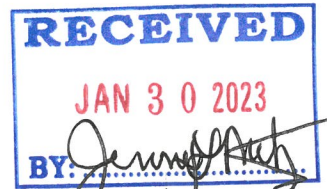


# **APPLICATION**



**DEVELOPMENT PLAN AND  
CONDITIONAL USE 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](http://www.cityofkeywest-fl.gov)



Fees listed below include a \$325.50 advertising/noticing fee and a \$115.76 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,566.85
Outside Historic District Total Application Fee	\$ 2,872.27
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Major Development Plan Total Application Fee	
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Administrative Modification Fee	\$ 840.00
Minor Modification Fee	\$ 1,601.25
Major Modification Fee	\$ 2,262.75
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,335.32
Extension (not part of a development plan) Total Application Fee	\$ 1,020.07
Revision or Addition (not part of a development plan) Fee	\$ 2,100.00

**Applications will not be accepted unless complete**

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes <input checked="" type="checkbox"/>
Minor <input checked="" type="checkbox"/>		No _____

Please print or type:

- Site Address: 112 Fitzpatrick
- Name of Applicant: Island Safari Rentals
- Applicant is:  
Property Owner: No  
Authorized Representative: \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- Address of Applicant: 424 Greene St.
- Applicant's Phone #: (305) 298-0300 Email: wilfredo@islandsafarirentals.com
- Email Address: (305) 432-6145
- Name of Owner, if different than above: \_\_\_\_\_
- Address of Owner: \_\_\_\_\_

9) Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_  
10) Zoning District of Parcel: HRCC-1 Historic RE# 00000650-000000  
11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes: Date of approval \_\_\_\_\_  
HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

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13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_\_ No

If Yes, describe and attach relevant documents.

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- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

## Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
  - 2) Setbacks
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces
    - b. Handicapped spaces
    - c. Curbs or wheel stops around landscaping
    - d. Type of pavement
  - 4) Driveway dimensions and material
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
  - 6) Location of garbage and recycling
  - 7) Signs
  - 8) Lighting
  - 8) Project Statistics:
    - a. Zoning
    - b. Size of site
    - c. Number of units (or units and Licenses)
    - d. If non-residential, floor area & proposed floor area ratio
    - e. Consumption area of restaurants & bars
    - f. Open space area and open space ratio
    - g. Impermeable surface area and impermeable surface ratio
    - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
  - 2) Height of building.
  - 3) Finished floor elevations and bottom of first horizontal structure
  - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## **Development Plan Submission Materials**

### **Sec. 108-226. Scope.**

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### **Sec. 108-227. Title block.**

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### **Sec. 108-228. Identification of key persons.**

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### **Sec. 108-229. Project description.**

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

**Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

**Sec. 108-231. Residential developments.**

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms.
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

**Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

**CONDITIONAL USE CRITERIA**

**Sec. 122-61. Purpose and intent**

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

**Sec. 122-62. Specific criteria for approval.**

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
  - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
  - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
  - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.



- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

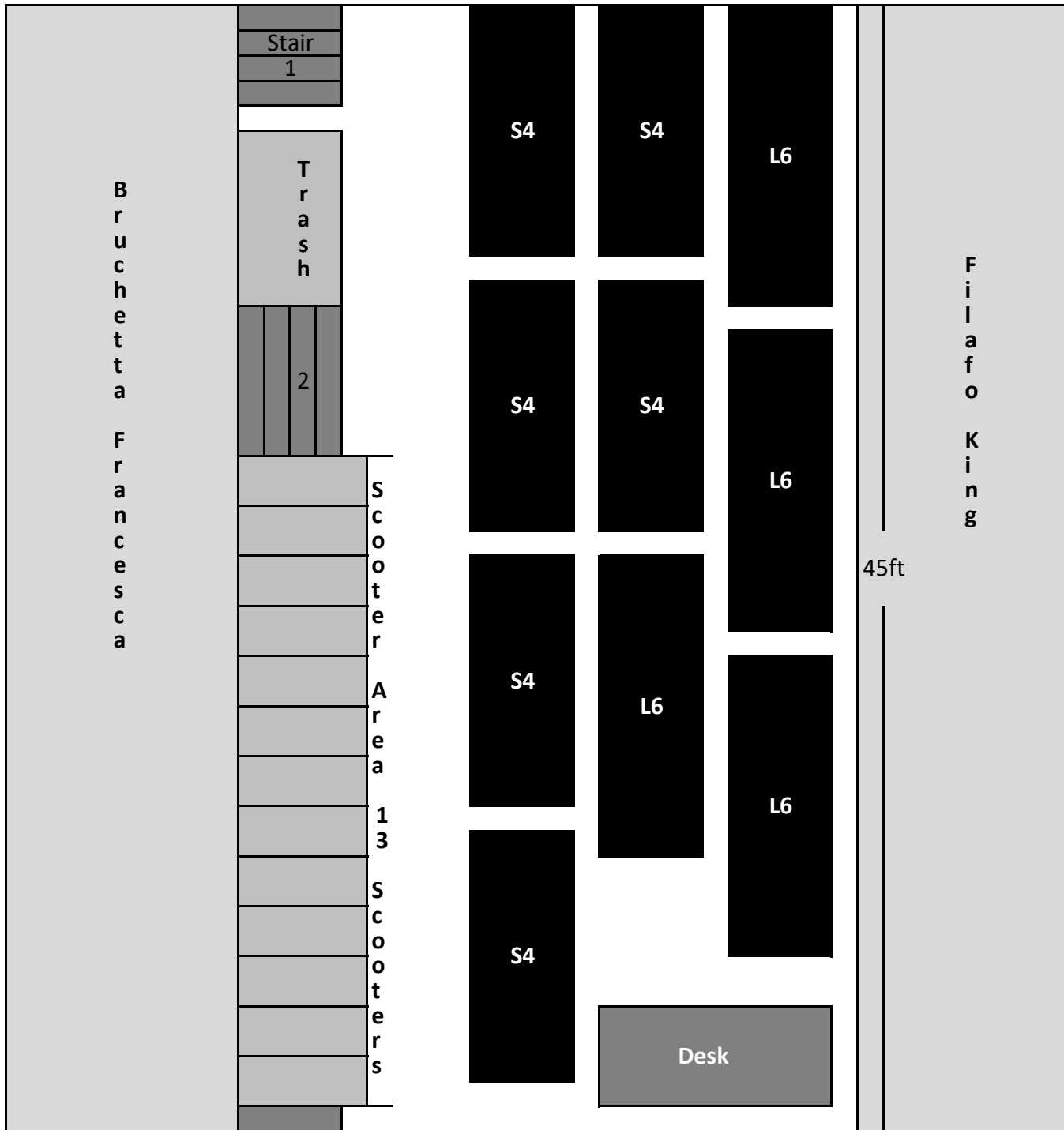
## 112 Fitzpatrick Street – Amendment to Conditional Use Permit

### Description of Proposed Amendment:

Per Planning Board Resolution 2021-26 and 2010-014, 112 Fitzpatrick Street has conditional use approval to rent 25 scooters and seven auto-cycles. The owner wishes to reduce the number of scooters and exchange them for golf carts, in order to increase safety and reduce liability. The request is to give up 10 of the 25 scooter/moped licenses in exchange for 3 more golf cart making the new license 15 scooter/moped and 10 golf carts.

# **Proposed Site Plan**

# 112 Fitzpatrick



Desk = 8ft L x 4ft w  
 Scooters = 5ft 5in L x 2ft w  
 EZGO L4 = 9.5ft L x 4ft w  
 EZGO L6 = 12ft L x 4ft w

Stair 1 = 4ft x 4ft  
 Stair 2 = 7ft x 4ft

S i d e w a l k

D r i v e w a y

**AUTHORIZATION  
FORM**

**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, Michael Halpern as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of 105 Whitehead St. Corp  
*Name of office (President, Managing Member) Name of owner from deed*

authorize WILFREDO DURAN  
*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] *OK by MH*  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 1-27-2023  
*Date*

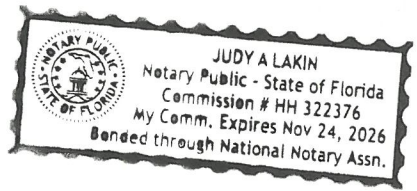
by WILFREDO DURAN  
*Name of person with authority to execute documents on behalf of entity owner*

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

Judy A. Lakin  
*Notary's Signature and Seal*

JUDY A. LAKIN  
*Name of Acknowledger typed, printed or stamped*

HH 322376  
*Commission Number, if any*



# **VERIFICATION FORM**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Wilfredo Duran, 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:

112 Fitzpatrick St

*Street address of subject property*

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

A handwritten signature in blue ink, appearing to read "Wilfredo Duran".

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 1-27-2023 by 2023  
*date*

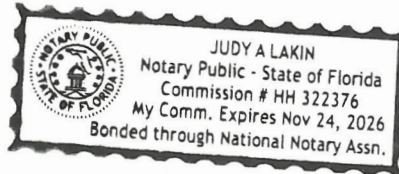
Wilfredo Duran  
*Name of Authorized Representative*

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

A handwritten signature in blue ink, appearing to read "Judy A. Lakin".

*Notary's Signature and Seal*

Judy A Lakin  
*Name of Acknowledger typed, printed or stamped*



HH 322376

*Commission Number, if any*



**SUNBIZ  
INFORMATION**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
105 WHITEHEAD STREET CORPORATION

### Filing Information

**Document Number** P94000049993  
**FEI/EIN Number** 65-0510780  
**Date Filed** 07/06/1994  
**State** FL  
**Status** ACTIVE

### Principal Address

209 DUVAL ST.  
2ND FLOOR  
KEY WEST, FL 33040

Changed: 01/13/2009

### Mailing Address

PO BOX 1736  
KEY WEST, FL 33041

Changed: 03/15/2019

### Registered Agent Name & Address

HALPERN, MICHAEL  
209 DUVAL STREET  
KEY WEST, FL 33040

Name Changed: 08/02/1994

Address Changed: 08/02/1994

### Officer/Director Detail

#### **Name & Address**

Title DPST

HALPERN, MICHAEL  
209 DUVAL ST.  
2ND FLOOR  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
2020	03/13/2020
2021	02/18/2021
2022	02/23/2022

### Document Images

<a href="#">02/23/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**DEED**

Return to: (enclose self-addressed stamped envelope)

Name: Michael Halpern, Esq.

RCD Jun 27 2000 04:44PM  
DANNY L KOLHAGE, CLERK

Address: 209 Duval Street  
Key West, Florida 33040

This Instrument Prepared by: Michael Halpern, Esq.

Address: 209 Duval Street  
Key West, Florida 33040  
Telephone (305) 296-5667

Property Appraiser's parcel Identification No. 74434309050120150

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**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

THIS INDENTURE is made this 27<sup>th</sup> day of June, 2000, by and between MATILDE G. RAMOS, the duly acting Personal Representative of the Estate of HILARIO RAMOS, SR., deceased, party of the first part, and 105 WHITEHEAD STREET CORPORATION, a Florida Corporation, whose post office address is 209 Duval Street, 2<sup>nd</sup> floor, Key West, Florida 33040, and whose social security or tax identification number is 65-0510780, party of the second part.

WITNESSETH: That WHEREAS, HILARIO RAMOS, SR., died testate a resident of Monroe County, Florida, on October 14, 1989, seized and possessed of certain real property hereinafter described; and

WHEREAS, such real property was assigned by the estate beneficiaries to 105 WHITEHEAD STREET CORPORATION, pursuant to "ASSIGNMENT TO BENEFICIARIES INTEREST" duly recorded in Official Records Books 1607 at Page 1625 of the Public Records of Monroe County, Florida; and

WHEREAS, the estate's Personal Representative hereby provides this Deed to 105 WHITEHEAD STREET CORPORATION to reflect such aforesaid assignment of any and all beneficial interest the Estate for Hilario Ramos, Sr. had to such below described real property located in Monroe County, Florida to 105 WHITEHEAD STREET CORPORATION pursuant to this Deed;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property, and surrendered possession thereof, and granted, conveyed, and confirmed unto the party of the second

part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Monroe County, Florida, described as follows:

On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a Part of Lot 2, Square 9. COMMENCING at a point on Fitzpatrick Street 147.5 feet Southeasterly from the corner of Front Street and running thence in a Southeasterly direction along the line of Fitzpatrick Street 93 feet, 7 inches and extending in a Southwesterly direction 142 feet out to Whitehead Street, with an equal frontage thereon as recorded in Deed Book G-29, pages 269-70, Monroe County, Florida records. Less the following described parcel of land:

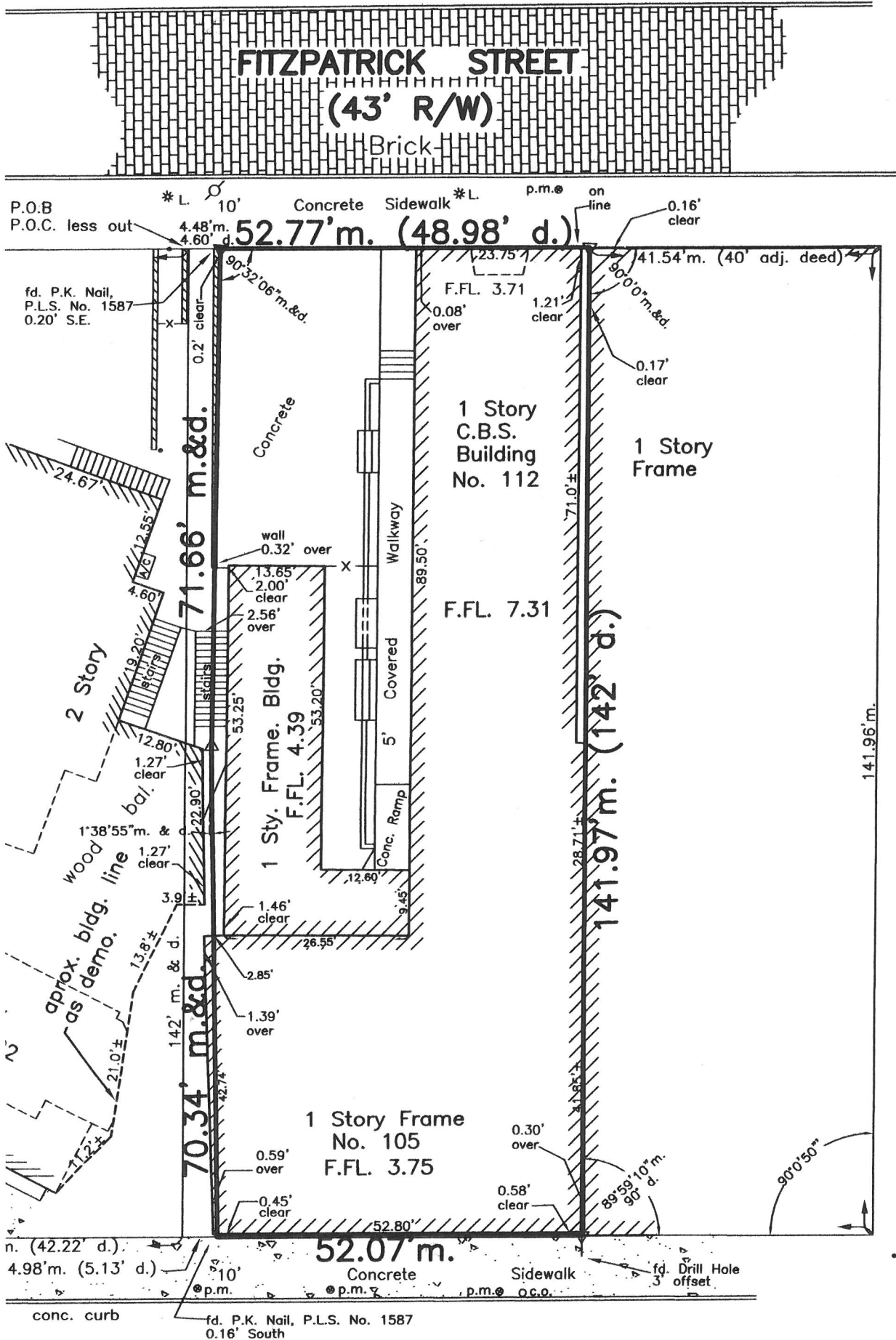
On the Island of Key West, Monroe County, Florida, in Square 9 of William A. Whitehead's Map delineated in 1829 A.D., more particularly described as follows: COMMENCE at the intersection of the Northeasterly right of way of Whitehead Street and the Southeasterly right of way of Front Street and run Southeasterly along the Northeast right of way of Whitehead Street a distance of 42.22 feet to the Northeast corner of a Parcel of land described in Official Record Book 97, at Pages 112 and 113 of the Public Records of Monroe County, Florida, for a Point of Beginning; thence run Northeasterly along the Northwest boundary of the said parcel described in Official Record Book 97, a distance of 4.60 feet to a fence; thence run Southwesterly along the Northeast boundary of said parcel described in Official Record Book 97, a distance of 4.60 feet to a fence; thence run Southwesterly along a line deflected to the right  $90^{\circ} 32' 06''$  and along the said fence, a distance of 71.66 feet; thence run Southwesterly along said fence, deflected  $01^{\circ} 38' 55''$  to the left, for a distanced of 28 feet; thence continue along the Southeast face of the Southeast wall of the La Brisa Restaurant, a distance of 42.34 feet to the Southwest boundary of the said parcel of land described in the said Official Record Book No. 97; thence Northwesterly along the Southwesterly boundary of the said parcel, described in Official Record Book No. 97, a distance of 51.3 feet back to the Point of Beginning.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.



# **SENDER SITE FLOOR PLAN**

**FITZPATRICK STREET (43' R/W)**



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

105 WHITE HEAD



# **PROPERTY 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 00000650-000000
Account# 1000663
Property ID 1000663
Millage Group 10KW
Location Address 105 WHITEHEAD ST, KEY WEST
Legal Description KW PT LOT 2 SQR 9 OR 97-112/13 OR 794-947/48 OR 1607-1624/27 OR 1640-1245/47
Neighborhood 32020
Property Class RETAIL-MULTI TENANT (1101)
Subdivision
Sec/Twp/Rng 06/18/25
Affordable Housing No



Owner

105 WHITEHEAD STREET CORP
209 Duval St
FL 2
Key West FL 33040

Valuation

Table with 5 columns: 2022 Certified Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values. Rows include Market Improvement Value, Market Misc Value, Market Land Value, Just Market Value, Total Assessed Value, School Exempt Value, and School Taxable Value.

Historical Assessments

Table with 8 columns: Year, Land Value, Building Value, Yard Item Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Maximum Portability. Rows for years 2021, 2020, 2019, and 2018.

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

Table with 4 columns: Land Use (1100), Number of Units (6,975.00), Unit Type (Square Foot), Frontage (49), Depth (142).

Buildings

Building ID 39088
Style
Building Type 1 STY STORE-B / 11B
Gross Sq Ft 7332
Finished Sq Ft 5812
Stories 1 Floor
Condition GOOD
Perimeter 474
Functional Obs 0
Economic Obs 0
Depreciation % 33
Interior Walls
Exterior Walls WD OVER CONC BL
Year Built 1934
Effective Year Built 1998
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type FCD/AIR DUCTED
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 400
Number of Fire Pl 0

Table with 5 columns: Code, Description, Sketch Area, Finished Area, Perimeter. Rows for OPX, FLA, PTO, and TOTAL.

Yard Items

Table with 6 columns: Description (FENCES), Year Built (2001), Roll Year (2002), Quantity (1), Units (240 SF), Grade (2).

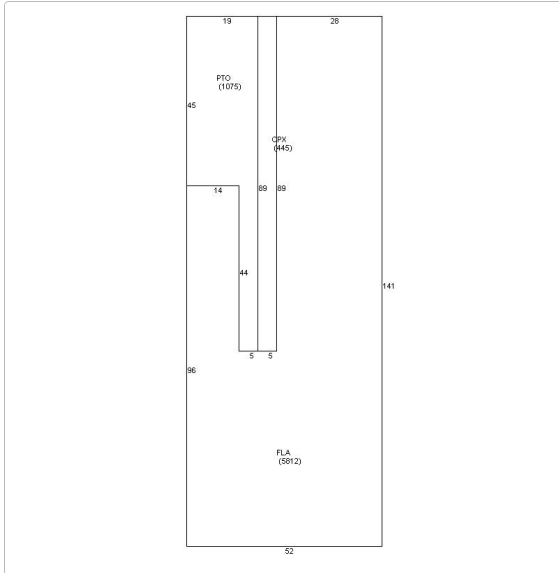
Permits

Table with 6 columns: Number, Date Issued, Date Completed, Amount, Permit Type, Notes. Lists various permits from 14-0478 to 8944055.

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Sales.

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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Developed by  
  
 Version 2.3.251

# RECEIPT



# Cash Register Receipt

City of Key West

**Receipt Number**  
**R65873**

DESCRIPTION	ACCOUNT	QTY	PAID
<b>ProjectTRAK</b>			<b>\$2,147.25</b>
<b>CUP2023-0001</b>	<b>Address: 112 Fitzpatrick ST</b>	<b>APN: 0000650-000000</b>	<b>\$2,147.25</b>
<b>ADMINISTRATIVE</b>			<b>\$441.26</b>
FIRE DEPARTMENT REVIEW FEE		0	\$115.76
ADVERTISING AND NOTICING FEE		0	\$325.50
<b>CONDITIONAL USE</b>			<b>\$1,658.74</b>
CONDITIONAL USE APPLICATION FEE	Revision or Addition	0	\$1,658.74
<b>Percent Credit Card Fee</b>			<b>\$47.25</b>
Percent Credit Card Fee		0	\$47.25
<b>TOTAL FEES PAID BY RECEIPT: R65873</b>			<b>\$2,147.25</b>

(305) 809-3957  
CITY-KEY WEST(GENERAL)  
1300 WHITE ST  
KEY WEST, FL 33040

01/30/2023 15:56:09  
MID: XXXXXXXXXXXXX617 TID: XXXXX078

CREDIT CARD

AMEX SALE

Card # XXXXXXXXXXX1006  
Chip Card: AMERICAN EXPRESS  
AID: A000000025010801  
SEQ #: 2  
Batch #: 492  
INVOICE: 2  
CLERK 8995  
Approval Code: 845279  
Entry Method: Chip Read  
Mode: Issuer

SALE AMOUNT \$2147.25

I agree to pay above total amount  
according to card issuer agreement.  
(Merchant agreement if Credit Voucher)

X

WILFREDO DURAN

MERCHANT COPY

Date Paid: Monday, January 30, 2023

Paid By: Wilfredo Duran

Cashier: JM

Pay Method: CREDIT CARD 845279