



SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Anthony J. Davila, Esq.
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VIA HAND DELIVERY

March 24, 2026

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

RE: 325 DUVAL STREET, REAR – VARIANCE APPLICATION

Dear Taylor,

Enclosed please find The Key West Hotel, LLC's ("Owner") and Application for a Parking Variance for the purpose of approving 1,025 square feet of consumption area at 325 Duval Street, Rear, Key West, Florida 33040, having Monroe County Parcel Identification Number 00004320-000000 (the "Property").

The Property is currently improved with 12 transient hotel rooms and has a 5COP-SH non-transferable liquor license (BEV5404027) that is granted to certain qualifying historic hotel/motel of under 100 rooms. The Owner seeks to approve consumption area on the Property to serve non-hotel guests. A parking variance is required for all uses on the property, not just new uses, thus the parking variance requested is for a reduction of 35 spaces.

There is no way to legally add parking spaces at the Property. There are two ways of ingress and egress onto the Property, and both are off Duval Street. The larger pathway is approximately 7 feet wide, which is much less than the 12 feet required for a one-way entry or exit way. Any attempt to add parking spaces would require demolition of existing improvements on neighboring properties not owned by the Applicant.

Even if the width of the entry/exit way was conforming to code, the vehicles would be entering and exiting the Property across a heavily used pedestrian sidewalk. Off-street parking between buildings and the right-of-way is discouraged to respect pedestrians' convenience and safety.

The Property is in the heart of the historic commercial Duval Street district, which is considered a pedestrian oriented area. Being in the historic corridor does not negate this project's

parking requirements, but it shows that this area has been identified as being an extremely walkable instead of auto-centric area in other parts of the city.

Thank you for your consideration and please contact me with any questions.

Sincerely,

A.J. Davila
Anthony J. Davila



* The largest access to the property is approximately 7 feet wide. Section 108-648 of the City of Key West Land Development Regulations requires at least 12 feet in width for a one-way access way. Parking cannot be added to the Property.



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule	
Variance Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 325 Duval Street Rear

Zoning District: HRCC-1

Real Estate (RE) #: 00004320-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Smith Hawks, PL Mailing Address: 138 Simonton St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-296-7227 Office: _____ Fax: _____

Email: bart@smithhawks.com / aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: The Key West Hotel, LLC Mailing Address: c/o Agent

City: c/o Agent State: _____ Zip: _____

Home/Mobile Phone: c/o Agent Office: _____ Fax: _____

Email: c/o Agent

Description of Proposed Construction, Development, and Use: _____

1,025 square feet of consumption area to be approved at existing hotel.

List and describe the specific variance(s) being requested:

Reduction of 35 spaces. There are 12 transient units at existing hotel, which requires 12 spaces, and 1,025 of consumption area will require an additional 23 spaces.

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

If yes, please describe and attach relevant documents: _____

N/A

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-1			
Flood Zone				
Size of Site	12,771 sf			
Height	Max 35'	N/A	12'4"	N
Front Setback	10'	N/A	92'9"	N
Side Setback	7.5'	N/A	11'5"	N
Side Setback				
Street Side Setback	7.5'	N/A	N/A	N
Rear Setback	15'	N/A	89'3"	N
F.A.R	0.5	N/A	0	N
Building Coverage	Max 50%	37.3%	43%	N
Impervious Surface	Max 70%	60.5%	62.3%	N
Parking	35 spaces	1 (0)	0	Yes
Handicap Parking				N
Bicycle Parking	7	8 bike 4 scooter	8 bike 4 scooter	N
Open Space/ Landscaping	Min 20%	20.2%	21%	N
Number and type of units	12 per acre	12 transient	12 transient	N
Consumption Area or Number of seats			1,025 sf consumption area 35 seats	N

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

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

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

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

There are only two lanes to access the property and neither lane is wide enough to accommodate vehicles so no parking can be added. The property access ways to enter/exit are each about 7 feet of width while the code requires 12 feet of width for one-way drive aisles. The inability to add parking is a significant special condition.

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

The parcel dimensions and historic building around the parcel, which disallow a safe parking lot, are not conditions created created by the applicant.

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

Granting of variance will not grant special privileges.

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

The inability to add parking is a classic hardship, and the condition was not created by the Applicant.

The inability to add parking is a hardship condition that would place undue hardship on the applicant.

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

Only the minimum variance is requested.

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

The granting of the variance will not be detrimental to the public interest or welfare.

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

Uses of other properties should not be considered.

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

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

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative. [Tab A](#)
- Notarized authorization form signed by property owner, if applicant is not the owner. [Tab B](#)
- Copy of recorded warranty deed [Tab C](#)
- Monroe County Property record card [Tab D](#)
- Signed and sealed survey (Survey must be within 10 years from submittal of this application) [Tab E](#)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect) [Tab F](#)
- ~~Floor plans~~
- Any additional supplemental information necessary to render a determination related to the variance request
 - [Tab G - Landscape Map](#)
 - [Tab H - Exiting Tree Report](#)



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Anthony Davila, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Smith Hawks, PL
(print name of entity)

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:

325 Duval Street, Key West, FL 33040

Street address of subject property

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

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

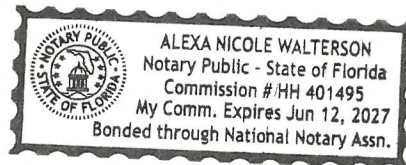
A.D. Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 3/19/2020 by
date
Anthony Davila
Name of Applicant

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

Alexa Walterson
Notary's Signature and Seal

Alexa Walterson
Name of Acknowledger typed, printed or stamped



HH 401495
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, Richard Pesce as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of The Key West Hotel, LLC
Name of office (President/Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL
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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 11/13/2025
Date

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

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

[Signature]
Notary's Signature and Seal

Steven Yow
Name of Acknowledger typed, printed or stamped

STEVEN YOW
Notary Public, State of New York
No. 01Y06121063
Qualified in New York County
Commission Expires Jan. 3, 2026

01Y06121063
Commission Number, if any

Prepared by and return to:

David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: 22-9-82
Will Call No.:

Parcel Identification No. 00004320-000000
\$4,899,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2023 between Casa 325 Suites, LLC, a Florida limited liability company whose post office address is 1523 Patricia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and The Key West Hotel, LLC, a Florida limited liability company whose post office address is 142 Ralph Avenue, Copiague, NY 11726 of the County of Suffolk, State of New York, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, to-wit:

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 4, in Square 24 and described by metes and bounds as follows:

Begin at a point on Duval Street distance 121 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a Northwesterly direction 6.90 feet; thence at right angles in a Northeasterly direction 37.05 feet; thence at right angles in a Northwesterly direction 44.10 feet; thence at right angles in a Southwesterly direction 37.05 feet; thence at right angles in a Northwesterly direction for a distance of 13.00 feet; thence at right angles and in a Northeasterly direction for a distance of 241.25 feet; thence at right angles and in a Southeasterly direction for a distance of 55.00 feet; thence at right angles and in a Southwesterly direction for a distance of 121.25 feet; thence at right angles and in a Southeasterly direction for a distance of 9.00 feet; thence at right angles and in a Southwesterly direction for a distance of 120.00 feet back to the Point of Beginning.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Subject to a Purchase Money First Mortgage, given by Grantee to Grantor, securing the original principal sum of \$8,000,000.00.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

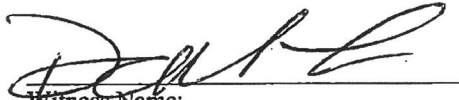
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Casa 325 Suites, LLC, a Florida limited liability company


Witness Name: **Kim Highsmith**
Witness Address: **3158 Northside Dr, Key West, FL 33040**

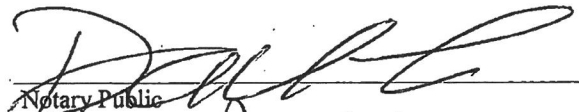
By: 
Thomas Favelli

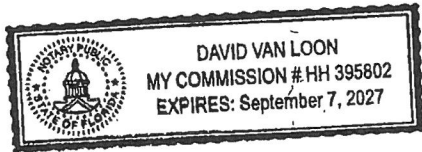

Witness Name:
Witness Address : **David Van Loon**
3158 Northside Dr, Key West, FL 33040

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of December, 2023 by Thomas Favelli of Casa 325 Suites, LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: **David Van Loon**
My Commission Expires: **9-7-27**



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 00004320-000000
 Account# 1004499
 Property ID 1004499
 Millage Group 10KW
 Location 325 DUVAL St REAR, KEY WEST
 Address
 Legal Description KW PT LOT 4 SQR 24 H3-262 G39-327 OR107-365 OR1190-2210 OR1198-1129 OR1235-1123 OR1235-1124 OR1235-1146 OR1236-2011 OR1236-2031 OR1236-2033 OR1304-1938 OR1370-1576 OR1374-458 OR2584-398 OR2587-2044 OR2599-1466 OR2935-1189 OR2935-1200 OR3254-1964
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class HOTEL - B&B (11+ ROOMS) (3906)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[KEY WEST HOTEL LLC](#)
 142 Ralph Ave
 Copiague NY 11726

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,078,613	\$1,398,202	\$1,520,686	\$1,282,184
+ Market Misc Value	\$539,306	\$599,229	\$217,241	\$184,834
+ Market Land Value	\$1,977,457	\$1,997,431	\$2,606,890	\$2,198,030
= Just Market Value	\$3,595,376	\$3,994,862	\$4,344,817	\$3,665,048
= Total Assessed Value	\$3,595,376	\$3,994,862	\$4,029,721	\$3,663,383
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,595,376	\$3,994,862	\$4,344,817	\$3,665,048

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,997,431	\$1,398,202	\$599,229	\$3,994,862	\$3,994,862	\$0	\$3,994,862	\$0
2023	\$2,606,890	\$1,520,686	\$217,241	\$4,344,817	\$4,029,721	\$0	\$4,344,817	\$0
2022	\$2,198,030	\$1,282,184	\$184,834	\$3,665,048	\$3,663,383	\$0	\$3,665,048	\$0
2021	\$1,665,175	\$1,498,657	\$166,517	\$3,330,349	\$3,330,349	\$0	\$3,330,349	\$0
2020	\$1,547,777	\$1,719,752	\$171,975	\$3,439,504	\$3,266,573	\$0	\$3,439,504	\$0
2019	\$1,484,806	\$1,336,325	\$148,481	\$2,969,612	\$2,969,612	\$0	\$2,969,612	\$0
2018	\$1,547,562	\$1,392,806	\$154,756	\$3,095,124	\$2,926,476	\$0	\$3,095,124	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	12,725.00	Square Foot	0	0

Buildings

Building ID	39307	Exterior Walls	AB AVE WOOD SIDING
Style	3 STORY ELEV FOUNDATION	Year Built	1933
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	
Gross Sq Ft	6190	Roof Type	GABLE/HIP
Finished Sq Ft	3595	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	
Perimeter	374	Bedrooms	0
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls		Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	700	0	236
FHS	FINISH HALF ST	1,512	0	164
FLA	FLOOR LIV AREA	3,595	3,595	374
OPU	OP PR UNFIN LL	143	0	48
OUF	OP PRCH FIN UL	60	0	32
SBF	UTIL FIN BLK	180	0	58
TOTAL		6,190	3,595	912

Building ID	253	Exterior Walls	HARDIE BD
Style		Year Built	2000
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	4852	Roof Type	GABLE/HIP
Finished Sq Ft	2640	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	296	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	550
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	520	0	0
FLA	FLOOR LIV AREA	2,640	2,640	0
PTO	PATIO	1,692	0	0
TOTAL		4,852	2,640	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1979	1980	0 x 0	1	975 SF	2
CONC PATIO	2000	2001	0 x 0	1	206 SF	2
TILE PATIO	2000	2001	0 x 0	1	2736 SF	1
FENCES	2000	2001	5 x 96	1	480 SF	2
COMM POOL	1999	2024	23 x 15	1	345 SF	4
WOOD DECK	2014	2024	29 x 12	1	348 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/15/2023	\$4,899,000	Warranty Deed	2444307	3254	1964	01 - Qualified	Improved		
11/7/2018	\$100	Warranty Deed	2193863	2935	1200	30 - Unqualified	Improved		
11/7/2018	\$100	Quit Claim Deed	2193862	2935	1198	11 - Unqualified	Improved		
11/7/2018	\$100	Quit Claim Deed	2193860	2935	1189	30 - Unqualified	Improved		
9/10/2012	\$0	Quit Claim Deed		2599	1466	11 - Unqualified	Improved		
9/10/2012	\$0	Quit Claim Deed		2587	2044	11 - Unqualified	Improved		
8/13/2012	\$0	Quit Claim Deed		2584	398	11 - Unqualified	Improved		
9/1/1995	\$450,000	Warranty Deed		1370	1576	U - Unqualified	Improved		
11/1/1992	\$1,100,000	Warranty Deed		1235	1146	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-2204	09/24/2024	Active	\$5,725	Commercial	Installation of portable breakfast bar, 15' x 15' Square
BLD2024-1926	07/23/2024	Expired	\$2,120	Commercial	additional 110V circuit GFI protected for bathroom circuit for outlets, lights switches.

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-1725	07/01/2024	Active	\$12,000	Commercial	Two new bathrooms on 3rd floor. Two new 8'X5' bathrooms on 3rd floor with shower, sink and toilet. *****Revision 1***** Fixtures to be replaced throughout entire guest house.
BLD2023-2238	08/04/2023	Active	\$20,000	Commercial	Replace stagger stepped stairs with new spiral staircase
2018-00001819	05/02/2018	Completed	\$18,000	Commercial	TEAR OFF OLD METAL SHINGLES ROOF SYSTEM REPLACE ANY ROTTED SHEATHING AND NAIL EXISTING SHEATHING TO CURRENT CODE OF 6" O.C. INSTALL GRACE ICE & WATER SHIELD HT INSTALL BERRIDGE METAL SHINGLES ROOF MEATL SHINGLES SYSTEM TO METAL EXISTING ROOF THAT WAS THERE BEFOER THE REPLACEMENT. N.O.C REQUIRED. HARC INSPECTION REQUIRED. GH
15-4163	10/28/2015	Completed	\$2,400	Commercial	REPAIR EXISTING EXTERIOR STAIRWELL. INSTALL NEW STRINGERS AS NEEDED.
15-2512	07/30/2015	Expired	\$4,500	Commercial	REPLACE PORCH DECKING WITH SAME. 1 X 4 T & G. PAINT GREY.
13-0070	01/11/2013	Completed	\$1,400	Commercial	FRABRICATE AND INSTALL NEW AWNING FABRIC ON EXISTING AWNING FRAME 14'w x 11' PROJECTION + 154 SQ FT (FABRIC TO BE SAME COLOR)
02-1071	05/01/2002	Completed	\$8,000		CHANGE 5-TON A/C
01-1773	04/11/2002	Completed	\$7,500		EXTERIOR LIGHTS
01-4039	12/28/2001	Completed	\$2,800		AWNING & SIGN
01-3860	12/06/2001	Completed	\$4,000		ROOFING
9803624	08/11/1999	Completed	\$287,500		NEW 2 STORY BLDG
9902817	08/11/1999	Completed	\$7,500		JOIN UNITS/REDUCE BY 2 UN
9802353	07/31/1998	Completed	\$2,500	Commercial	REPAIR FLOOR
9801862	06/22/1998	Completed	\$200	Commercial	ELECTRICAL
9801238	04/27/1998	Completed	\$1,500	Commercial	HANDICAPP ENTRANCE
9801112	04/06/1998	Completed	\$1,500	Commercial	A/C DUCTS
9801040	03/31/1998	Completed	\$6,000	Commercial	ROOF
9703612	10/23/1997	Completed	\$1,200	Commercial	REMOVE CON. FENCE
9703140	09/19/1997	Completed	\$2,000	Commercial	REPAIR FENCE LEFT SIDE
9702974	09/10/1997	Completed	\$7,000	Commercial	REPAINT BLDG

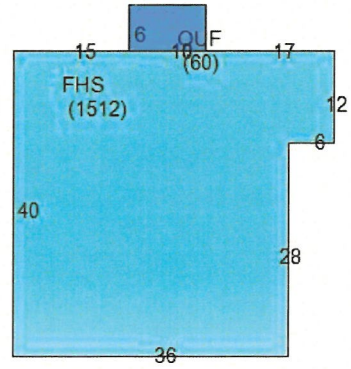
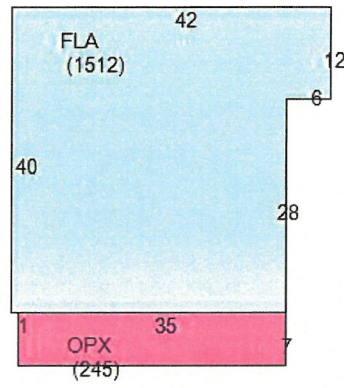
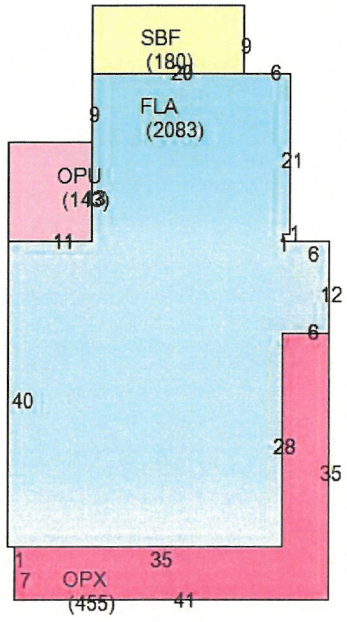
View Tax Info

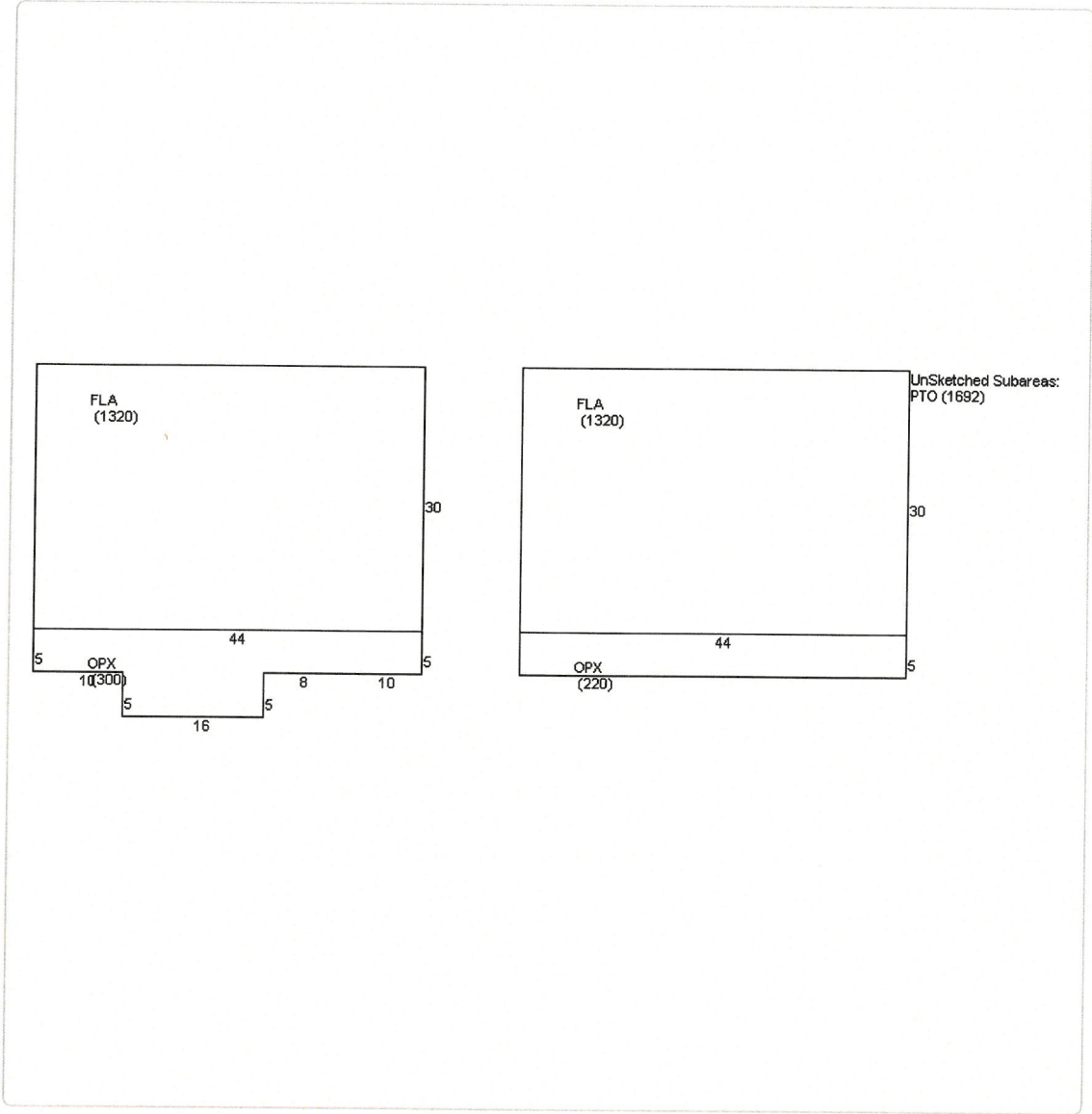
[View Taxes for this Parcel](#)

Sketches (click to enlarge)

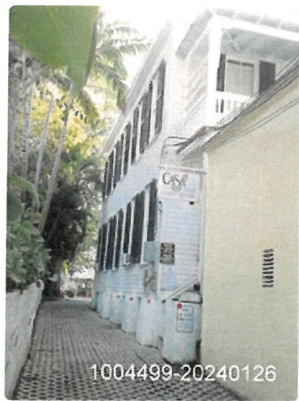
[Skip to main content](#)

Monroe County, FL





Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

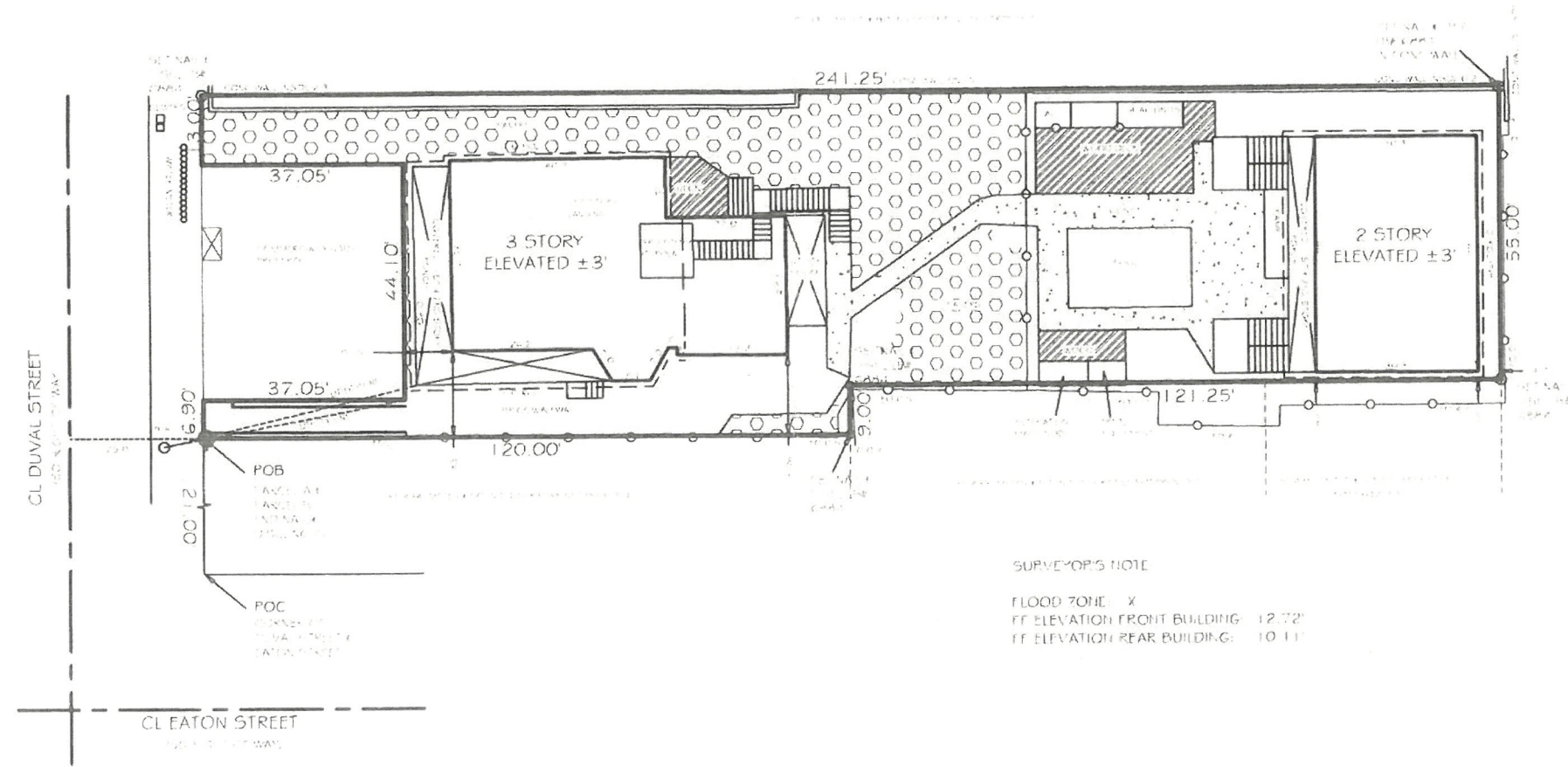
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Last Data Upload: 3/19/2026, 2:03:42 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

LOCATION MAP - N.T.S.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
325 DUVAL STREET
KEY WEST, FL
33040

ELEVATIONS SHOWN AS
+X.XX REFER TO NGVD
1929 VERTICAL DATUM
ABOVE SEALEVEL

COMMUNITY NO.: 125129
MAP NO.: 12087C-1716H
MAP DATE: 03/03/97
FLOOD ZONE: X

SURVEYOR'S NOTE

FLOOD ZONE: X
FF ELEVATION FRONT BUILDING: 12.72'
FF ELEVATION REAR BUILDING: 10.11'

LEGAL DESCRIPTION -

PARCEL A:

Boundary Survey Of
On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 4 in Square 24 and described by meters and bounds as follows:
BEGIN at a point on Duval Street distance 121.25 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a Northwesterly direction 6.90 feet;
thence at right angles in a Northeasterly direction 37.05 feet;
thence at right angles in a Northwesterly direction 44.10 feet;
thence at right angles in a Southeasterly direction 37.05 feet;
thence at right angles in a Northwesterly direction for a distance of 13.00 feet;
thence at right angles and in a Northeasterly direction for a distance of 241.25 feet;
thence at right angles and in a Southeasterly direction for a distance of 55.00 feet;
thence at right angles and in a Southwesterly direction for a distance of 121.25 feet;
thence at right angles and in a Southeasterly direction for a distance of 9.00 feet;
thence at right angles and in a Southwesterly direction for a distance of 120.00 feet back to the Point of Beginning

PARCEL B:

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 4 in Square 24 and described by meters and bounds as follows:
BEGIN at point on Duval Street distance 127.90 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a Northwesterly direction 44.10 feet;
thence at right angles in a Northeasterly direction 37.05 feet;
thence at right angles in a Southeasterly direction 44.10 feet;
thence at right angles in a Southwesterly direction 37.05 feet back to the POINT OF BEGINNING

325 Duval St. Rear!
Survey

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

FOR INFORMATIONAL PURPOSES ONLY

MAP OF BOUNDARY SURVEY
PART OF LOT 4 IN SQUARE 24 OF
WILLIAM A. WHITEHEAD'S
MAP OF KEY WEST

DATE	03/03/97
BY	R.E. REECE
SCALE	1" = 20'
PROJECT	325 DUVAL STREET
PARCEL	A & B
KEY WEST	FL 33040

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

NO. 1	125129	125129
NO. 2	12087C-1716H	12087C-1716H
NO. 3	03/03/97	03/03/97
NO. 4	X	X
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		
NO. 11		
NO. 12		
NO. 13		
NO. 14		
NO. 15		
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NO. 50		

PROJECT DATA

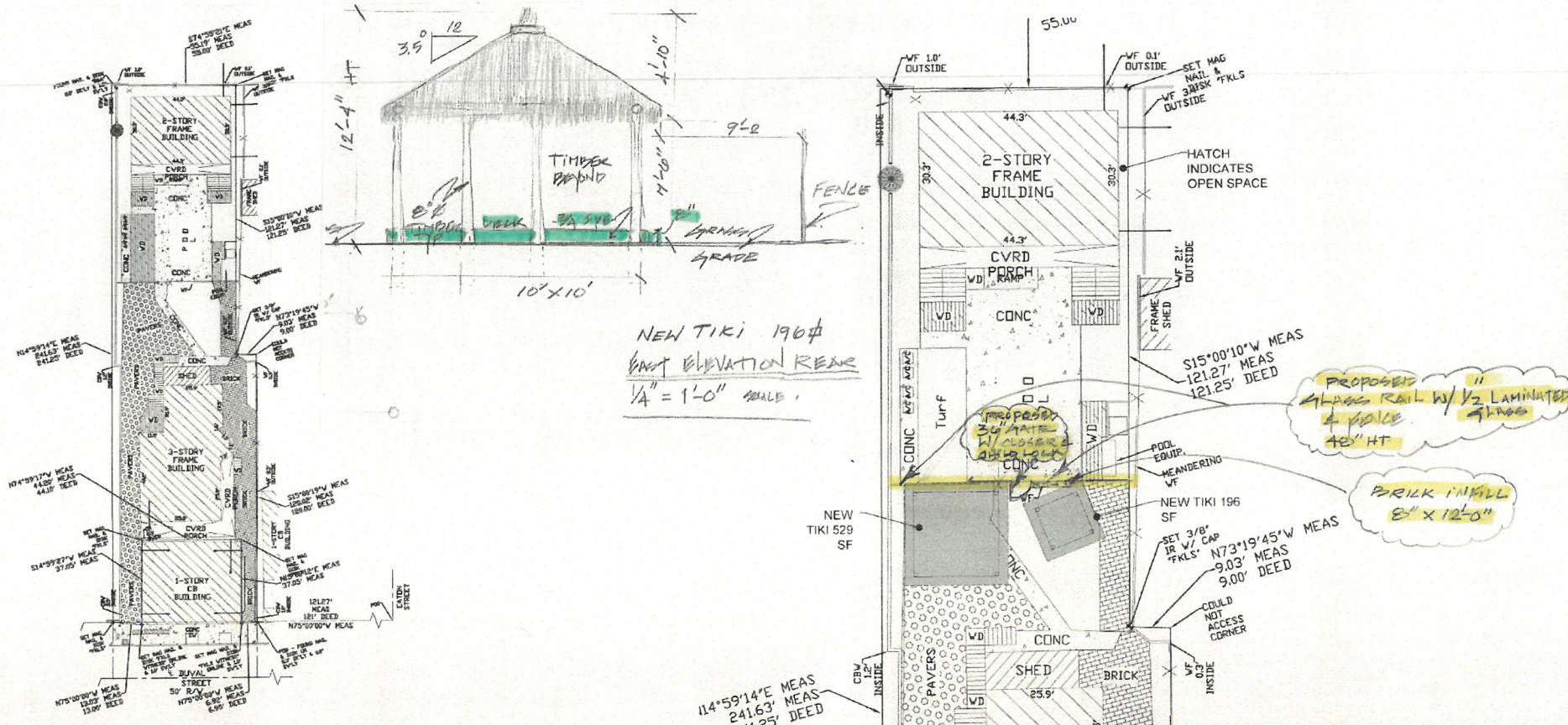
PARCEL ID:
00004320-000000

PROPERTY LOCATION:
325 DUVAL STREET, KEY WEST

OWNERS:
THE KEY WEST HOTEL LLC
142 RALPH AVE
COPIAGUE NY 11726

SECTION-TOWNSHIP-RANGE:
06/68/25

LEGAL DESCRIPTION:
KW PT LOT 4 SQR 24 H3-262 G39-327
FLOOD MAP:
12087C1516K, EFFECTIVE ON 02/18/2005
FLOOD ZONE:
ZONE X



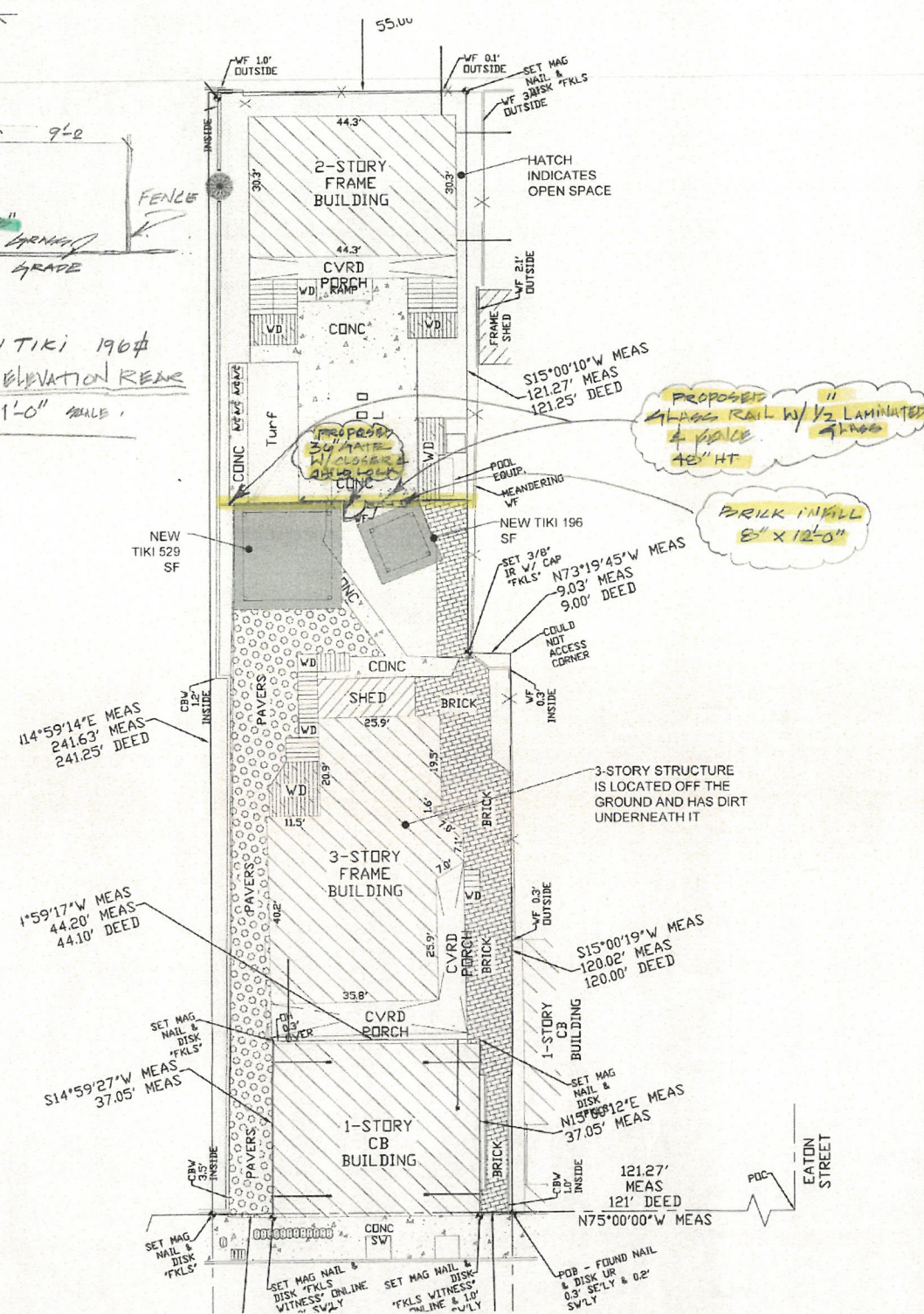
EXISTING SITE PLAN

SCALE: 1/32"=1'-0"

TIKI HUT PROJECT DATA

PROJECT DATA 325 DUVAL STREET, HRCC1 HISTORIC RESIDENTIAL COMMERCIAL CORE 1							
	PROPOSED		EXISTING		REQUIRED		VARIANCE
RE NO	00004320-000000						
SETBACKS							
FRONT YARD	92'-9"		NA		0 FT		
SIDE STREET	NA		NA		0 FT		
SIDE	11'-5"/11'-6"		NA		2.5 FT		
REAR	89'-3"		NA		10 FT		
LOT SIZE	12,771 SQ FT		12,771 SQ FT		4000 SQ FT		
IMPERVIOUS	7954 SF	62.3%	7725 SF	60.5%	8939 SF	70% MAX	
OPEN SPACE	2690 SF	21.0%	2586 SF	20.2%	2554 SF	20% MIN	
BUILDING COVERAGE	5487 SF	43.0%	4762 SF	37.3%	6386 SF	50% MAX	

3-STORY STRUCTURE IS CONSIDERED PERVIOUS BECAUSE IT IS LOCATED OFF THE GROUND WITH DIRT UNDERNEATH IT.
OPEN SPACE INCREASED BECAUSE A WOOD DECK WAS REMOVED BY THE POOL.



PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

Northstar Engineering LLC
13 Bamboo Terrace
Key West, Florida 33040
AUTHORIZATION #34715
ph. 305-481-5100

Seal
RICHARD J. MILELLI
LICENSE
No 58315
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
RICHARD J. MILELLI
PE #58315

Richard Milelli

ELECTRONIC SIGNATURE

TIKI HUTS
THE KEY WEST HOTEL
325 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: GU
Checked By: RJM
Project No:
Scale: AS NOTED
AutoCad File No:

Revisions:

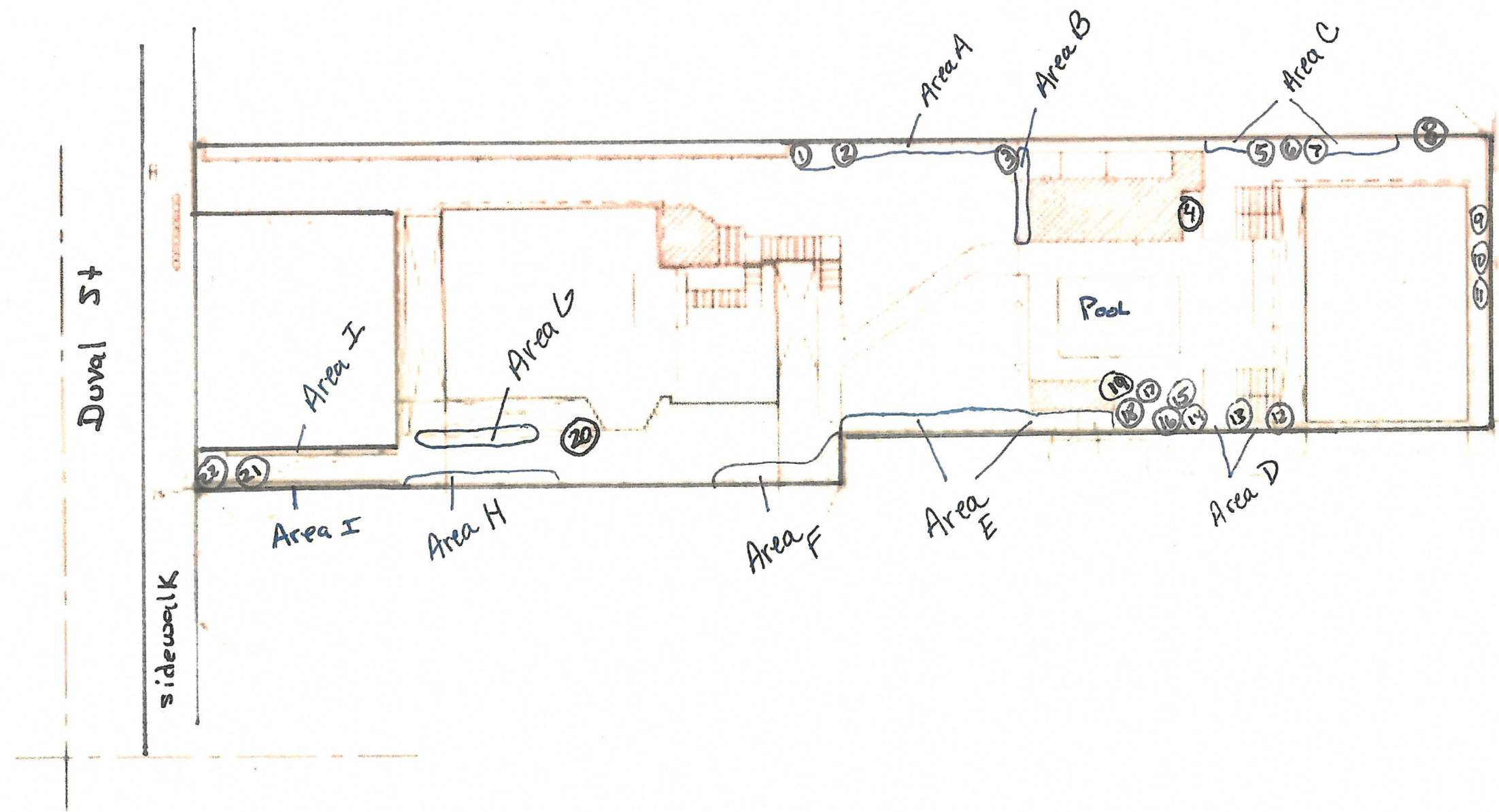
Title:
COVER SHEET
SITE PLAN

Sheet Number:
CS-1

Date: 11.6.25

325 Duval St rear

Tree Map Plan/NTS/KKD
10/2025



325 Duval Street Rear

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE (diameter/height)	CONDITION	NOTES
1	Tamarind	Tamarindus indica	32.8" dbh	Good	
2	Coconut Palm	Cocos nucifera	>10 ft CT	Fair	very tall
3	Unknown Nonnative tree		6.6" dbh	Fair	trunk growing on a diagonal, looks similar to a non native cinnamon tree species
4	Florida Thatch Palm	Thrinax radiata	>10 ft CT	Good	
5	Montgomery Palm	Veitchia arecina	>10 ft CT (6 trunks)	Fair	
6	Montgomery Palm	Veitchia arecina	>10 ft CT (4 trunks)	Fair	
7	Montgomery Palm	Veitchia arecina	>10 ft CT (3 trunks)	Fair	
8	Spanish Lime	Melicoccus bijugatus	approx 21.3" dbh	Fair	growing in property line- most of tree trunk on neighboring property. Several smaller trunks growing from root system/base of tree
9	Montgomery Palm	Veitchia arecina	>10 ft CT (3 trunks)	Fair	
10	Montgomery Palm	Veitchia arecina	>10 ft CT (3 trunks)	Fair	
11	Montgomery Palm	Veitchia arecina	>10 ft CT (5 trunks)	Fair	
12	Hurricane Palm	Dictyosperma album	9 ft CT	Good	
13	Strangler Fig	Ficus aurea	not measured	Poor	
14	Florida Thatch Palm	Thrinax radiata	>10 ft CT	Good	
15	Florida Thatch Palm	Thrinax radiata	dead (5 ft CT)	Dead	
16	Florida Thatch Palm	Thrinax radiata	>10 ft CT	Good	
17	Florida Thatch Palm	Thrinax radiata	double trunked 5 ft CT & 10 Ft CT	Good	
18	Florida Thatch Palm	Thrinax radiata	dead (3 ft CT)	Dead	
19	Florida Thatch Palm	Thrinax radiata	dead (3 ft CT)	Dead	
20	Spanish Lime	Melicoccus bijugatus	25.4" dbh	Fair	
21	Weeping Fig	Ficus benjamina	not measured	Fair	two trunks in ground, one main trunk to canopy
22	Weeping Fig	Ficus benjamina	not measured	Fair	

CT= Clear trunk/wood

dbh= diameter at standard height

EXISTING TREE REPORT, CITY of KEY WEST

PROPERTY: 335 Duval Street Rear



photo dated 2025 from property appraiser website

PREPARED BY:
Karen DeMaria
Environmental Consultant/ISA Certified Arborist
PO Box 420975
Summerland Key, FL 33042-0975
305-393-9216, KWTreelady@gmail.com

Existing Tree
Report

PROPERTY SUMMARY: The property is an existing hotel with a pool and outdoor bar and stage area located in the heart of the commercial, entertainment area of Duval Street-Old Town. To the north and southeast the property is bounded by hotel and commercial properties. To the northeast there is a single family residence that borders onto Eaton Street and to the west the property is owned by the Woman's Club.

Two walkways-one on the east and one on the west off the Duval Street sidewalk area, provide access to the main property area in the rear.



Western walkway.



Eastern walkway.



TREE INFORMATION: See attached tree list and map for actual locations of trees and palms noted on the property. Most of the trees and palms noted during the site visit were located along the perimeter of the property. Most of the vegetative areas consist of non native palms and ornamental plants with many in pots. Areca palm is the dominant palm noted on the property.



Tree 1



Area A

Area A is located along the property line with the Woman's Club property and the outdoor bar. Vegetation is dominated by Areca palms and ornamental philodendron type plant species, some in pots and some in the ground. A very tall Coconut palm, Tree 2, is growing out of this area.



Tree 2

Tree 1

Tree 3



Tree 3



Tree 3

Neighbor's trees

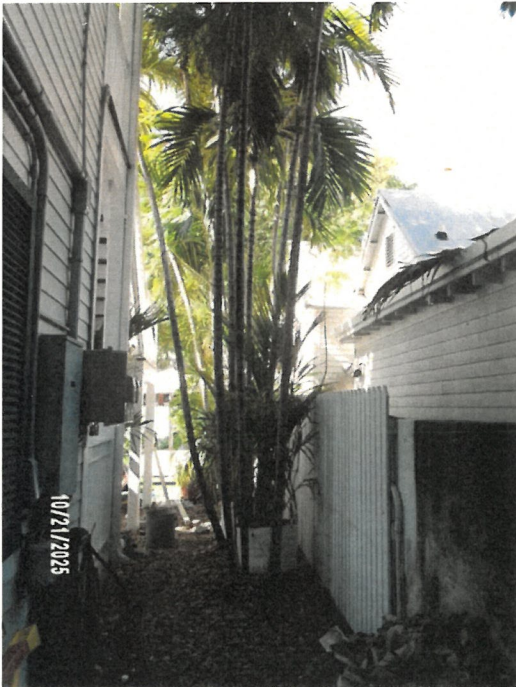
Area B

Area B is a planted area next to an interior fence with ornamental plants, some in the ground and some in pots.

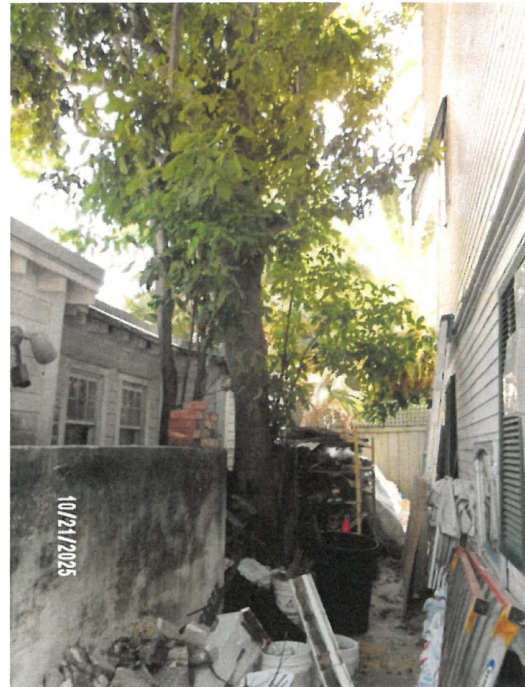
Area C and Trees 5, 6, & 7



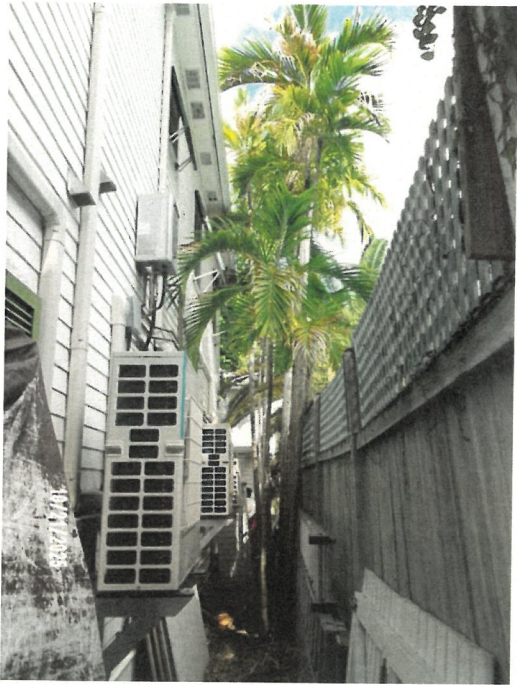
Area C consists of planted Areca palms and Montgomery palms with potted ornamental palms including lipstick palms.



Trees 5, 6, & 7



Tree 8 is growing on the property line in the rear corner of the property with most of the tree primarily on the neighboring property.



Trees 9, 10, & 11, growing along the rear property line.



Tree 13, most of the tree is growing on the wooden fence. It does appear that at least one aerial root has grown into the ground/dirt.



Area D consists of numerous areca palm clumps in the ground and in pots with several Thatch Palms (Trees 14, 15, 16, 17, 18, & 19).

Trees 14, 16 & 17



Area E, vegetation dominated by Areca palms with other ornamental plants.



Area E

Area F consists of a mixture of planted and potted ornamental plants with a dominance of areca palms.



Looking down the eastern walkway toward Duval Street.



Tree 20



Areas G and H consist primarily of potted ornamental plants.



Tree 21

Tree 22



Area I, both sides of the walkway entrance, consists primarily of ornamental plant species. Trees 21 & 22 are located in this area.



Photos of the canopies of Trees 21 & 22.

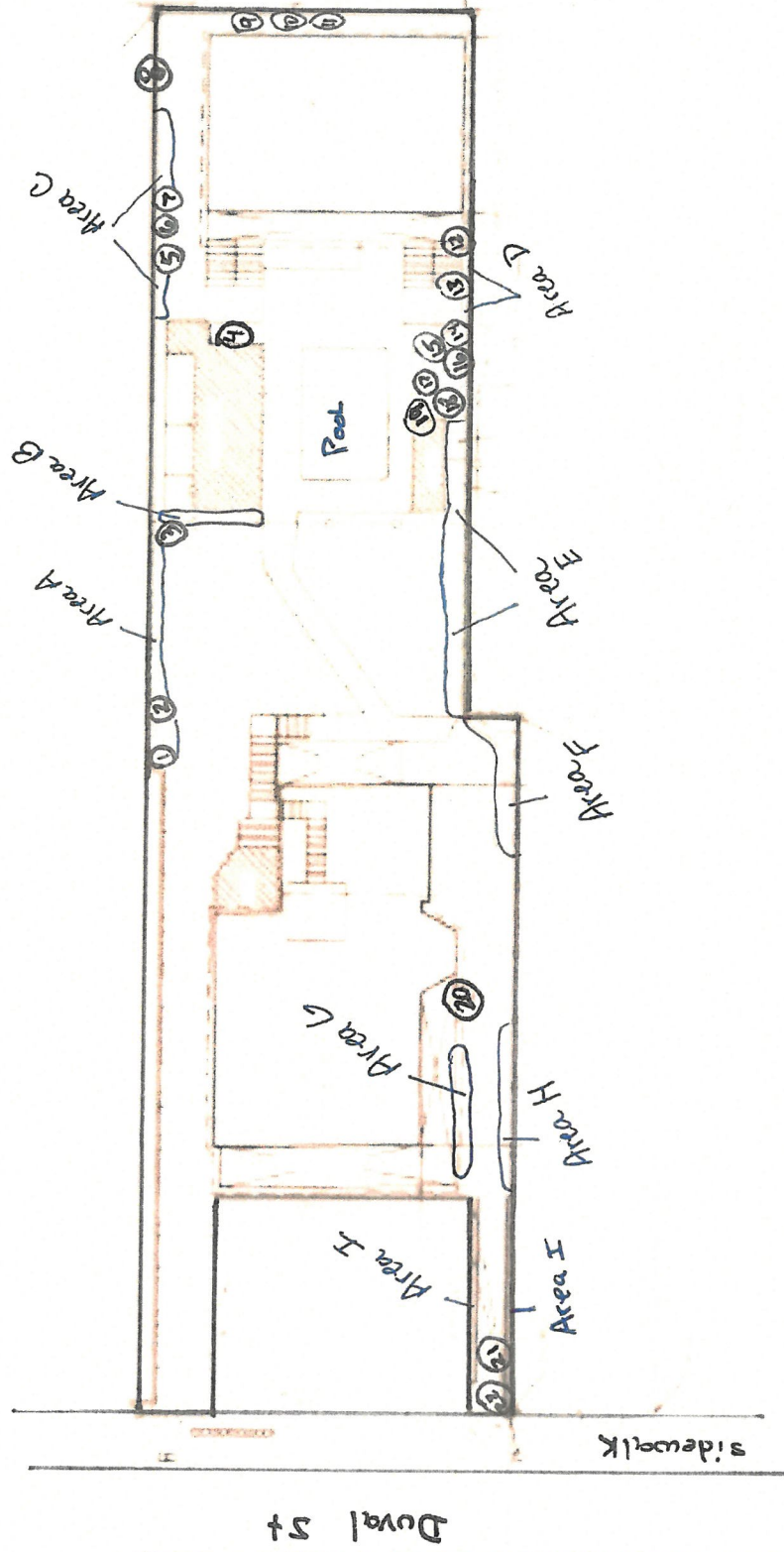


Karen DeMaria

10-26-25

325 Duval St rear

Tree Map Plan/NTS/KRD 10/2025



325 Duval Street Rear

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