

532 MARGARET ST.
APPLICATION

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

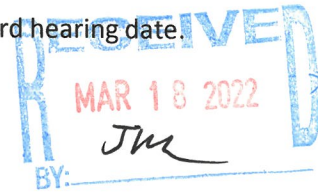
Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

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.

Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 532 Margaret Street

Zoning District: HNC-2

Real Estate (RE) #: 8110

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: William P. Horn Architect, PA Mailing Address: 915 Eaton St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-8302 Fax: _____

Email: William@wphornarchitect.com

PROPERTY OWNER: (if different than above)

Name: Bean Job, LLC (Bob Pollman) Mailing Address: 7791 Highway 42 (PO Box 87)

City: Egg Harbor State: WI Zip: 54209

Home/Mobile Phone: 920-333-0192 Office: _____ Fax: _____

Email: bpollman@bellsouth.net

Description of Proposed Construction, Development, and Use: Interior & exterior renovations to an existing restaurant and second floor apartment. See attached drawings.

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

Rebuilding deteriorating exit stairs and balcony to code, rebuilding cooler addition. We are improving all conditions, but site exceeds lot coverage, impervious area amounts and is under minimum landscape and open space. Front and side setback variance needed to rebuild stairs and balcony.

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

If yes, please describe and attach relevant documents: _____

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

See Site Data Table Sheet A-1

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](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.

Existing conditions, which are unique to this site as a neighborhood restaurant, such as minimum seating area needed and exit stairs within setbacks require us to need variances in order to improve life safety items (stairs and fire department access).

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

Existing deteriorating non-conforming conditions were done in the past by previous owners. We are just trying to improve everything, reduce non-conforming conditions and rebuild deteriorating items.

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.

Other properties within this zoning district have been allowed to rebuild deteriorating stairs and small additions to improve life safety in the past.

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.

Without obtaining a variance we would not be able to rebuild the deteriorating exit stairs and balcony to code and provide better fire department access to the rear of the site.

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.

We made every effort to minimize all conditions needing a variance (see site data table on sheet A-1).

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.

All new work for this project will improve life safety and fire department access.

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.

Other property non-conforming uses have nothing to do with our needs to improve the property and rebuild deteriorating items.

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.

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

AUTHORIZATION & VERIFICATION



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Document Number](#) /

Detail by Document Number

Florida Limited Liability Company

BEAN JOB LLC

Filing Information

Document Number	L21000511424
FEI/EIN Number	87-3894757
Date Filed	12/02/2021
Effective Date	12/10/2021
State	FL
Status	ACTIVE

Principal Address

628 WILLIAM STREET
KEY WEST, FL 33040

Mailing Address

PO BOX 87
EGG HARBOR, WI 54209

Registered Agent Name & Address

POLLMAN, ROBERT
628 WILLIAM STREET
KEY WEST, FL 33040

Name Changed: 05/16/2022

Authorized Person(s) Detail

Name & Address

Title MGR

POLLMAN, ROBERT
628 WILLIAM STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	02/21/2022
2022	05/16/2022

Document Images



City of Key West
Planning Department

Authorization Form
(Individual or Joint Owner)

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

I, Bean Job LLC (Robert P. Pollman) authorize
Please Print Name(s) of Owner(s) as appears on the deed

WILLIAM P. HORN, ARCHITECT
Please Print Name of Representative

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

[Signature]

Signature of Owner

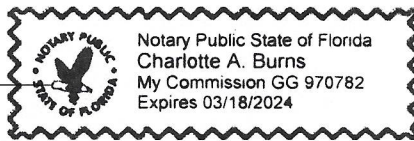
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this march 10, 2022
Date

by Robert Pollman
Name of Owner

He/She is personally known to me or has presented WIDL # PASS 7754431207 as identification.

[Signature]
Notary's Signature and Seal



Charlotte Burns
Name of Acknowledger typed, printed or stamped

GG 970782
Commission Number, if any



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

I, WILLIAM P. HORN, in my capacity as OWNER / PRINCIPAL
(print name) (print position; president, managing member)
 of WILLIAM P. HORN ARCHITECT, P.A.
(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:

532 MARGARET STREET, KEY WEST, FL.
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 of 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.

[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 03/16/2022 by
date
William P Horn
Name of Applicant

He/She is personally known to me or has presented Florida Drivers License as identification.

Lori Reader
Notary's Signature and Seal

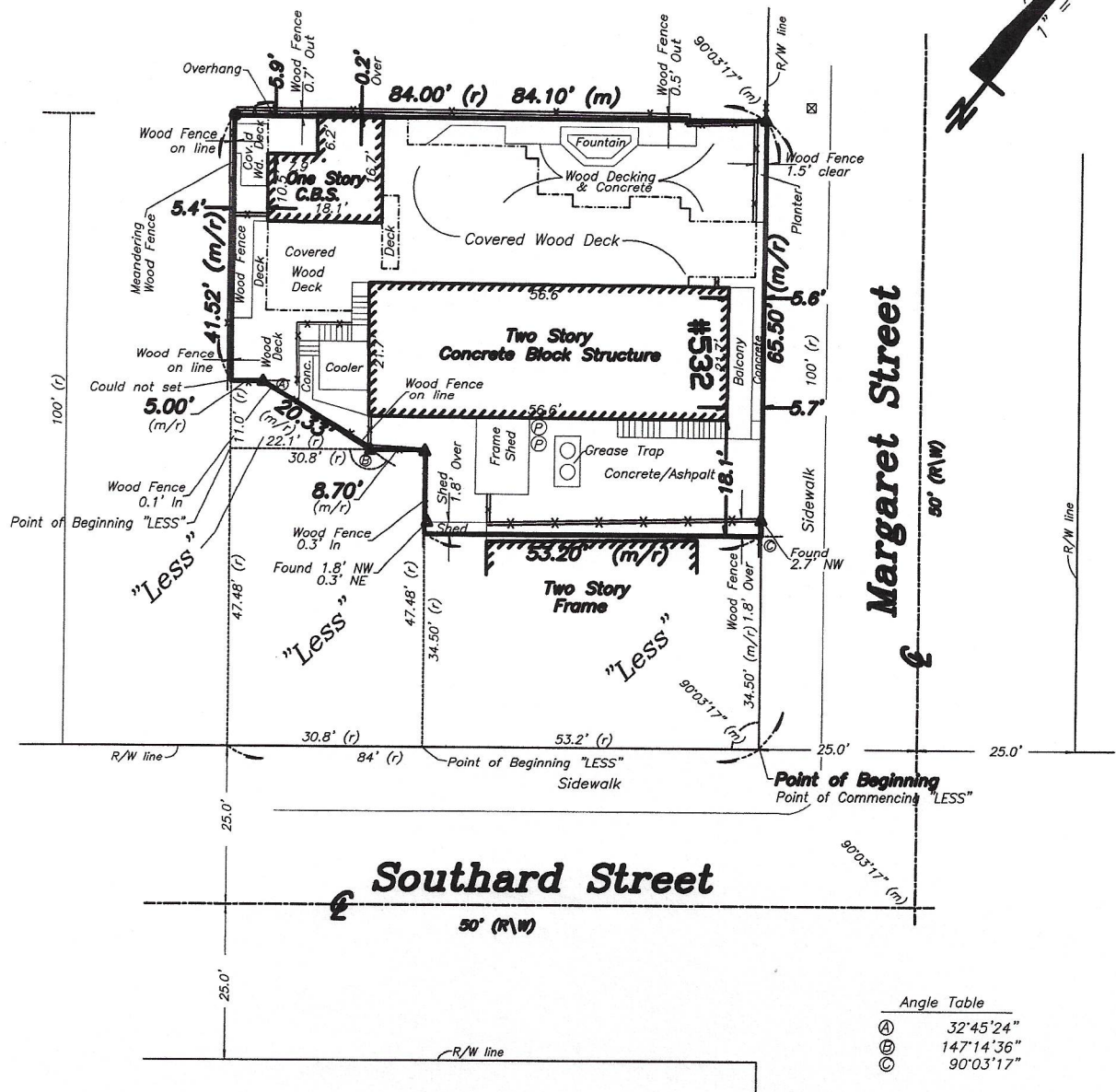
Lori Reader
Name of Acknowledger typed, printed or stamped



HH 78038
Commission Number, if any

SURVEY & ELEVATION CERTIFICATE

Boundary Survey Map of part of Lot 1, Square 47, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 532 Margaret 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. Date of field work: December 2, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ● Found 2" Iron Pipe (Fence Post) ○ Set 3/4" Iron Pipe w/oap (8298) ● Found 1/2" Iron Rod (2863) ▲ Found Nail & Disc (PTS) ▲ Set Nail & Disc (8298) (M) Measured (R) Record (M/R) Measured & Record | <ul style="list-style-type: none"> C.B.S. Concrete Block Structure R/W Right of Way CLF Chain Link Fence Ⓔ Centerline ⊙ Wood Utility Pole ⊠ Concrete Utility Pole -P- Overhead Utility Lines Ⓟ Propane Tank |
|--|---|

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
FLM 42818

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

Boundary Survey Report of part of Lot 1, Square 47,
Island of Key West

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida, known as Part of Lot One (1), Square Forty-Seven (47) (The N.W. quadrant of the Intersection of Margaret Street and Southard Street; being 100 feet fronting Margaret Street and 84 Feet fronting Southard Street).

Being Better Described as:

A Parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described as follows: BEGIN at the Intersection of the NW'ly right-of-way-line (ROWL) of Southard Street with the SW'ly ROWL of Margaret Street and run thence SW'ly along the ROWL of the said Southard Street for a distance of 84 feet; thence NW'ly and at right angles for a distance of 100 feet ; thence NE'ly and at right angles for a distance of 84 feet to the SW'ly ROWL of the said Margaret Street; thence SE'ly and along the SW'ly ROWL of the said Margaret Street for a distance of 100 back to the Point of Beginning.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Margaret Street and run thence Southwesterly along said Northwesterly right of way line of Southard Street for a distance of 53.2 feet to the POINT OF BEGINNING; thence continue along said Southard Street in a Southwesterly direction for a distance of 30.8 feet; thence at right angles in a Northwesterly direction for a distance of 47.48 feet; thence at right angles in a Northeasterly direction for a distance of 30.8 feet; thence at right angles in a Southeasterly direction for a distance of 47.48 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 in Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly along said NW'ly right of way line of Southard Street for a distance of 84.0 feet; thence at right angles in a NW'ly direction for a distance of 47.48 feet to the POINT OF BEGINNING; thence continue in a NW'ly direction for a distance of 11.0 feet; thence at right angles in a NE'ly direction for a distance of 5.0 feet; thence in a E'ly direction with a deflection angle of $38^{\circ}45'24''$ to the right and a distance of 20.33 feet; thence in a SW'ly direction with a deflection angle $147^{\circ}14'36''$ to the right and a distance of 22.1 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel land on the Island of Key West and known as a part of Lot 1, in Square 47, according to W.A. Whitehead's map of said Wand delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly to the NW'ly right of way line of the said Southard Street for a distance of 53.20 feet; thence NW'ly and at right angles for a distance of 34.50 feet; thence NE'ly and at right angles for a distance of 53.20 feet the SW'ly right of way line of the said Margaret Street; thence SE'ly with a deflected angle of $90^{\circ}03'17''$ to the right and along the SW'ly right of way line of said Margaret Street for a distance of 34.50 that back to the Point of Beginning.

BOUNDARY SURVEY FOR: B&N LLC;
Oropesa Stones Cardenas PLLC;
Old Republic National Title Insurance Company;

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 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6296

December 13, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FLS #2885

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name ALEXNENA3357 INVESTMENT LLC					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET					Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00008110-000000) (KW PT LOT 1 SQR 47)						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>24.5578 N</u> Long. <u>-81.7974 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1B</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

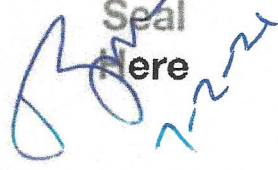
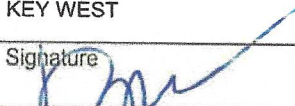
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>17.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>10.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>6.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>6.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298	Place Seal Here 	
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida		ZIP Code 33040
Signature 	Date 07-02-2021	Telephone (305) 296-7422	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) - ELECTRICAL EQUIPMENT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption	FRONT VIEW & FOUNDATION	07-02-2021	Clear Photo One
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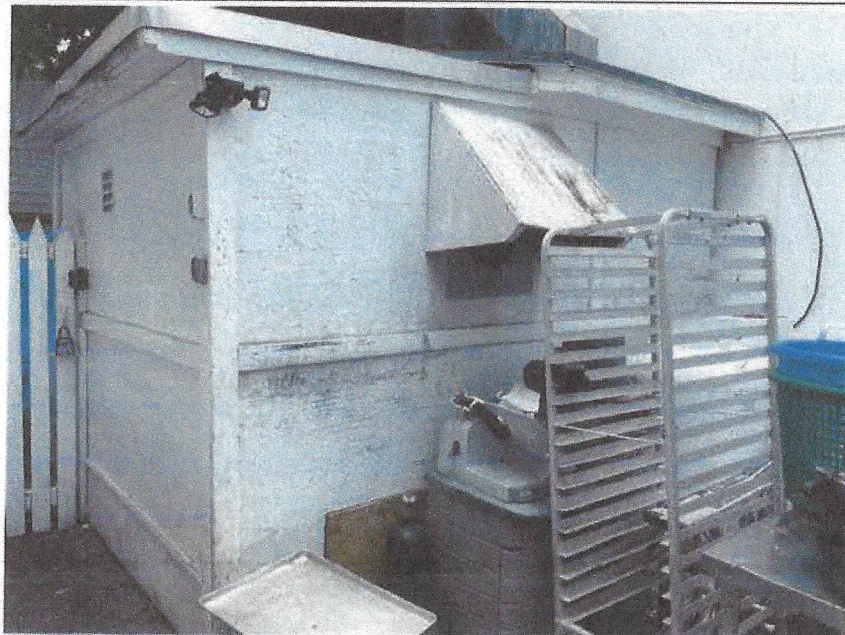


Photo Two

Photo Two Caption	SHED	07-02-2021	Clear Photo Two
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ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

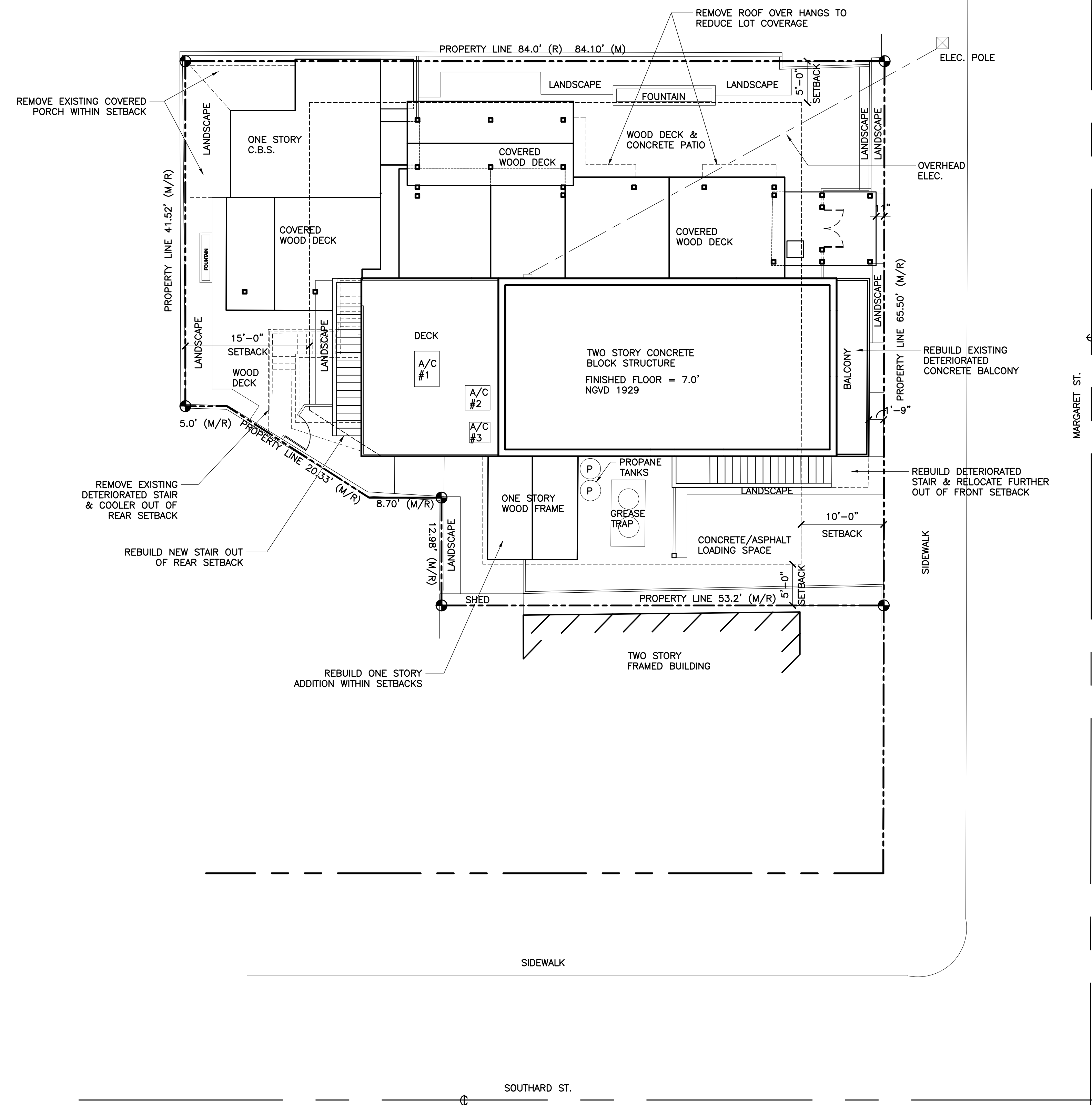
Photo Three Caption **SIDE VIEW & FOUNDATION** 07-02-2021 Clear Photo Three



Photo Four

Photo Four Caption **SIDE VIEW** 07-02-2021 Clear Photo Four

SITE PLAN



SITE DATA	
ZONING	: HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)
FLOOD ZONE	: AE +6.0'
(EXISTING FLOOR)	: +7.0'
LOT AREA	: 4,974 S.F.
MIN. LOT SIZE	: 4,000 S.F.
F.A.R. MAX	: 1.0 (4,974 S.F.)
EXISTING	: 79.9% (3,976.67 S.F.)
PROPOSED	: 79.3% (3,945.41 S.F.)
MAX. LOT COVERAGE	: 1,989.6 S.F. (40%)
EXISTING LOT COVERAGE	: 3,095.17 S.F. (62.2%)
PROPOSED LOT COVERAGE	: 3,063.91 S.F. (61.5%) REDUCED BY 31.26 S.F.
MAX. IMPERVIOUS SURFACE	: 2,984.4 S.F. (60%)
EXISTING IMPERVIOUS SURFACE	: 4,150.95 S.F. (83.4%)
PROPOSED IMPERVIOUS SURFACE	: 3,940.17 S.F. (79.2%) REDUCED BY 210.78 S.F.
MIN. LANDSCAPE	: 994.8 S.F. (20%)
EXISTING LANDSCAPE	: 407.9 S.F. (8.2%)
PROPOSED LANDSCAPE	: 666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MIN. OPEN SPACE	: 994.8 S.F. (20%)
EXISTING OPEN SPACE	: 407.9 S.F. (8.2%)
PROPOSED OPEN SPACE	: 666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MAX. HEIGHT	: 30 FEET
EXISTING HEIGHT	: 22 FEET
PROPOSED HEIGHT	: 22 FEET
SETBACKS:	
FRONT SETBACK:	
REQUIRED:	10'
EXISTING:	FRONT STAIR: 1'-9"
PROPOSED:	FRONT STAIR: 6'-4" IMPROVED BY 4'-7"
EXISTING:	BALCONY: 1'-9"
PROPOSED:	BALCONY: 1'-9"
NORTH SIDE SETBACK:	
REQUIRED:	5'
EXISTING:	0'
PROPOSED:	0' (REMOVED COVERED PORCH WITHIN SETBACK)
SOUTH SIDE SETBACK:	
REQUIRED:	5'
EXISTING REAR STAIR & COOLER:	3'-0"
PROPOSED REAR STAIR:	4'-0"
REAR SETBACK:	
REQUIRED:	15'
EXISTING:	0'
PROPOSED:	5' (REMOVED COVERED PORCH WITHIN SETBACK AND EXISTING STAIR & COOLER)

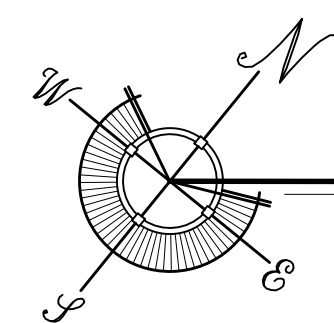
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DATE
12-27-2021
03-16-2022 VAR.

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NUMBER
2134

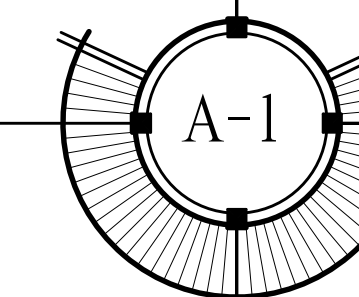


PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/8"=1'-0"

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



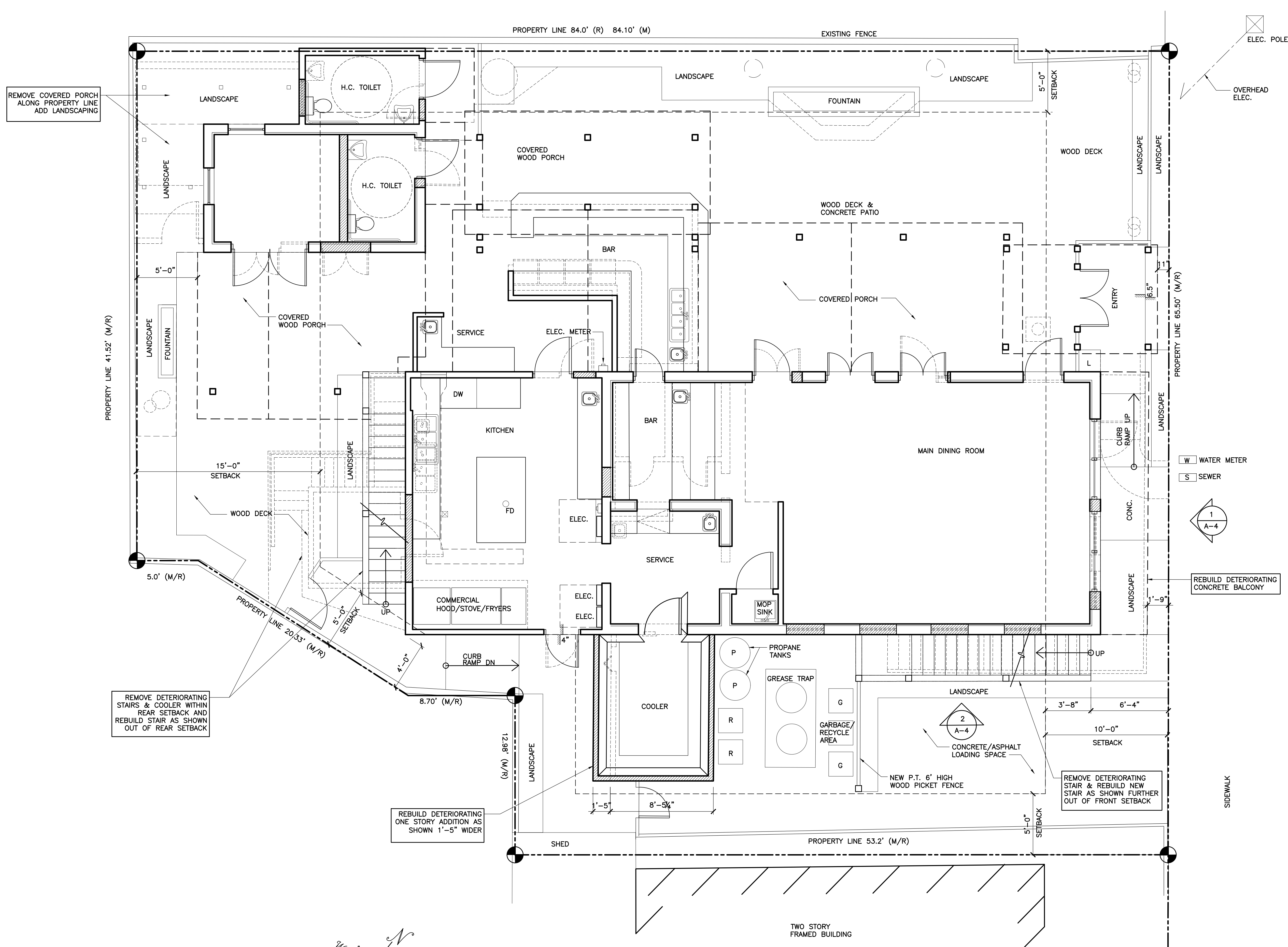
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DATE
12-27-2021
03-16-2022 VAR.

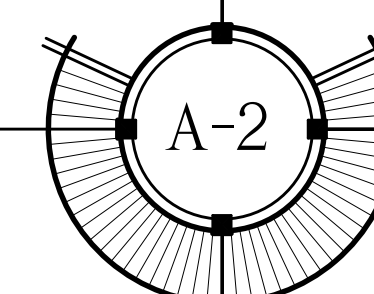
REVISIONS

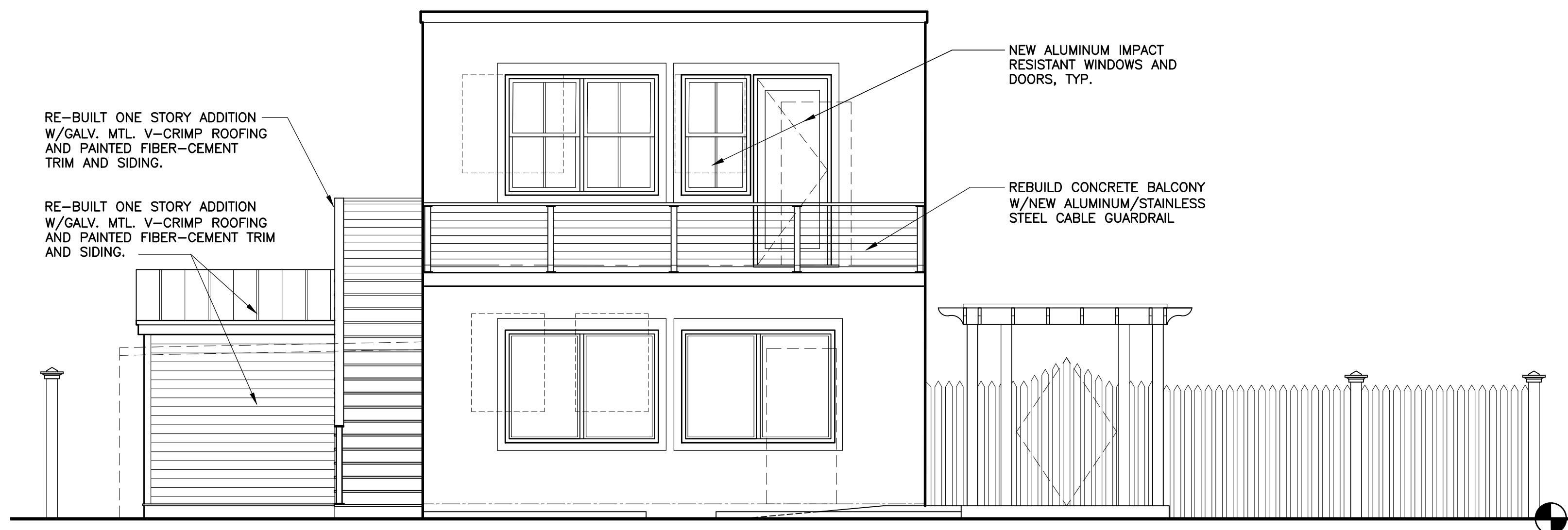
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PROJECT
NUMBER
2134



532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





1
A-4

PROPOSED FRONT ELEVATION

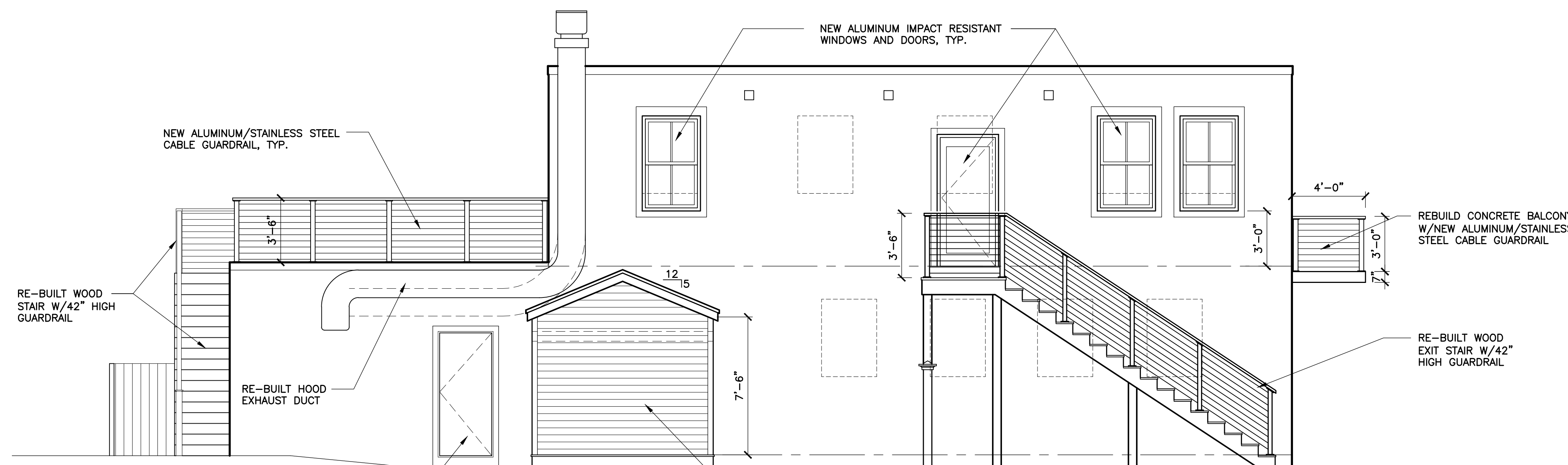
SCALE: 1/4"=1'-0"



2
A-4

PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



3
A-4

PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"

SEAL

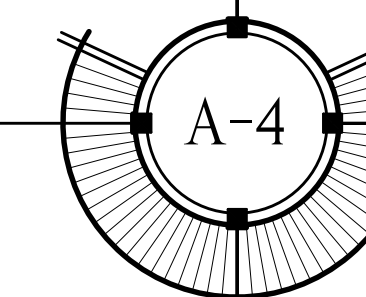
DATE
12-27-2021
03-16-2022 VAR.

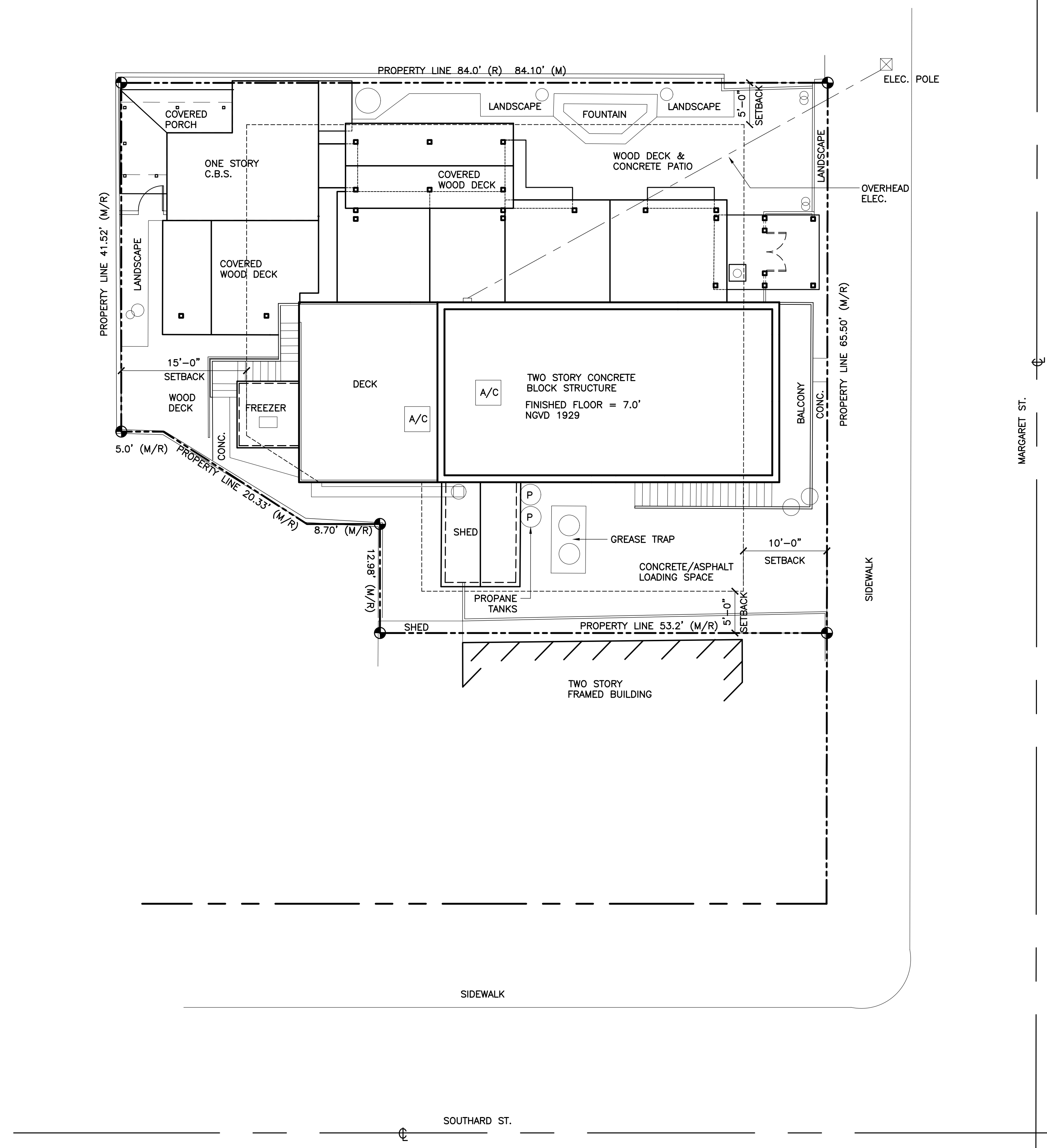
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PROJECT NUMBER
2134

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





EXISTING SITE PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/8"=1'-0"

SEAL _____

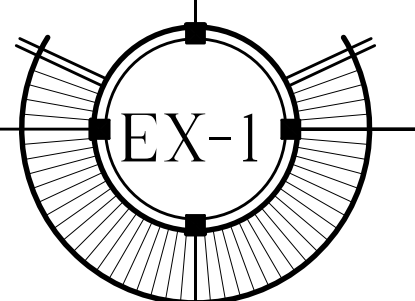
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12-27-2021
03-16-2022 VAR.

REVISIONS _____

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PROJECT NUMBER
2134

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



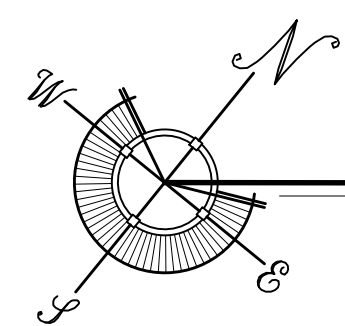
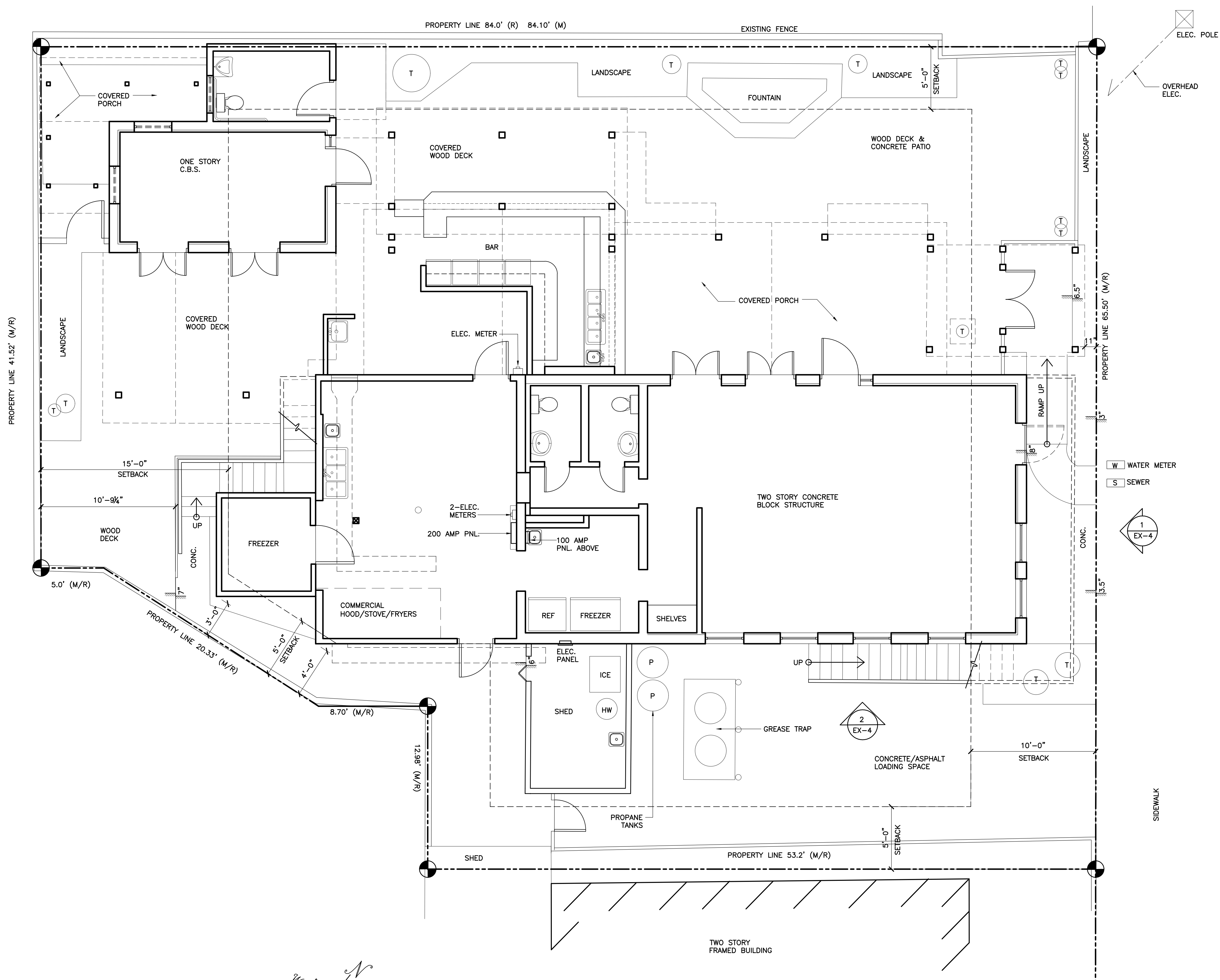
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DATE
12-27-2021
03-16-2022 VAR.

REVISIONS

DRAWN BY
CAB

PROJECT
NUMBER
2134

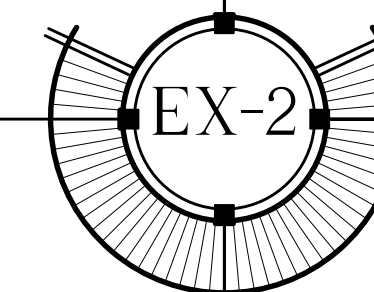


EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/4"=1'-0"

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



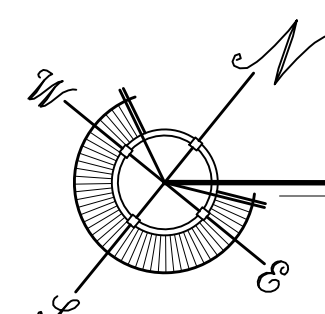
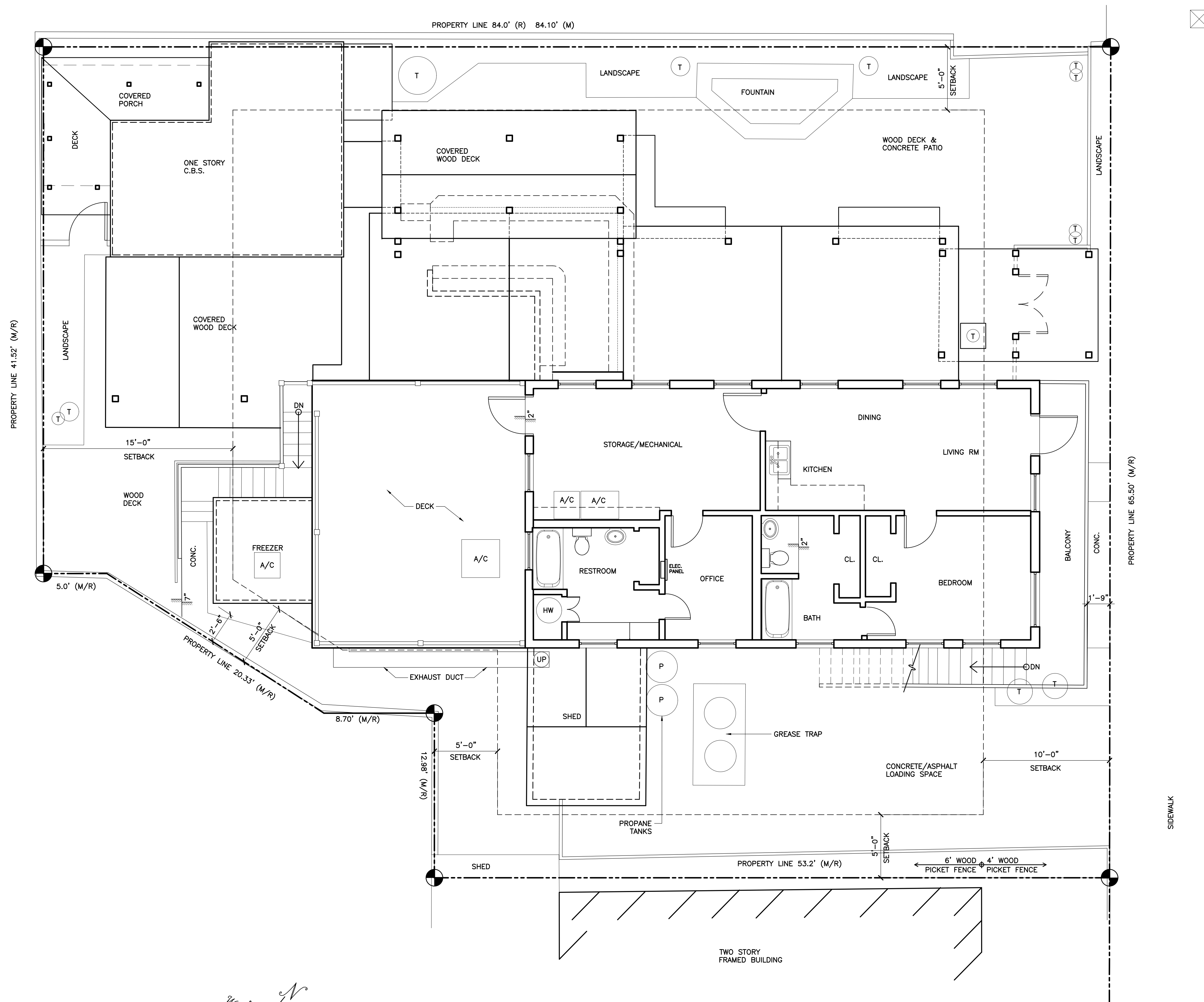
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03-16-2022 VAR.

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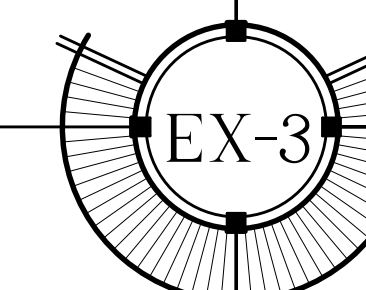


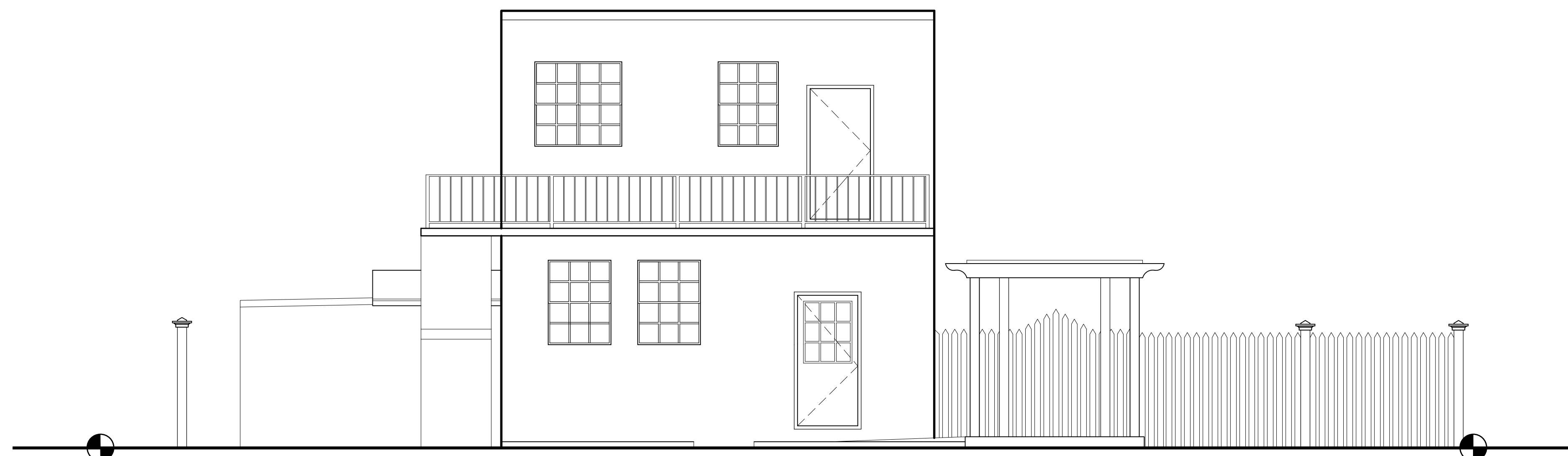
EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/4"=1'-0"

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





EXISTING FRONT ELEVATION

1
EX-4

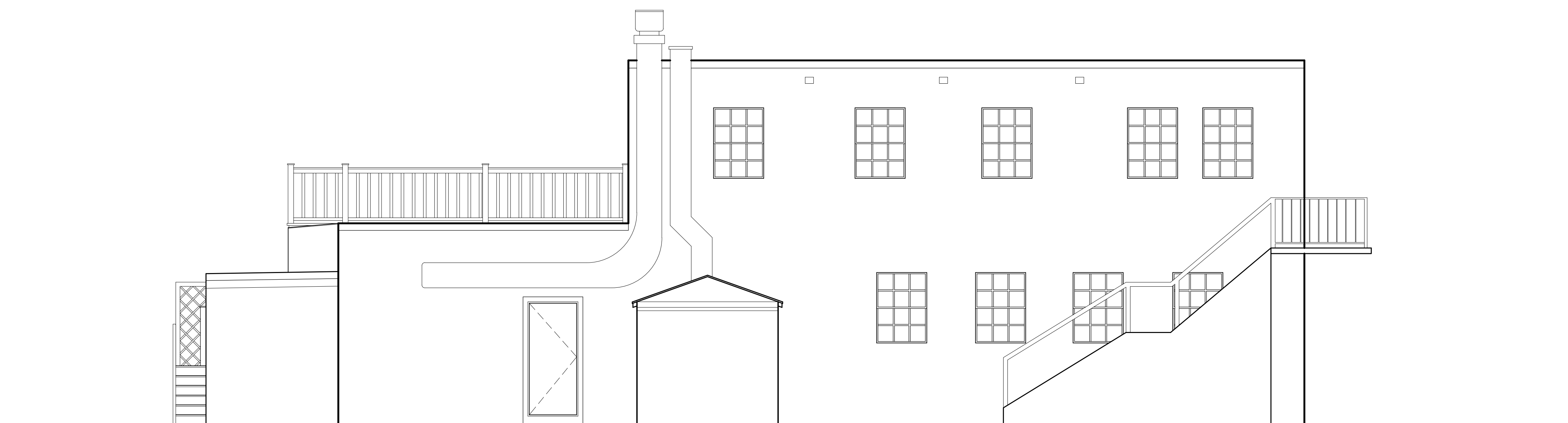
SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION

1
EX-4

SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION

2
EX-4

SCALE: 1/4"=1'-0"

SEAL _____

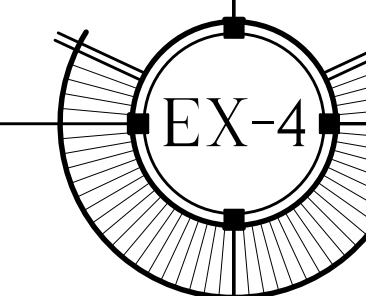
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03-16-2022 VAR.

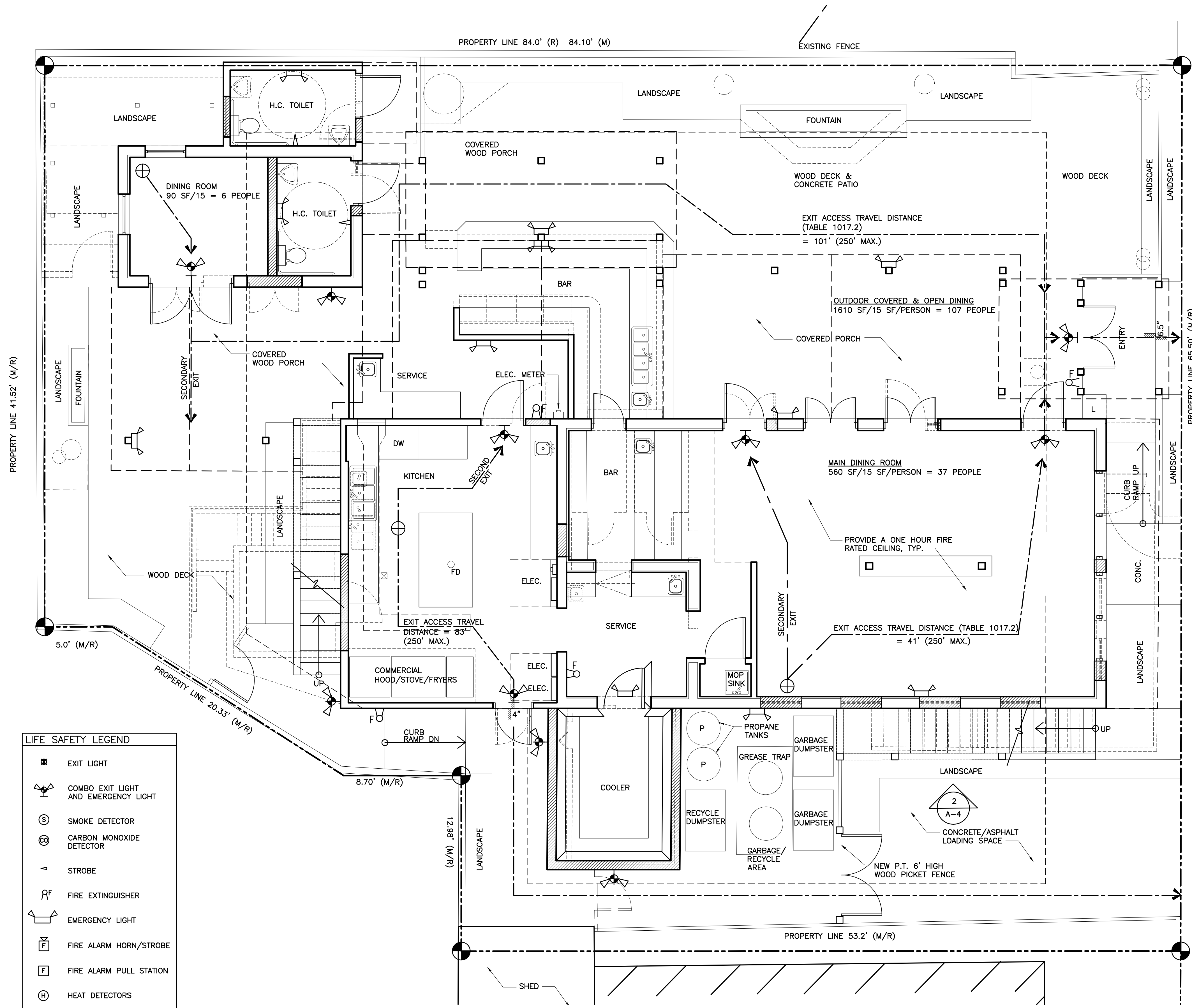
REVISIONS _____

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PROJECT
NUMBER
2134

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA





BUILDING CODE ANALYSIS

EXISTING BUILDING CODE, 2020
- ALTERATION - LEVEL 3 (WORK AREA EXCEEDS 50% OF FLOOR AREA)
- NO CHANGE OF OCCUPANCY

EXISTING BUILDING IS TWO STORIES WITH RESTAURANT USE (A-2) ON LOWER FLOOR AND 2ND FLOOR HAS A 1-BEDROOM APARTMENT (R-3) AND OFFICE/STORAGE USE (B, S-2)

CONSTRUCTION TYPE = V B, SPRINKLERED

FIRE SPRINKLER SYSTEM (804.1, 804.2, 804.2.2, 904.1.4):
FIRE SPRINKLER SYSTEM REQUIRED IF WORK AREA EXCEEDS 50% OF FLOOR AREA AND OCCUPANCY LOAD IS GREATER THAN 30 PEOPLE - PROVIDE NEW SPRINKLER & FIRE ALARM SYSTEM (CONTRACTOR TO PROVIDE FULL SET OF FIRE SPRINKLER & FIRE ALARM SHOP DRAWINGS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER TO BE APPROVED BY THE FIRE DEPARTMENT.)

BUILDING CODE, 2020

HEIGHT (TABLE 504.3A)	ALLOWABLE	= 60' (TYPE V B)
	PROVIDED	= 22'
STORIES (TABLE 504.4)	ALLOWABLE	= 2 STORY (A-2), 3 STORY (B, S-2), 4 STORY (R-3)
	PROVIDED	= 2 STORY
AREA (TABLE 506.2)	ALLOWABLE	= S-2= 40,500 S.F., B= 27,000 S.F., A-2= 18,000 S.F., R-3 = UL
	PROVIDED	= TOTAL BUILDING = 3,945 S.F.

SEPARATION OF OCCUPANCY'S (TABLE 508.4)
ONE HOUR SEPARATION REQUIRED BETWEEN B/R-3 AND A-2

EXIT STAIRS (805.1) FROM EXISTING BUILDING CODE - SECTION DOES NOT APPLY TO OUR PROJECT PER SECTION 805.1. USE BUILDING CODE 2020.

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):

ASSEMBLY (SPRINKLERED)	= 250 FT MAX, 101' PROVIDED
BUSINESS (SPRINKLERED)	= 300 FT MAX, 135' PROVIDED
STORAGE (SPRINKLERED)	= 400 FT MAX, 135' PROVIDED
RESIDENTIAL (SPRINKLERED)	= 250 FT MAX, 57' PROVIDED

STORIES WITH ONE EXIT (TABLE 1006.3.3 (2)):
SECOND FLOOR ABOVE GRADE PLANE
STORAGE/BUSINESS = 75' MAX. COMMON PATH OF EGRESS TRAVEL, 57' PROVIDED

OCCUPANCY COUNT: (TABLE 1004.5)

A-2, (ASSEMBLY) RESTAURANT	= 15 S.F./PERSON
B (BUSINESS) OFFICE	= 150 S.F./PERSON
KITCHENS (COMMERCIAL)	= 200 S.F./PERSON
S-2 (STORAGE)	= 300 S.F./PERSON

SQUARE FEET BASED ON INTERIOR SF, NOT COUNTING EXTERIOR WALL THICKNESS

A-2 - (ASSEMBLY) DINING	= 2,260 S.F./15SF/P	= 150.7 PEOPLE (151)
B - OFFICES	= 90 S.F./150	= 0.6 PEOPLE (1)
KITCHEN (COMMERCIAL)	= 1,148 S.F./200	= 5.74 PEOPLE (6)
S-2 - (STORAGE)	= 555 S.F./300	= 1.85 PEOPLE (2)
		TOTAL = 160 PEOPLE

PLUMBING FIXTURES REQUIRED (TABLE 2902.1)
TOTAL OCCUPANCY = 160 PEOPLE

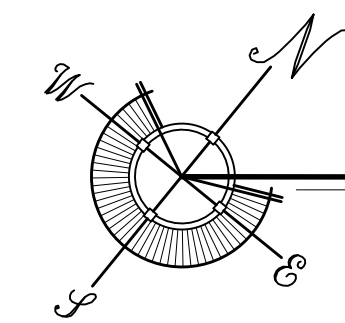
RESTAURANT USE REQUIRES 1-TOILET/75 PERSONS, 1-LAV/200 PERSONS, 1-DRINKING FOUNTAIN/500 PEOPLE AND 1-SERVICE SINK

FIXTURES PROVIDED = 3-TOILETS, 3-SINKS, 1-SERVICE SINK AND WATER WILL BE SERVED AT EACH TABLE.

SECOND FLOOR COMMERCIAL AREA IS NOT ACCESSIBLE TO THE PUBLIC AND HAS AN OCCUPANCY LOAD OF 5 OR LESS SO IS NOT REQUIRED TO BE HANDICAP ACCESSIBLE.

LIFE SAFETY LEGEND

EXIT LIGHT	COMBO EXIT LIGHT AND EMERGENCY LIGHT	SMOKE DETECTOR	CARBON MONOXIDE DETECTOR	STROBE	FIRE EXTINGUISHER	EMERGENCY LIGHT	FIRE ALARM HORN/STROBE	FIRE ALARM PULL STATION	HEAT DETECTORS
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PROPOSED LIFE SAFETY FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

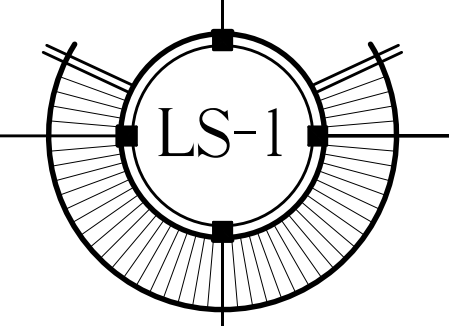
532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA

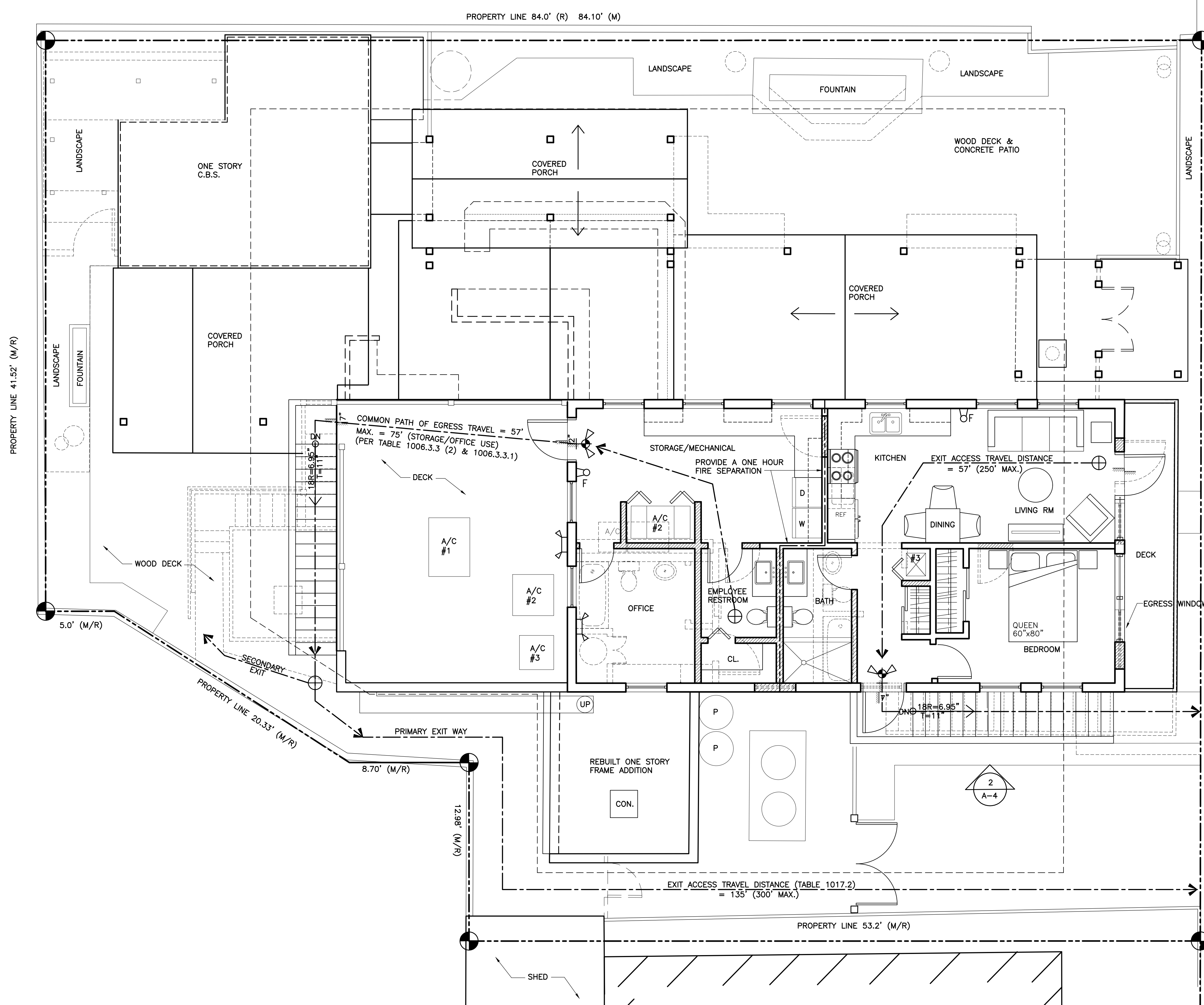
DATE
12-27-2021
03-16-2022 VAR.

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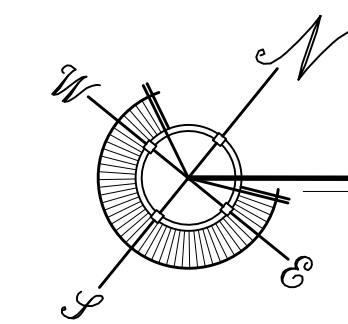
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PROJECT NUMBER
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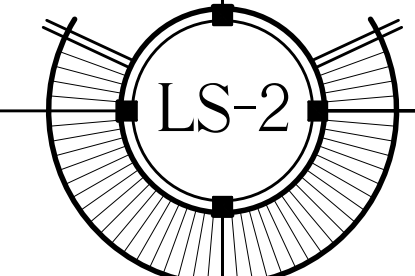
LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



PROPOSED LIFE SAFETY SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



WARRANTY DEED & PROPERTY CARD

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-1217
Consideration: \$1,250,000.00

Parcel Identification No. 00008110-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 16th day of December, 2021 between Alexnena3357 Investment, LLC, a Florida limited liability company whose post office address is 3357 Flagler Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Bean Job, LLC, a Florida limited liability company whose post office address is P.O. Box 87, Egg Harbor, WI 54209 of the County of Door, State of Wisconsin, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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:

Madison Fallon
Witness Name: Madison Fallon

Gregory Oropeza
Witness Name: Gregory Oropeza

Alexnena3357 Investment LLC, a Florida limited liability company

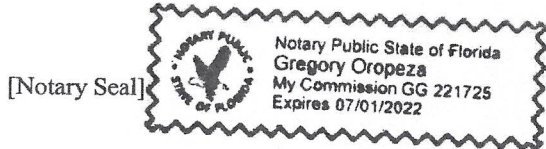
By: [Signature]
Monica M. Waterbury De Meo, Manager

(Corporate Seal)

State of FL

County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of December, 2021 by Monica M. Waterbury De Meo, Manager of Alexnena3357 Investment LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced a driver's license as identification.



[Signature]
Notary Public

Printed Name: Gregory Oropeza

My Commission Expires: 7/1/22

Exhibit A

On the Island of Key West, Monroe County, Florida, known as Part of Lot One (1), Square Forty-Seven (47) (The N.W. quadrant of the Intersection of Margaret Street and Southard Street; being 100 feet fronting Margaret Street and 84 Feet fronting Southard Street).

Being Better Described as:

A Parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described as follows: BEGIN at the Intersection of the NW'ly right-of-way-line (ROWL) of Southard Street with the SW'ly ROWL of Margaret Street and run thence SW'ly along the ROWL of the said Southard Street for a distance of 84 feet; thence NW'ly and at right angles for a distance of 100 feet ; thence NE'ly and at right angles for a distance of 84 feet to the SW'ly ROWL of the said Margaret Street; thence SE'ly and along the SW'ly ROWL of the said Margaret Street for a distance of 100 feet back to the Point of Beginning.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Margaret Street and run thence Southwesterly along said Northwesterly right of way line of Southard Street for a distance of 53.2 feet to the POINT OF BEGINNING; thence continue along said Southard Street in a Southwesterly direction for a distance of 30.8 feet; thence at right angles in a Northwesterly direction for a distance of 47.48 feet; thence at right angles in a Northeasterly direction for a distance of 30.8 feet; thence at right angles in a Southeasterly direction for a distance of 47.48 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 in Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly along said NW'ly right of way line of Southard Street for a distance of 84.0 feet; thence at right angles in a NW'ly direction for a distance of 47.48 feet to the POINT OF BEGINNING; thence continue in a NW'ly direction for a distance of 11.0 feet; thence at right angles in a NE'ly direction for a distance of 5.0 feet; thence in a E'ly direction with a deflection angle of 32°45'24" to the right and a distance of 20.33 feet; thence in a SW'ly direction with a deflection angle 147°14'36" to the right and a distance of 22.1 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Lot 1, in Square 47, according to W.A. Whitehead's map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly to the NW'ly right of way line of the said Southard Street for a distance of 53.20 feet thence NW'ly and at right angles for a distance of 34.50 feet; thence NE'ly and at right angles for a distance of 53.20 feet the SW'ly right of way line of the said Margaret Street; thence SE'ly with a deflected angle of 90°03'17" to the right and along the SW'ly right of way line of said Margaret Street for a distance of 34.50 feet back to the Point of Beginning.

Parcel Identification Number: 00008110-000000

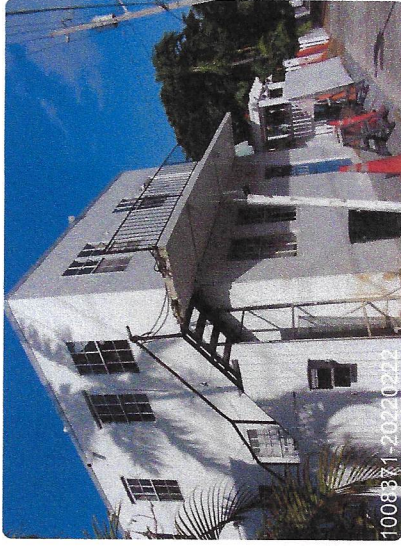
Disclaimer

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

Summary

Parcel ID 00008110-000000
 Account# 1008371
 Property ID 1008371
 Millage Group 10KW
 Location 532 MARGARET St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 47 OR520-1006, OR823-2116, OR842-147, OR1250-1952, OR1418-793, OR1481-1072, OR2780-961, OR2906-697, OR2911-534
 Description OR2911-531, OR2951-2488, OR2952-2429, OR2985-0212, OR3144-2016
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BEAN JOB LLC
 PO Box 87
 Egg Harbor WI 54209

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$322,196	\$332,936	\$332,936	\$317,795
+ Market Misc Value	\$5,447	\$5,470	\$5,493	\$5,604
+ Market Land Value	\$708,298	\$602,053	\$752,566	\$735,655
= Just Market Value	\$1,035,941	\$940,459	\$1,090,995	\$1,059,054
= Total Assessed Value	\$1,034,504	\$940,459	\$1,090,995	\$827,115
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,035,941	\$940,459	\$1,090,995	\$1,059,054

Land

Land Use (1200)	Number of Units	Unit Type	Frontage	Depth
	4,974.00	Square Foot	53	65.5

Buildings

Building ID	Exterior Walls	C.B.S.
39409	Year Built	1958
2 STORY ON GRADE		

Building Type COM/RES A / 12A
 Gross Sq Ft 3984
 Finished Sq Ft 2368
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 350
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls DRYWALL

Effective Year Built 1995
 Foundation CONCRETE SLAB
 Roof Type FLAT OR SHED
 Roof Coverage MIN/PAINT CONC
 Flooring Type VINYL/LAMINATE
 Heating Type FCD/AIR DUCTED
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 1
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	360	0	0
FLA	FLOOR LIV AREA	2,368	2,368	0
OOU	OP PR UNFIN UL	404	0	0
OPF	OP PRCH FIN LL	209	0	0
PDO	PATIO DIN OPEN	619	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		3,984	2,368	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1991	1992	1	112 SF	2
WALL AIR COND	1991	1992	1	3 UT	2
WATER FEATURE	1995	1996	1	1 UT	1
WOOD DECK	1995	1996	1	420 SF	1
FENCES	1995	1996	1	584 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/16/2021	\$1,250,000	Warranty Deed	2354011	3144	2016	03 - Qualified	Improved
9/12/2019	\$100	Quit Claim Deed	\$0.70	2985	0212	11 - Unqualified	Improved
2/28/2019	\$100	Warranty Deed	2210236	2952	2429	11 - Unqualified	Improved
2/28/2019	\$100	Warranty Deed	2209451	2951	2488	30 - Unqualified	Improved
5/10/2018	\$100	Warranty Deed	2168687	2906	697	30 - Unqualified	Improved
12/30/2015	\$750,000	Warranty Deed		2780	961	11 - Unqualified	Improved
8/1/1996	\$35,000	Warranty Deed		1418	0793	Q - Qualified	Improved
2/1/1972	\$35,000	Conversion Code		520	1006	Q - Qualified	Improved

Permits

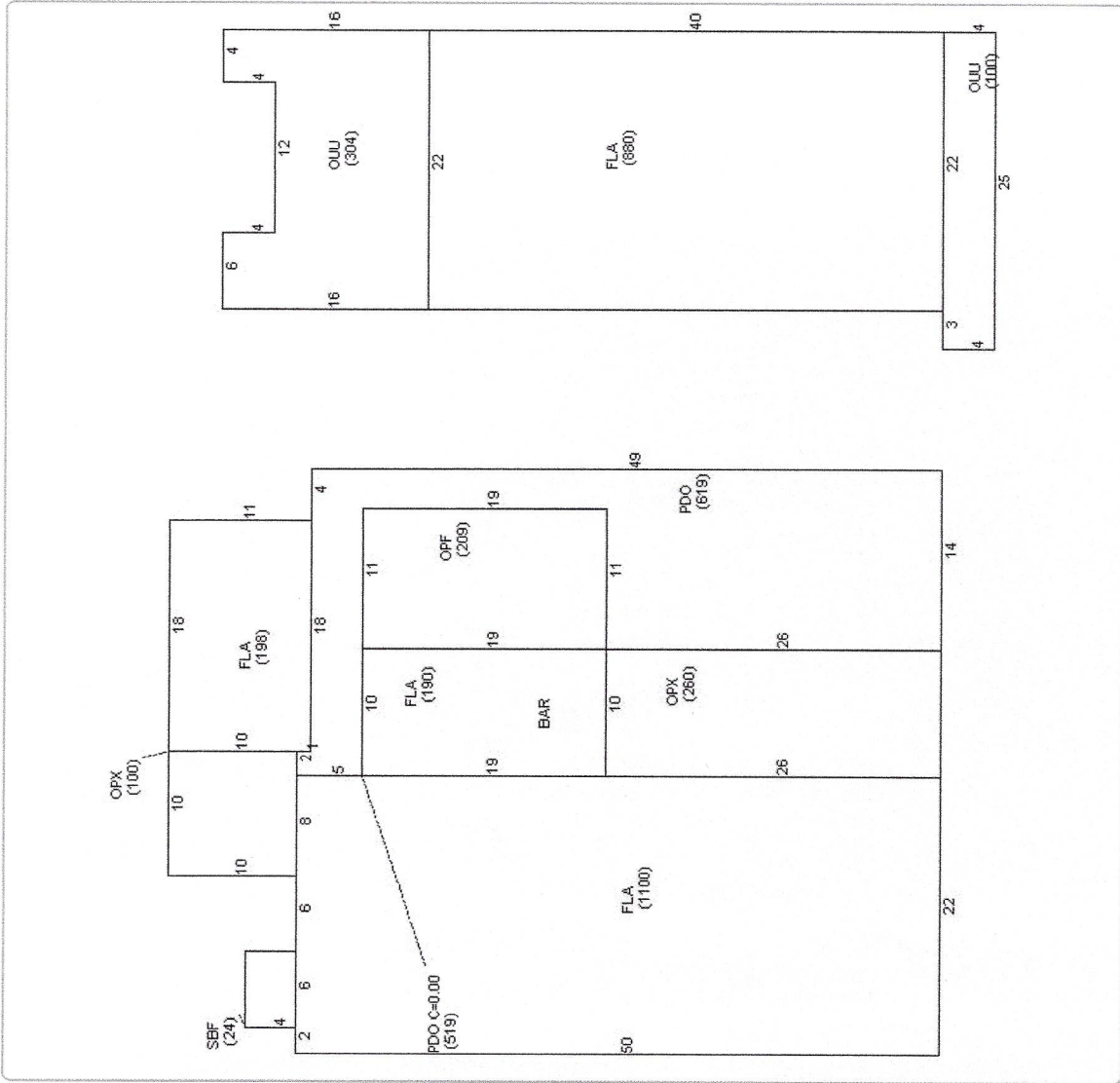
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-0900	3/24/2020			Commercial	REMOVE EXISTING WOOD DECK (ROTTED) IN COURT YARD 300 SQ/FT REMOVE WINDOWS COVERINGS INSIDE PAINT INTERIOR DOWNSTAIRS ONLY.
07-5028	11/13/2007	11/21/2007	\$7,500	Commercial	RE-ROUTE PIPES TO NEW INSTALL GREASE TRAP
04-3328	12/9/2004	10/16/2004	\$5,800	Commercial	BUILD A NEW HANDICAP BATHROOM 5X8
04-2159	10/15/2004	12/17/2004	\$9,900	Commercial	REPLACE 14 JAL WINDOWS
04-1414	7/14/2004	12/16/2004	\$4,500	Commercial	re-asphalt between bldgs
03-3603	10/27/2003	10/16/2004	\$1,950	Commercial	RENOVATION
03-3558	10/9/2003	10/16/2004	\$38,500	Commercial	SEWER LINE
03-3380	9/29/2003	10/16/2004	\$1,000	Commercial	2 - CENTRAL A/C'S
03-3286	9/12/2003	12/16/2004	\$8,900	Commercial	a/c bldg 2
			\$7,500	Commercial	

03-3118	9/9/2003	12/15/2003	\$600	Commercial	DEMO SHEETROCK
0000610	3/8/2000	8/1/2000	\$1,500	Commercial	FIRE SUPPRESSION IN HOOD
0000447	2/23/2000	8/1/2000	\$6,200	Commercial	INSTALL KITCHEN HOOD
9902533	9/1/1999	11/15/1999	\$4,800	Commercial	3 FRENCH DOORS
9900607	2/19/1999	8/18/1999	\$2,000	Commercial	ROOF REPAIRS
9800299	1/22/1999	8/18/1999	\$180	Commercial	SIGN
9802844	11/23/1998	1/1/1999	\$15,000	Commercial	REMOVE LIGHTS/ADD FANS
9802844	11/23/1998	8/18/1999	\$15,000	Commercial	V-CRIMP ROOF
9802844	10/27/1998	1/1/1999	\$15,000	Commercial	NEW UNENCLOSED FRAME
9700665	3/1/1997	8/1/1997	\$385	Commercial	ELECTRICAL
9604697	12/1/1996	8/1/1997	\$1,800	Commercial	MECHANICAL
9604538	11/1/1996	12/1/1996	\$2,500	Commercial	PLUMBING
9604139	10/1/1996	12/1/1996	\$1,000	Commercial	RENOVATIONS
9604140	10/1/1996	12/1/1996	\$2,000	Commercial	RENOVATIONS
9604229	10/1/1996	12/1/1996	\$5,000	Commercial	ELECTRIC
9603662	9/1/1996	8/1/1997	\$21,000	Commercial	REMODELING
9603818	9/1/1996	12/1/1996	\$730	Commercial	SIGN
9603459	8/1/1996	8/1/1997	\$1	Commercial	REMODELING
9603523	8/1/1996	8/1/1997	\$5,000	Commercial	MECHANICAL

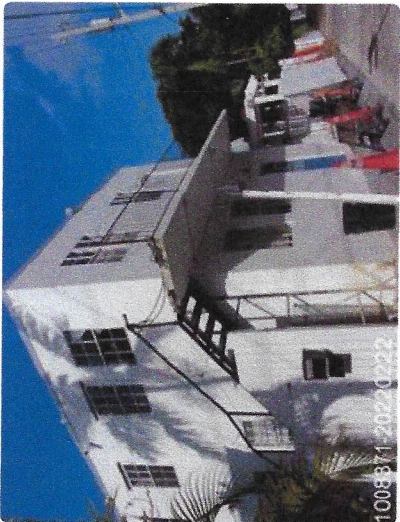
View Tax Info

[View Taxes for this Parcel](#)

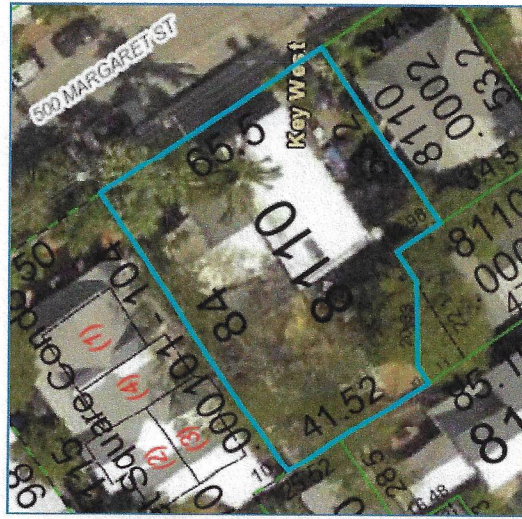
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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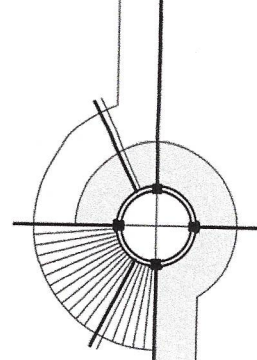


**532 MARGARET STREET
FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL, 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



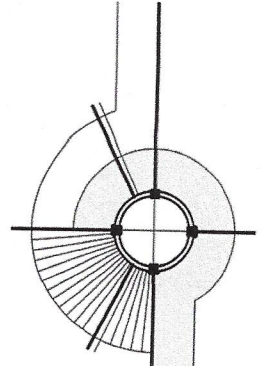


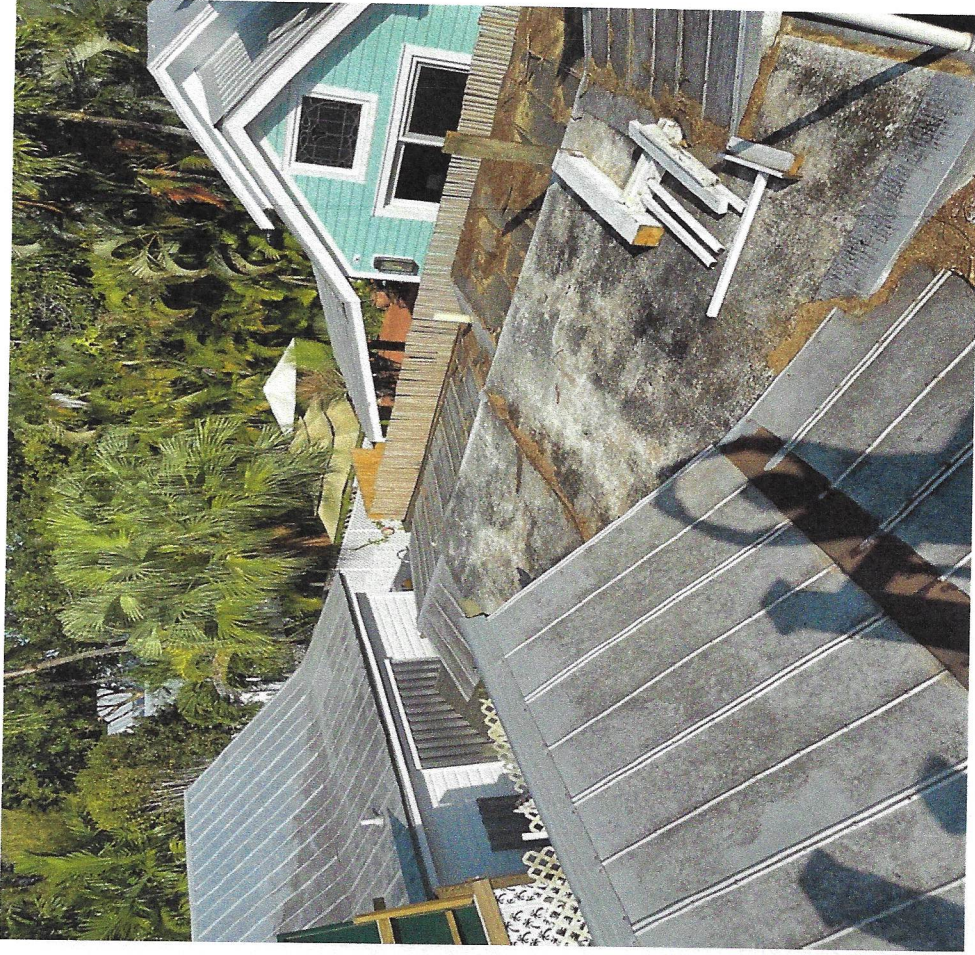
532 MARGARET STREET
SIDE VIEW (LEFT SIDE OF BUILDING)

WILLIAM P. HORN ARCHITECT, P.A.

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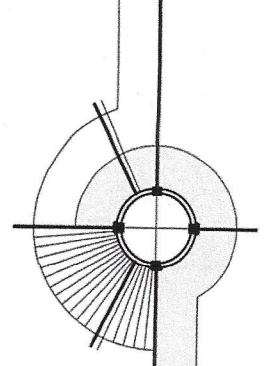


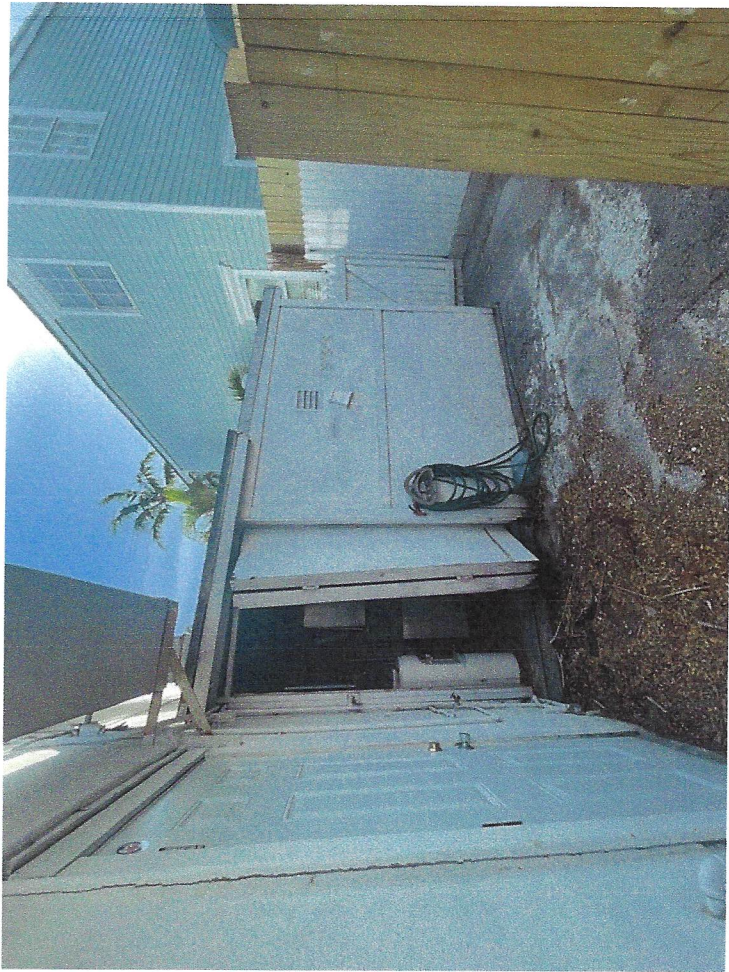
532 MARGARET STREET
SIDE VIEW (RIGHT SIDE OF BUILDING)

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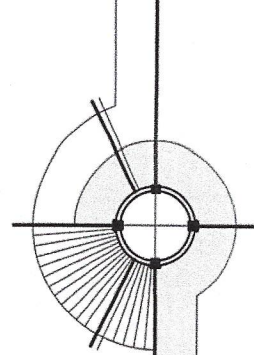


**532 MARGARET STREET
REAR VIEW**

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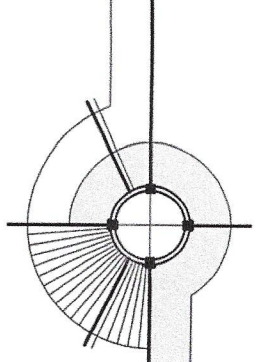


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**532 MARGARET STREET
FRONT BALCONY & REAR STAIRS**

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