Cyrus I 294-0531
- 1156a Marsh Loton W 294-2965
- 1156b Graw Robt L 296-6835
- 1157a Fant Bill T 296-3405
- 1157b Doughty Francis J
- 1158a Turner Charles W  
294-1379
- 1158b Clement Richd J
- 1159a Mc Williams Herman S
- 1159b Pratt Eugene 294-4162
- 1160a Lentini James
- 1160b Thamnessen Herbert J
- 1161a Gann Vernon T 294-5918
- 1161b Bell F C
- 1162a Handke Joseph E 296-8242
- 1162b Thomas Walter 296-6736
- 1163a Nisley Kermit J 294-1451
- 1163b Hopkins Robt T 294-0941
- 1164a Livingston J H
- 1164b Seglem Norman N  
294-9846
- 1165a Everson Richd W
- 1165b Godsil Raymond D  
296-8768
- 1166a Lanier Richd C 296-9895
- 1166b Sowers Harrison
- 1167a Brunelle Wm T 294-2202
- 1167b Rigsby Paul E 294-0595
- 1168a Brown Randall R 294-4871
- 1169a Holland Wylen R
- 1169b Jenkins James L 296-5430
- 1170a Khan Michael A 294-1209
- 1170b Sheehan James E  
294-0118
- 1171a De Noon Norman L  
294-0460
- 1171b Gill Wm T 294-0915
- 1172a Tipton Rowden K 294-9471
- 1172b Dwarsky Alan J 296-8964



## Christine's House Of Flowers

Telephone 294-2546  
819 Simonton St.



FLOWERS BY  
WIRE

75

### GO LA —FROM S ROOSEVELT BLVD SOUTH 1 EAST OF FLAGLER AV

- ZIP CODE 33040
- 1 No Return
  - 2 Golan Margo B Mrs ©
  - 3 Scarlet Joseph J ©
  - 4 Vacant

### GOVERNMENT RD —FROM 2432 FLAGLER AV EAST 1 NORTH OF 7TH ST

- ZIP CODE 33040
- 1501 Mc Donald John W ©  
294-0006
  - 1517 Butts Randolph H ©  
296-6204
- LINDA AV INTERSECTS
- 1601 Hoeffer Richd E ©  
296-2305
- end County Civil Defense  
294-4873

### GREENE ST —FROM 1 WHITEHEAD ST NORTHEAST 1 SOUTHEAST OF FRONT ST

- ZIP CODE 33040
- U S C G Patrol Port 294-3765
  - U S M C 296-3561
  - U S Naval Station 296-3511
- WHITEHEAD ST  
INTERSECTS
- 408 Foot Ancient The leather  
sandal mfrs  
Kozinko Donald M
  - 409 Pub The lounge & pkg  
store 296-9211
- Rear Western Union  
International Inc 296-9911
- 416 Western Union Telegraph Co  
296-2421
- TELEGRAPH ST INTERSECTS  
FITZPATRICK ST  
INTERSECTS
- 422 Pussycat Boutique clo ret  
296-8270
  - 423 Southern Bell Telephone &  
Telegraph Co plant  
296-9021
  - 424 Wolkowsky David W ©  
294-4070
  - 425 Tempo Art Gallery art  
gallery
  - 428 Capt Tony's Saloon 296-9417

17 430 Seaman Crafty The genl  
mdse 294-9174

- DUVAL ST INTERSECTS
- 506 Cabrera Edmundo 296-3961
  - 508 Raulerson Boyce C ©  
296-5945
  - 512 Old Cuban Coffee Mill &  
Gift Shop
  - 515 Key West Citizen The  
newspaper 296-5621
  - 516 Monroe County Fair  
Association Inc 294-2020
  - 521 Sweeting's Auto Service  
296-3733
- Rear Vacant
- ANN ST INTERSECTS
- 522 Nautical Wheelers Square  
Dance Club 296-9257
  - 540 Bill's Southernmost Garage  
296-2345

### SIMONTON ST INTERSECTS

- 601 Midget Bar 296-5332
- 603 Tony's Auto Body Shop  
296-6516
- 607 Ramelli Americo A ©  
296-6516
- 614 Vacant
- 615 Bayside Trailer Park  
294-2100
- 2 Donnawell Jerry J
- 3 Phelps Lane
- 616 Vacant
- 618a Skoko Geo J 294-1454
- 618b Shockley Lester E  
ELIZABETH ST BEGINS

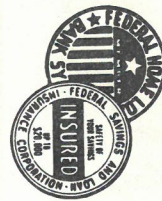
### GRIFFIN LA —FROM 924 SOUTHARD ST EAST TO A DEAD END

- ZIP CODE 33040
- 608 Higgs Edmund ©
  - 610 Vacant
  - 612 De Marsan Marie artist  
294-1949

### GREY ST —FROM 450 GREENE ST EAST TO CITY LIMITS

ZIP CODE 33040

**First Federal Savings and  
Loan Association**  
510 Southard St. Of Key West, Tel. 294-5113  
Convenient Home Financing, P. O. Box 1488  
Insured Savings



## Island Pest Control



Locally Owned  
and  
Operated

**294-1661**

P. O. Box 850

1000  
Eaton St.  
(33040)

# **Verification Form**



**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

I, Richard McChesney, in my capacity as Associate Attorney  
*(print name)* *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC  
*(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:

408 Greene Street, Key West, Florida 33040  
*Street Address of subject property*

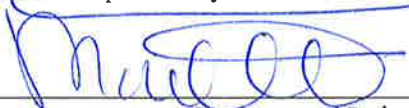
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, 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 October 16, 2019 by  
*date*

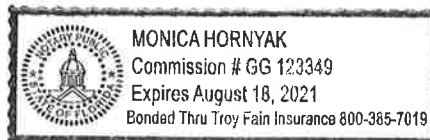
Richard McChesney  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

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

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



# City of Key West Planning Department



## Authorization Form (Where Owner is a Business Entity)

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

I, CAROLYN BLACKWELL as  
*Please Print Name of person with authority to execute documents on behalf of entity*

CAROLYN BLACKWELL of C & D PROPERTIES OF KEY WEST I, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Spottswood, Spottswood, Spottswood & Sterling  
*Please Print Name of Representative*

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

*Carolyn A. Blackwell*  
*Signature of person with authority to execute documents on behalf on entity owner*

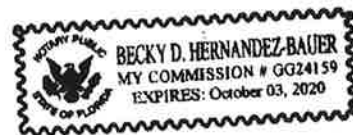
Subscribed and sworn to (or affirmed) before me on this October 15, 2019  
*Date*

by Carolyn A. Blackwell  
*Name of person with authority to execute documents on behalf on entity owner*

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

*Becky D. Hernandez Bauer*  
*Notary's Signature and Seal*

Becky D. Hernandez Bauer  
*Name of Acknowledger typed, printed or stamped*



GG 24159.  
*Commission Number, if any*

# **Warranty Deed**

This instrument prepared by:  
Karleen A. Grant, Esq.  
1033 Flagler Avenue  
Key West, Florida 33040

Parcel I.D. No: See Ex. A

Doc# 1872292 02/29/2012 11:26AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

02/29/2012 11:26AM  
DEED DOC STAMP CL: DS \$0.70

Doc# 1872292  
Bk# 2557 Pg# 1725

(Space reserved for recording)

## QUIT CLAIM DEED

### THIS INDENTURE

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 numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 30 day of December, 2011

**CAROLYN A. BLACKWELL**, a single woman, and **DIANE A. CROCKETT**, a married woman, whose addresses are, respectively, 21 Cypress Avenue, and 3320 Riviera Drive, Key West, Monroe County, Florida 33040, party of the first part, and **C & D PROPERTIES OF KEY WEST I, LLC**, a Wyoming Limited Liability Company which has an address of P.O. BOX 4125, Key West, Monroe County, Florida 33041, party of the second part.

### WITNESSETH

That the said party of the first part, for and in consideration of **Ten and No/100 (\$10.00) Dollars**, and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lots, pieces or parcels of land, situate lying and being in the County of Monroe, State of Florida, to wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The purpose of this deed is to vest the entire ownership in the above-referenced properties to the Grantee.

This property is not the Homestead of Grantors, nor does it abut their constitutional homesteads which are located at the addresses shown above.

**This document was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his agent.**


**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto


(TDD)C:\KAG\CLIENTS\ARTMAN.FAM\QCD11

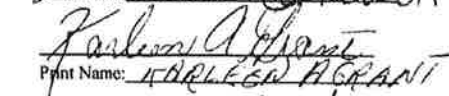
belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.


In Witness Whereof, the said party of the first part have hereunto set their hand and seal the day and year first above written.

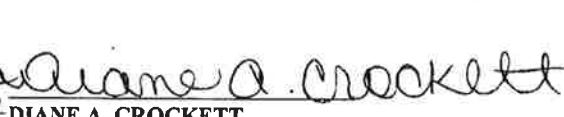
WITNESSES:

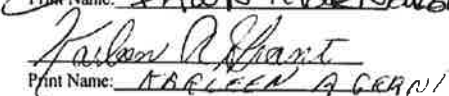
  
 Print Name: DAWN THOMPSON

  
 CAROLYN A. BLACKWELL

  
 Print Name: KARLEEN A GRANT

  
 Print Name: DAWN THOMPSON

  
 DIANE A. CROCKETT

  
 Print Name: KARLEEN A GRANT


Doc# 1872292  
Bk# 2557 Pg# 1726

STATE OF FLORIDA )  
 )  
COUNTY OF MONROE )

The foregoing Quit Claim Deed was acknowledged before me this 30 day of December, 2011, by CAROLYN A. BLACKWELL, who is personally known to me or produced \_\_\_\_\_ as identification.

My Commission Expires:  

 KARLEEN A. GRANT  
 MY COMMISSION # DD 97-6310  
 EXPIRES: April 29, 2014  
 Bonded thru Budget Notary Service.

  
 NOTARY PUBLIC - State of Florida  
KARLEEN A GRANT  
 Print Name

STATE OF FLORIDA )  
 )  
COUNTY OF MONROE )

The foregoing Quit Claim Deed was acknowledged before me this 30 day of December, 2011, by DIANE A. CROCKETT, who is personally known to me or produced \_\_\_\_\_ as identification.

My Commission Expires:  

 KARLEEN A. GRANT  
 MY COMMISSION # DD 976310  
 EXPIRES: April 29, 2014  
 Bonded thru Budget Notary Services

  
 NOTARY PUBLIC - State of Florida  
KARLEEN A GRANT

## Exhibit "A"

**On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D., 1829, as part of Lot 3 in Square Fifteen (15).**

**COMMENCING at a point Sixty-One (61) feet from the corner of Greene and New Streets, and running thence along Greene Street in a Southwesterly direction Thirty-Four (34) feet; thence at right angles in a Southeasterly direction One Hundred and Thirty Four (134) feet; thence at right angles in a Northeasterly direction Thirty-Four (34) feet; thence at right angles in a Northeasterly direction thirty-four (34) feet; thence at right angles in a Northwesterly direction One hundred and Thirty Four (134) feet to the Place of Beginning.**

Commonly known as 408 Greene Street  
Alt Key: 1001554

Doc# 1872292  
Bk# 2557 Pg# 1727

AND

**In the City of Key West, situated at the corner of Whitehead and Fleming Streets, being Part of Lot Four (4) in Square Thirty Eight (38) according to the Map or Plan of said City by Wm. A Whitehead, delineated in February 1928. Said piece of land having a front on Whitehead Street of Fifty-Two (52) feet and a front on Fleming Street of Sixty-Five (65) feet and Eleven (11) inches, more or less.**

Commonly known as 405 Fleming Street  
Alt. Key: 1006904

AND

**(Old Sears Roebuck store) On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as a part of Lot Four (4) in Square Thirty-Six (36).**

**Commencing at the corner of Simonton and Fleming Streets and running thence along the Northeast side of Simonton Street in a Northwesterly direction 45 feet; thence at right angles in a Northeasterly direction 80 feet; thence at right angles in a Southeasterly direction 45 feet out to Fleming Street; thence at right angles along the line of Fleming Street in a Southwesterly direction 80 feet to the Place of Beginning. Together with building and improvements thereon.**

LESS:

**On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a part of Lot Four in Square Thirty-Six. Commencing on Fleming Street distant Forty-three feet from the corner of Simonton and Fleming Streets thence Thirty-six feet and 21 inches in a Northeast direction, thence in a Northwesterly direction Forty-five feet, thence in a Southwesterly direction Thirty-six feet and 21 inches, thence along a common wall Southeasterly Forty-five feet to the point of beginning.**

Commonly known as 601 Fleming Street  
Alt. Key: 1006572

(TDD)C:\KAG\CLIENTS\ARTMAN.FAM\QCD11

3

MONROE COUNTY  
OFFICIAL RECORDS

# **Boundary Survey**

# Boundary Survey of part of Lot 3, Square 15, Island of Key West



## LEGEND

- △ Set Nail & Disc (6298)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron (No ID)
- ▲ Found Nail & Disc (PTS)
- ⊗ Found 2" Iron Pipe (Fence Post)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- ⊕ Centerline
- C.B.S. Concrete Block Structure
- ⊙ Wooden Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address:  
408 Greene Street  
Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking, concrete and decking is not shown.
9. Date of field work: September 11, 2018.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as Part of Lot 3 in Square Fifteen (15).  
**COMMENCING** at a point Sixty One (61) feet from the corner of Greene and New Streets, and running thence along Greene Street in a Southwesterly direction Thirty Four (34) feet; thence at right angles in a Southeasterly direction One Hundred and Thirty Four (134) feet; thence at right angles in a Northeasterly direction Thirty Four (34) feet; thence at right angles in a Northwesterly direction One Hundred and Thirty Four (134) feet to the Place of Beginning.

**BOUNDARY SURVEY FOR:** C & D Properties of Key West I, LLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 September 28, 2018

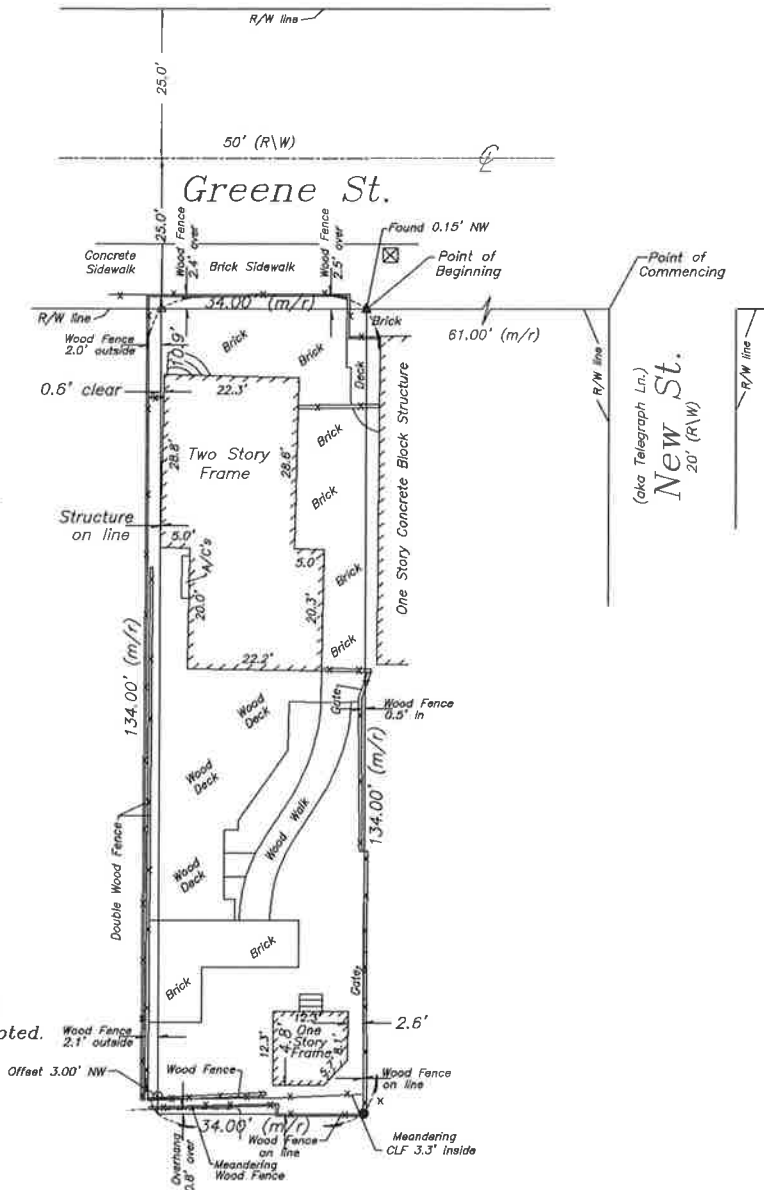
THIS SURVEY  
 IS NOT  
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
 PSM #6298

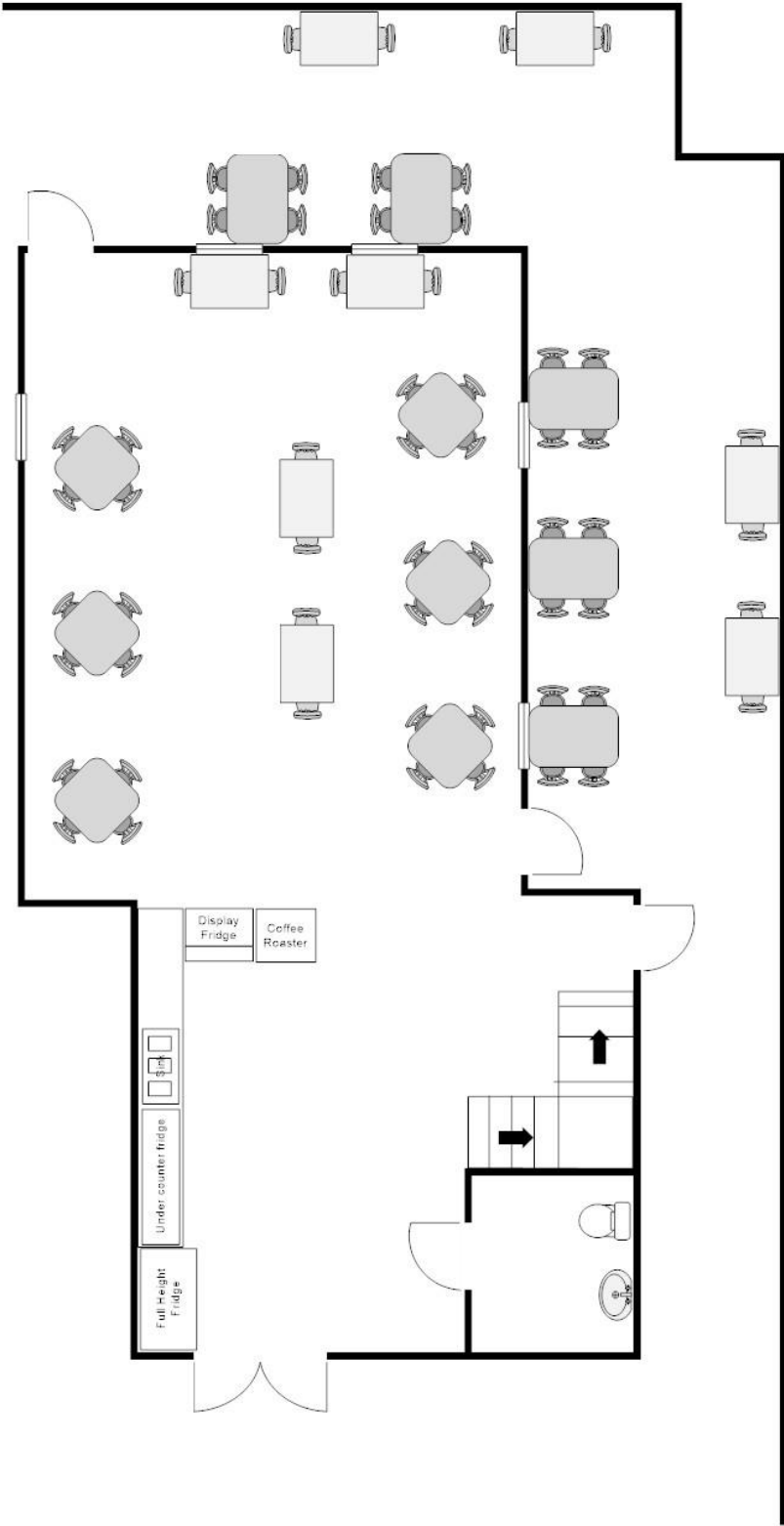
3430 Duck Ave., Key West, FL 33040  
 (305) 298-7422 FAX (305) 298-2244

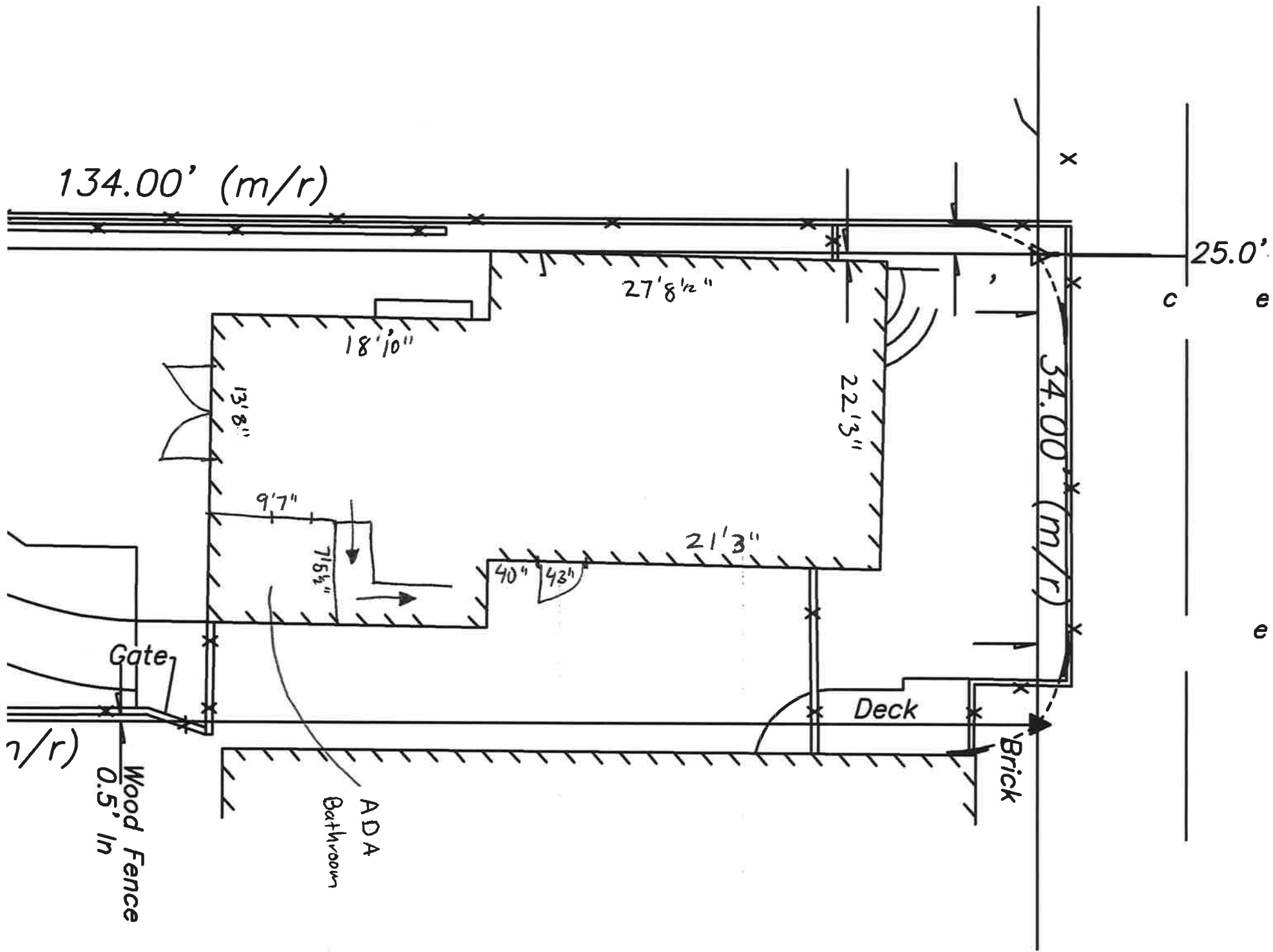




# **Floor Plan**

# Greene Street





# **Site Photos**



408 Greene Street front entrance.



Fence is currently encroaching into the City's right-of-way. Applicant will be either relocating the fence within the property lines or removing the fence all together.



Corner front yard where outdoor consumption is being proposed.



Side yard of property where outdoor consumption area is being proposed.





Front yard where outdoor consumption area is being proposed.



Front yard where outdoor consumption area is being proposed.



Rear interior showing the first and second levels.



First floor where interior consumption area is being proposed.



First floor where interior consumption area is being proposed.



First floor interior where interior consumption area is being proposed.



Entering the front yard, going through the side yard to the rear yard is a ADA accessible ramp to the interior first floor of the structure.



Ground level ADA accessible ramp into the first floor of the structure.





Second floor will be utilized as office / storage space.



Second floor accessible from an interior staircase will be utilized as a office/ storage space.



Second floor bathroom.



Second floor ingress and egress doorway.



Across the street from the subject property.



Subject property on Greene Street.



Subject property with adjacent properties on Greene Street.



Neighboring structure on Greene Street.





View towards Duval Street from Greene Street.



View towards Duval Street from Greene Street.



View towards Whitehead Street on Greene Street.

# **Property Record Card**



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00001500-000000  
 Account# 1001554  
 Property ID 1001554  
 Millage Group 10KW  
 Location Address 408 GREENE St, KEY WEST  
 Legal Description KW PT LOT 3 SQR 15 H3-187 OR1029-497 OR1209-2477/79(WILL) OR2557-1725/27  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32020  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

C AND D PROPERTIES OF KEY WEST I LLC  
 PO Box 4125  
 Key West FL 33041

**Valuation**

|                            | 2019        | 2018        | 2017      | 2016      |
|----------------------------|-------------|-------------|-----------|-----------|
| + Market Improvement Value | \$135,057   | \$125,624   | \$125,624 | \$141,026 |
| + Market Misc Value        | \$318       | \$318       | \$318     | \$374     |
| + Market Land Value        | \$1,008,926 | \$920,312   | \$736,250 | \$738,801 |
| = Just Market Value        | \$1,144,301 | \$1,046,254 | \$862,192 | \$880,201 |
| = Total Assessed Value     | \$1,043,252 | \$948,411   | \$862,192 | \$880,201 |
| - School Exempt Value      | \$0         | \$0         | \$0       | \$0       |
| = School Taxable Value     | \$1,144,301 | \$1,046,254 | \$862,192 | \$880,201 |

**Land**

| Land Use | Number of Units | Unit Type   | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1200)   | 4,556.00        | Square Foot | 34       | 134   |

**Commercial Buildings**

Style 1 STY STORE-B / 11B  
 Gross Sq Ft 1,907  
 Finished Sq Ft 1,078  
 Perimeter 480  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1933  
 Year Remodeled  
 Effective Year Built 1999

| Condition Code | Description    | Sketch Area  | Finished Area | Perimeter  |
|----------------|----------------|--------------|---------------|------------|
| DUF            | FIN DET UTILIT | 126          | 0             | 50         |
| FHS            | FINISH HALF ST | 319          | 0             | 80         |
| FLA            | FLOOR LIV AREA | 1,078        | 1,078         | 186        |
| OPF            | OP PRCH FIN LL | 96           | 0             | 40         |
| OUF            | OP PRCH FIN UL | 20           | 0             | 18         |
| PTO            | PATIO          | 268          | 0             | 106        |
| <b>TOTAL</b>   |                | <b>1,907</b> | <b>1,078</b>  | <b>480</b> |

**Yard Items**

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES      | 1999       | 2000      | 1        | 180 SF | 2     |

**Sales**

| Sale Date  | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 12/30/2011 | \$100      | Quit Claim Deed |                   | 2557      | 1725      | 11 - Unqualified   | Improved           |

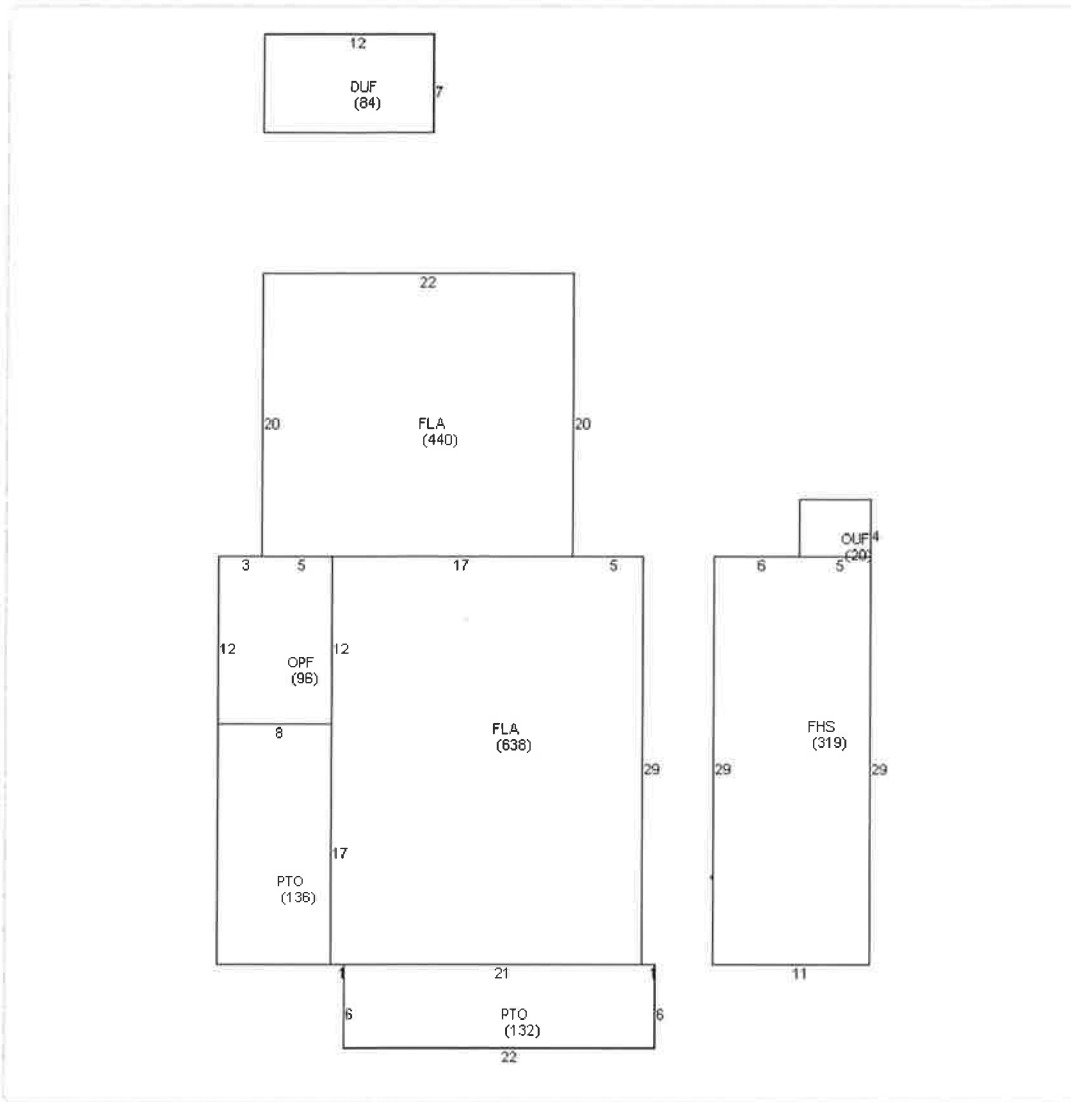
**Permits**

| Number      | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|-------------|-------------|----------------|----------|-------------|---|
| 16-00004469 | 11/28/2016  | 11/28/2018     | \$13,986 | Commercial  | INSTALL (2) MINI SPLIT SYSTEMS AND (1) DUAL ZONE 24,000 BTU WITH SINGLE WITH FRESH AIR. ELEC. BY OTHERS. NOC REQUIRED. *HARC INSPECTION REQUIRED**          |
| 13-4727     | 11/19/2013  |                | \$5,600  | Commercial  | REPAIR 1/2 X 6 SIDING, INSTALL 2 ONE LITE WOOD FRENCH DOORS, REMOVE LATTICE AND PLYWOOD, ADD ON, INSTALL 6' 6-8 FRENCH DOOR IN REAR OF BLDG.                |
| 13-4198     | 10/10/2013  |                | \$2,100  | Commercial  | COMPLETE ELECTRICAL INSTALLATION OF POWER SUPPLY FOR 2 TON MITSUBISHI UNIT, ONE 3 TON CENTRAL A/C UNIT, GFCI OUTLETS BYA/C CONDENSING UNIT AND AIR CURTAIN. |
| 04-0199     | 2/4/2004    | 10/6/2004      | \$36,784 |             | 20' X 22' ADDITION AS PER PLANS   |
| 03-2755     | 8/13/2003   | 12/31/2003     | \$500    |             | MOVE AWNING FROM 407 DUVA   |
| 9703660     | 11/1/1997   | 11/1/1997      | \$1,300  |             | SIGN  |
| 9701420     | 5/1/1997    | 7/1/1997       | \$1,200  |             | REPLACE 350 SF SIDING   |
| 9700540     | 3/1/1997    | 7/1/1997       | \$315    |             | INSTALL FRONT DOOR  |
| 9602023     | 5/1/1996    | 8/1/1996       | \$150    |             | ELECTRICAL  |

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice



2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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