

Application



Application for Variance

City of Key West, Florida • Planning Department

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

04/17/20
Clarification

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00
(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1218 Duval Street

Zoning District: HRCC-3

Real Estate (RE) #: 00028950-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing 1421 First Street #101 Address:

City: Key West State: FL, 33040 Zip:

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: owen@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 1218 Duvla KW, LLC

Mailing 600 Duval Street Address:

City: Key West State: FL, 33040 Zip:

Home/Mobile Phone: NA Office: c/o305-293-8983 Fax: c/o305-293-8748

Email: c/o owen@owentrepanier.com

Description of Proposed Construction, Development, and Use: Add 490 sq. ft. of outdoor consumption area to an existing restaurant, replace 2 off-street parking spaces with 24 bicycle spaces on site, and create the opportunity for 3 new on-street publicly accessible parking spaces.

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

Sec. 108-572 (9) from the 26.3 required (2 existing) to the 0 proposed;

Sec. 108-575 (5) to allow increased seating capacity without full parking compliance; and **Sec. 108-573 (c)** to allow the elimination of 2 onsite parking spaces, their respective driveways and curbcuts.

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

If yes, please describe and attach relevant documents: Resolution 89-128 & 92-297

Will any work be within the dripline (canopy) of any tree on or off the property?

Yes No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-3			
Flood Zone	AE-7			
Size of Site	4,000sq.ft.	6,707sq.ft.	No Change	No Change
Height	35ft.	30ft.	No Change	No Change
Front Setback	5ft.	5ft.	No Change	No Change
Side Setback	5ft.	0ft.	No Change	No Change
Side Setback	5ft.	1.5ft.	No Change	No Change
Street Side Setback	NA	NA	No Change	No Change
Rear Setback	15ft.	0.6ft.	No Change	No Change
F.A.R	1.0	0.2	No Change	No Change
Building Coverage	50%	45%	No Change	No Change
Impervious Surface	60%	73%	71%	Improvement
Parking	1/u, 1/45sqft	2	0	10.9 spaces
Handicap Parking	1/25sp	0	0	No Change
Bicycle Parking	25%	0	24	Improvement
Open Space/ Landscaping	31%/20%	27%/12%	29%/14%	Improvement
Number and type of units	NA	4 res, 1 com	No Change	No Change
Consumption Area or Number of seats	NA	697 sq. ft.	1,187 sq.ft.	See Parking Above

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

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

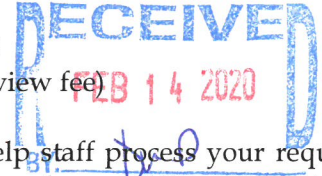


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Description of Proposed Construction, Development, and Use: Add 490sq.ft. of outdoor consumption area to an existing restaurant, replace tow nonconforming private-access on-site parking spaces with three public-access on-street spaces and provide 24 on-site bicycle spaces.

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

Variance to Secs. 108-572(9), -573, and -575(5) to allow 490sq.ft. of outdoor consumption area; replace tow private-access parking spaces with three publicly-accessible spaces; and 24 on-site bike/scooter spaces.

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

If yes, please describe and attach relevant documents: Resolution 89-128 & 92-297

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.*

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	Code Requirement	Existing	Proposed	Variance Request
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Flood Zone	AE-7			
Size of Site	6,707sq. ft.			
Height	35ft.		No Change	
Front Setback	5ft.		No Change	
Side Setback	5ft.		No Change	
Side Setback	5ft.		No Change	
Street Side Setback	NA	NA	No Change	
Rear Setback	15ft.		No Change	
F.A.R	1.0		No Change	
Building Coverage	50% (3,353.5sq. ft.)		No Change	
Impervious Surface	30% (4,024.2sq. ft.)		No Change	
Parking	13		Bicycle	Variance
Handicap Parking	1			Variance
Bicycle Parking	2			Variance
Open Space/ Landscaping				Improvement
Number and type of units	3		No Change	
Consumption Area or Number of seats			+490 sq. ft.	

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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.

Special conditions exist which are peculiar to the land. The existing parking violates Sec.108-648 and creates a public health and safety risk. The proposed changes will mitigate the existing risk and create additional publicly-accessible parking in the immediate area.

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

Conditions are not created by the applicant. The historic commercial streets cape was developed long before the use of automobiles and prior to the current body of knowledge regarding site design and safe vehicular maneuverability. The applicant is attempting to mitigate.

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.

Special privileges will not be conferred upon the granting of the variance. The variance process is available to all property owners in this district, and if other owners attempt to increase public-access parking as part of projects they are entitled to the same process and consideration of fact.

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.

Hardship conditions exist. IF the existing parking is required to be maintained, the negative impact to public health and safety remain. The situation puts the public at risk, as well as the property owner.

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

Only the minimum variance is being requested. No additional floor area is proposed, the property owner seeks to use existing space with no increase in floor area.

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

The granting of this variance is not injurious to the public welfare, in fact it will mitigate an public risk; it is also furthers the pedestrian oriented goals of the comprehensive plan and recognizes the pedestrian nature of Duval Street.

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.

Existing nonconforming uses of other property is not considered as the basis for approval.

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 along with one (1) electronic copy of materials on a flash drive.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1218 Duval Street

Street Address of subject property

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 29th July 2019 by
owen Trepanier
Name of Authorized Representative
date

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

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

GG328928

Commission Number, if any



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, Moshe Gvili as
Please Print Name of person with authority to execute documents on behalf of entity

MBR of 1218 Duval KW, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

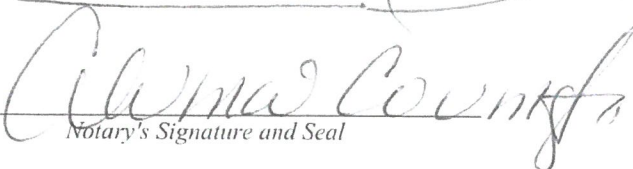
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 16th MAY 2019
Date

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

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Site visit/photos

Lwpg'2: .'4242



BARTOV

NAPHELL



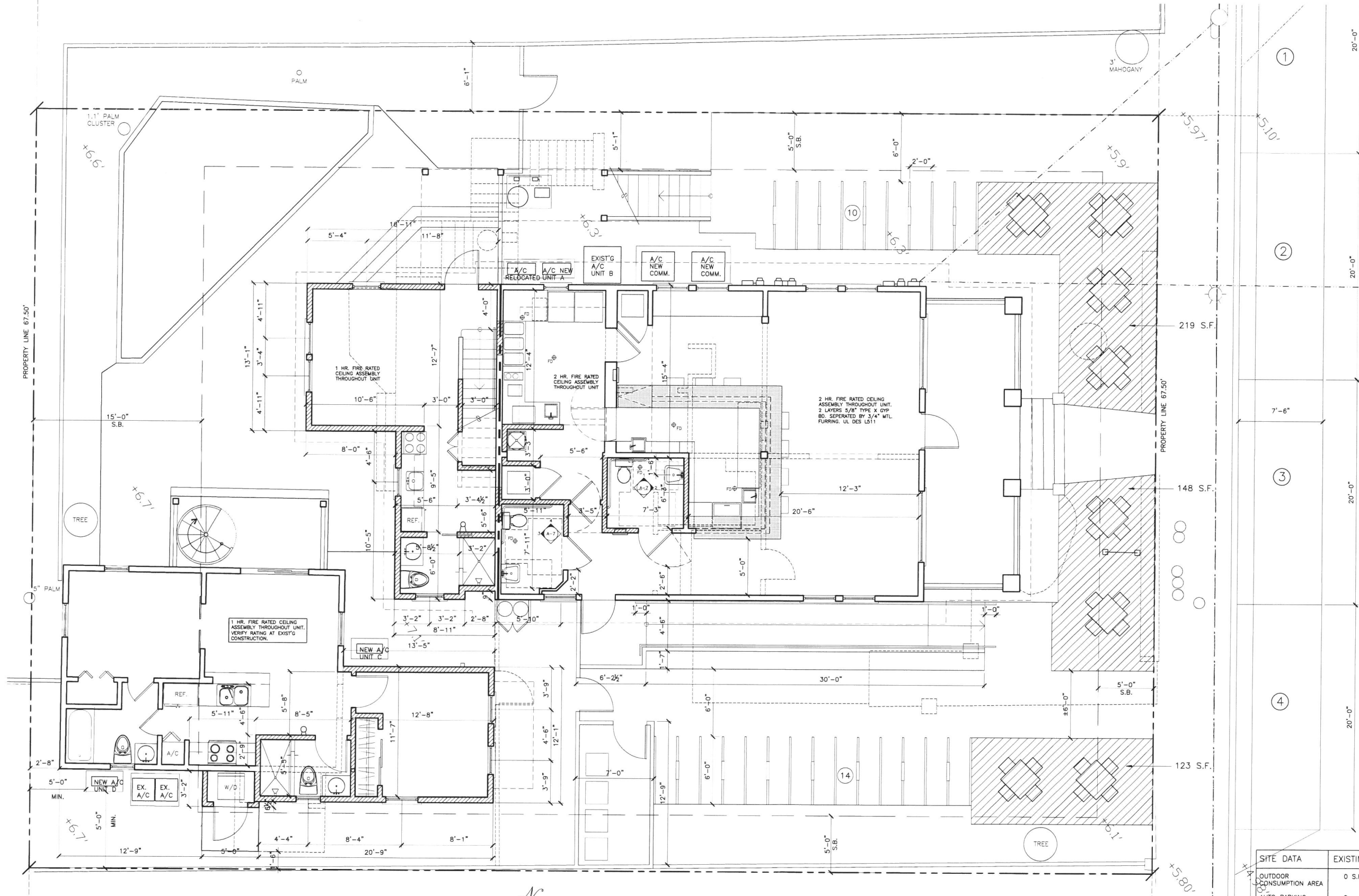
FLORIDA



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DUVAL STREET

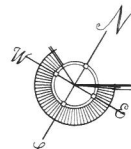
A-2



PROPOSED OUTDOOR SEATING PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY REECE & ASSOCIATES,
SURVEYOR DATED ON 04-28-17

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



SITE DATA	EXISTING	PROPOSED
OUTDOOR CONSUMPTION AREA	0 S.F.	490 S.F.
AUTO PARKING ON SITE	2	0
AUTO PARKING ON STREET	1	4
BIKE PARKING	0	24
OPEN SPACE	1,831 S.F.	1,959 S.F.
LANDSCAPING	830 S.F.	968 S.F.
IMPERVIOUS	4,968 S.F.	4,542 S.F.

1218 DUVAL STREET RENOVATIONS & ADDITIONS

KEY WEST, FLORIDA

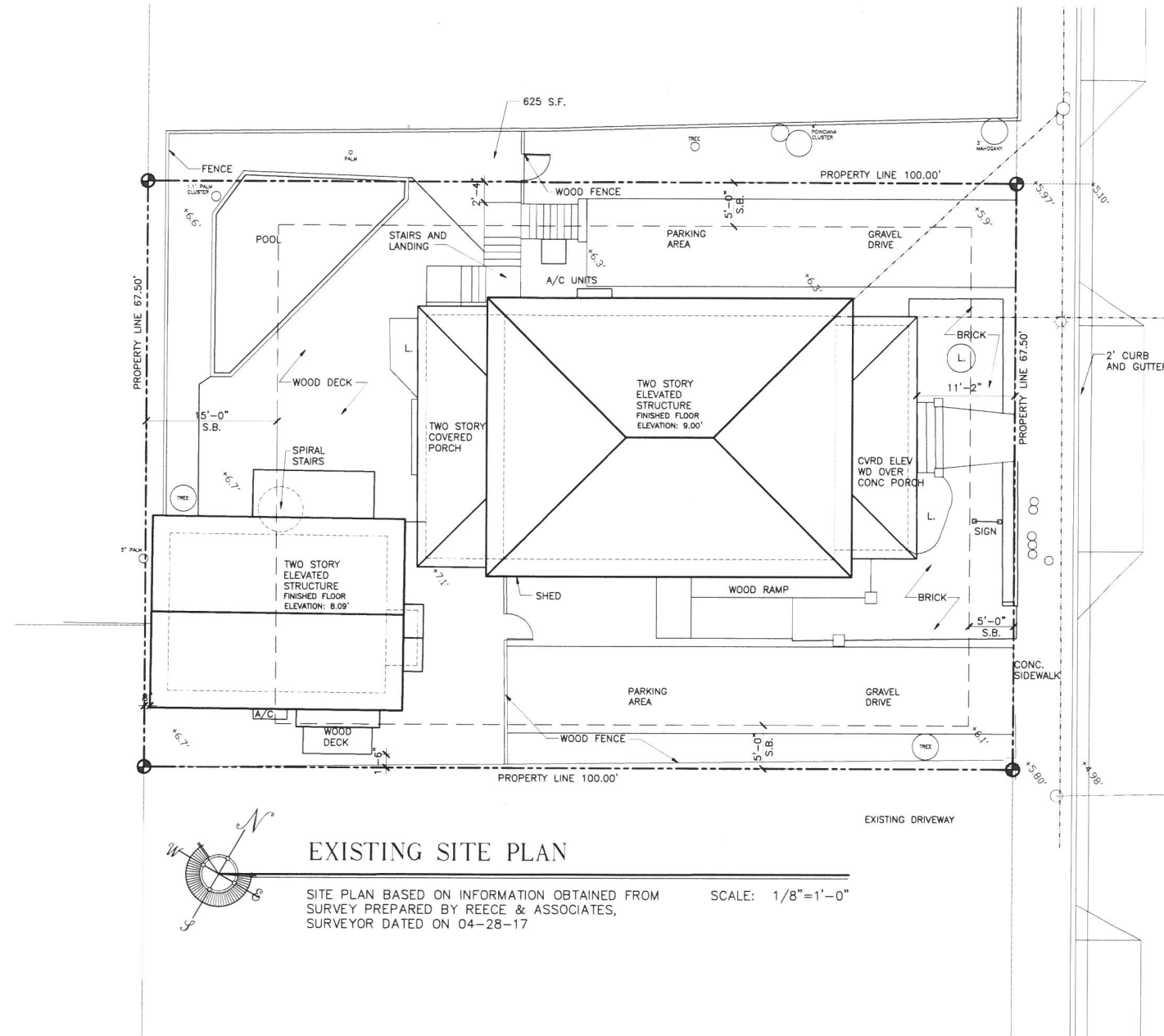
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL. 305-296-5302
FAX 305-296-1033

LICENSE NO.
AA 0003040

1218 DUVAL STREET
RENOVATIONS &
ADDITIONS
KEY WEST, FLORIDA



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY REECE & ASSOCIATES, SURVEYOR DATED ON 04-28-17 SCALE: 1/8"=1'-0"

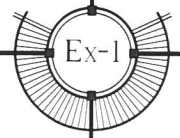
SEAL

DATE
12-19-18 BLDG. DEPT.

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1710



Warranty Deed

Property Record Card

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00028950-000000
 Account# 1029734
 Property ID 1029734
 Millage Group 10KW
 Location 1218 DUVAL St, KEY WEST
 Address
 Legal KW SUB 2 PT SUB 3 PT LOT 1 SQR 9 TR 11 G33-128/129 OR61-336/337
 Description OR862-2391 OR1050-1594 OR1162-1225/1226R/S OR1231-1872/73Q/C
 OR1887-1242/1244 OR2807-1828/29
 (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

1218 DUVAL KW LLC
 600 Duval St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$409,691	\$425,837	\$455,732	\$462,555
+ Market Misc Value	\$18,843	\$19,109	\$19,867	\$17,708
+ Market Land Value	\$1,037,813	\$1,037,813	\$814,752	\$814,752
= Just Market Value	\$1,466,347	\$1,482,759	\$1,290,351	\$1,295,015
= Total Assessed Value	\$1,466,347	\$1,482,759	\$1,290,351	\$1,295,015
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,466,347	\$1,482,759	\$1,290,351	\$1,295,015

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	6,750.00	Square Foot	67.5	100

Commercial Buildings

Style APTS-B / 03B
 Gross Sq Ft 3,080
 Finished Sq Ft 2,184
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 500 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1933
 Year Remodeled
 Effective Year Built 1995
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	644	0	0
FLA	FLOOR LIV AREA	2,184	2,184	0
OPF	OP PRCH FIN LL	252	0	0
TOTAL		3,080	2,184	0

Style	M.F. - R2 / R2
Gross Sq Ft	1,145
Finished Sq Ft	900
Perimeter	0
Stories	2
Interior Walls	WD PANL/CUSTOM
Exterior Walls	ABOVE AVERAGE WOOD
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	ABOVE AVERAGE WOOD
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	WD PANL/CUSTOM
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	2
Half Bathrooms	0
Heating Type	FCD/AIR DUCTED with 0% NONE
Year Built	1990
Year Remodeled	
Effective Year Built	2003

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	900	900	0
OPU	OP PR UNFIN LL	32	0	0
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	105	0	0
SBF	UTIL.FIN BLK	24	0	0
TOTAL		1,145	900	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	400 SF	1
RES POOL	1982	1983	1	225 SF	4
FENCES	1982	1983	1	270 SF	2
BRICK PATIO	1992	1993	1	112 SF	2
CONC PATIO	1992	1993	1	60 SF	2
WOOD DECK	2004	2005	1	750 SF	1
CONC PATIO	2005	2006	1	350 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/22/2016	\$1,750,000	Warranty Deed		2807	1828	O1 - Qualified	Improved
4/29/2003	\$75,500	Warranty Deed		1887	1242	O - Unqualified	Improved
4/1/1988	\$278,000	Warranty Deed		1050	1594	Q - Qualified	Improved
9/1/1982	\$165,000	Warranty Deed		862	2391	Q - Qualified	Improved

Permits

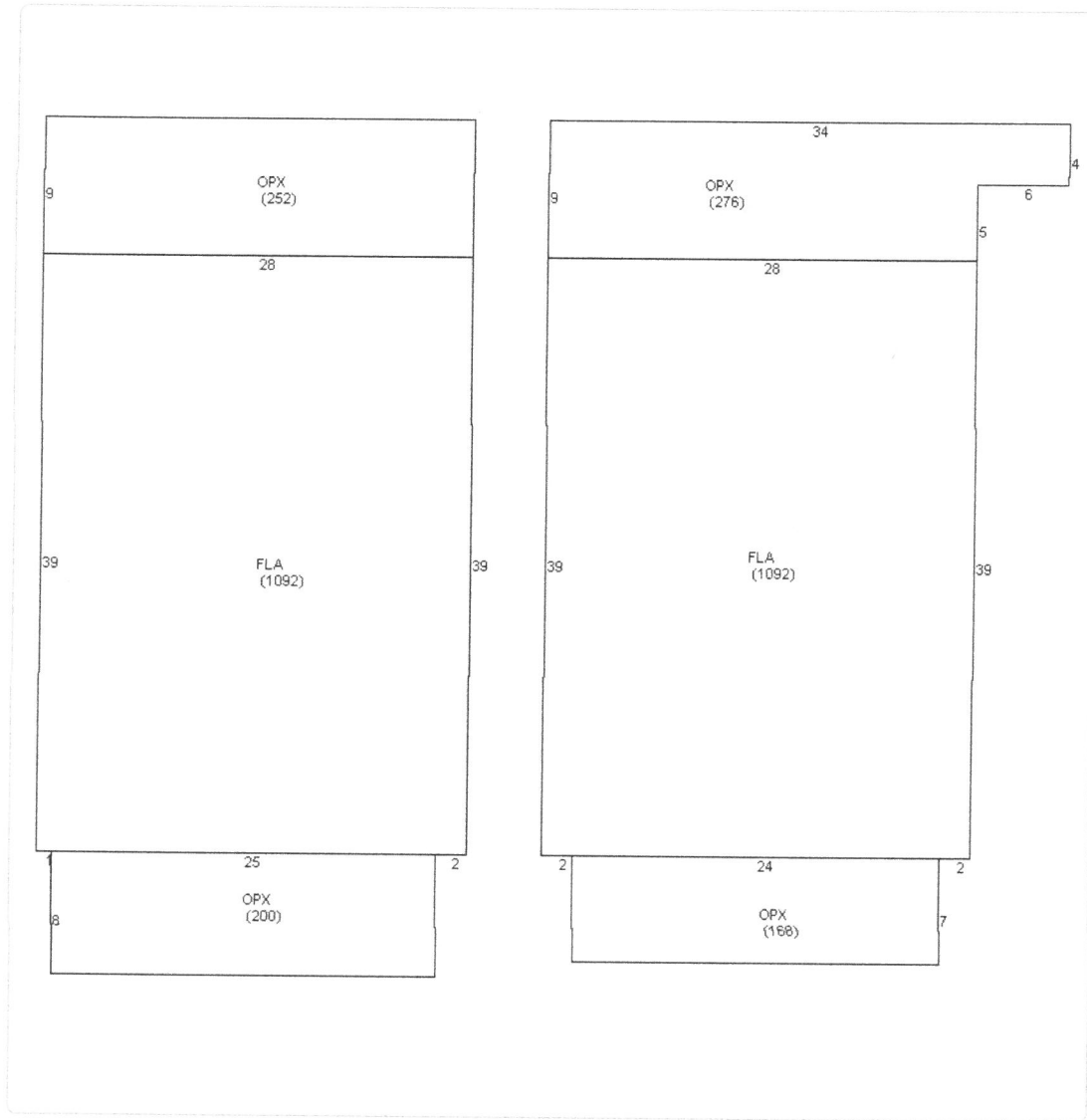
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-0414	2/25/2019		\$2,000,000	Commercial	Renovate first floor per prints renovate rear 2 floors per prints and renovate separate 2 floors per prints
BLD2019-0559	2/25/2019		\$125,000	Commercial	Renovate separate 2nd floor per prints
BLD2019-0425	2/13/2019		\$23,000	Commercial	Rough in 4 toilets 4 lavs 4 showers K/S 2 handicap toilets 2 handicap lavs 4 floor draws 3 sinks 1 mopo sink 2 hand sinks triple compartment sink ` GB 50 greas interceptor *
15-1964	5/19/2015		\$7,250		REMOVE AND REPLACE EXISTING A/C SYSTEM. INSTALL NEW 2 TON DUCTLESS A/C SYSTEM. CONDENSER TO BE PLACED ON EXISTING PAD. A/C UNIT MUST BE SCREENED BY LANDSCAPING OR FENCING.
13-3000	7/18/2013		\$6,000	Commercial	REPLACE 100SF OF NOVELTY SIDING. REPLACE 200SF PLYWOOD FLOORING AND RETILE.
10-483	2/24/2010	4/9/2010	\$2,100	Commercial	REMOVE AND REPLACE 230 SF SIDING, 40' CORNER BOARD, REPAIR 3 WINDOW CASINGS IN REAR BUILDING.
10-473	2/17/2010	5/6/2010	\$2,200	Commercial	INSTALL SOLAR PANELS FOR POOL
09-3434	10/19/2009		\$550	Commercial	HANG DOUBLE FACED HANGING SIGN
08-3049	11/21/2008		\$17,000	Commercial	REPAIR AND REPLACE AS NECESSARY FRONT PORCH FRAMING, NEW ROOFING MATERIAL AND RAISE HANDRAILS TO CODE.
08-3993	10/23/2008		\$2,500	Commercial	NEW CONSTRUCTION: 2500SF CONCH SHINGLES
08-0167	1/23/2008		\$2,200	Commercial	REMOVE & REPLACE 200 SF OF BEAD BOARD CEILING ON DOWNSTAIRS FRONT PORCH
07-1661	4/19/2007	5/6/2010	\$1,200	Commercial	REPLACE JALOUSIE WINDOWS WITH MARVIN WINDOWS & HURRICANE SHUTTERS
06-4970	8/24/2006	12/11/2006	\$2,911	Commercial	INSTALL 250SF VICTORIAN METAL SHINGLES
06-4804	8/17/2006	12/11/2006	\$650	Commercial	RED TAG INSTALL TILES TO MATCH EXISTING
06-4650	8/4/2006	12/11/2006	\$600	Commercial	ATF INTERIOR ONLY REMOVE 13 TILES POUR BASE REPLACE TILE

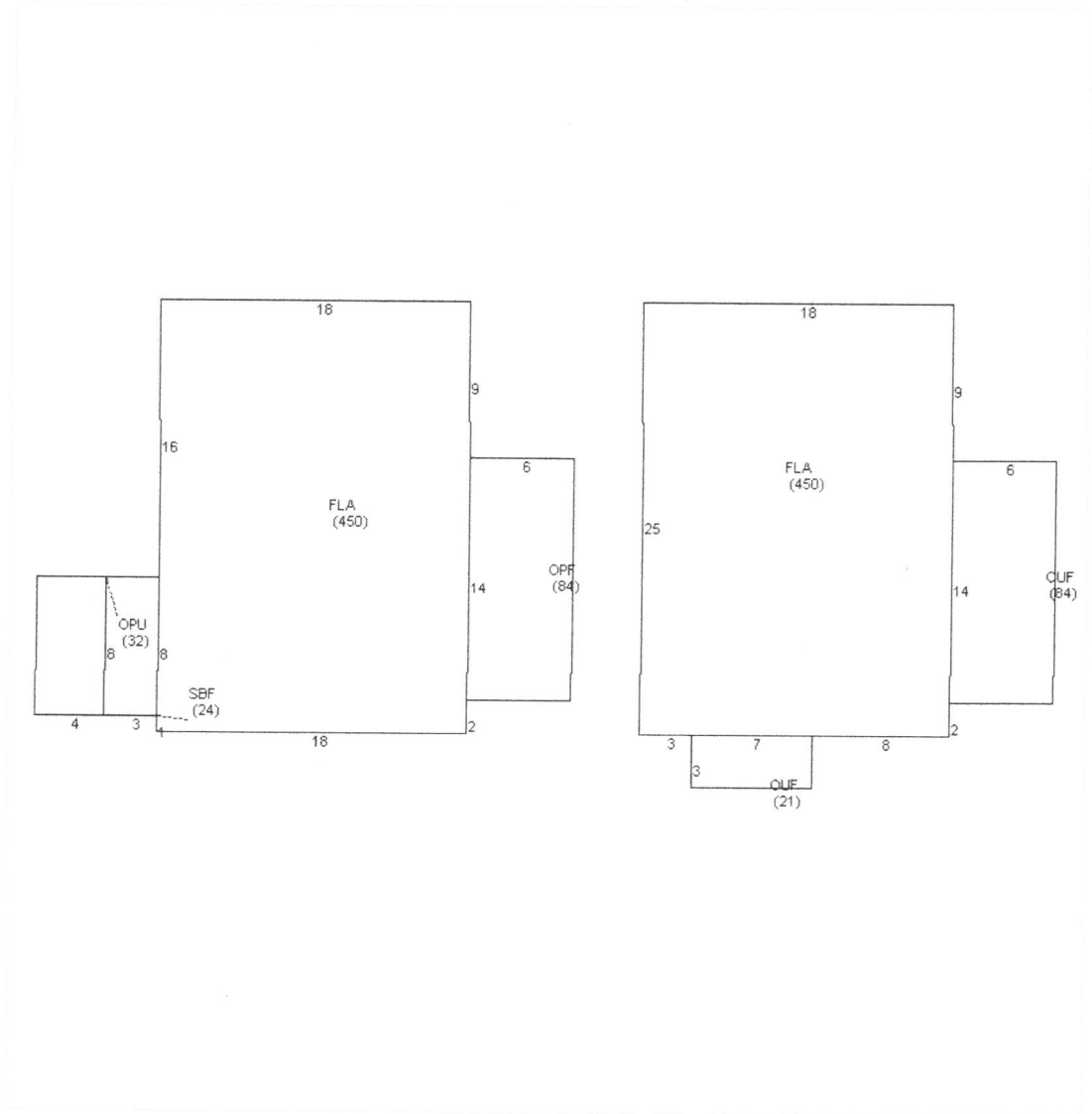
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05-5793	12/15/2005	12/31/2005	\$2,300	Commercial	INSTALL ONE 2-TON-A/C
05-4309	9/30/2005	12/31/2005	\$3,800	Commercial	INSTALL 4 TON SEER PKG A/C SYSTEM
05-2610	6/30/2005	12/31/2005	\$1,600	Commercial	INSTALL 350SF BRICK PAVERS PATIO
05-1325	4/25/2005	12/31/2005	\$750	Commercial	ELECTRICAL FOR THE PORCH
04-0497	2/24/2004	1/22/2004	\$9,000	Commercial	REPLACE 750 SF DECKING
02-0198	1/23/2002	8/16/2002	\$4,150	Commercial	INSTALL AC
02-0121	1/18/2002	8/16/2002	\$3,300	Commercial	REPAIR REAR DECK
98-1779	6/24/1998	12/31/1998	\$4,000	Commercial	4 SHEETS OF PANELING
98-1873	6/24/1998	12/31/1998	\$750	Commercial	REMOVE/REPLACE COLUMN
98-1779	6/10/1998	12/31/1998	\$100	Commercial	CONNECT EXISTING FIXTURES
98-1779	6/10/1998	12/31/1998	\$100	Commercial	INSTALL OUTLETS/SWITCHES
96-4722	12/1/1996	7/1/1997	\$785	Commercial	FIRE ALARM
96-1936	5/1/1996	10/1/1996	\$1,700	Commercial	RENOVATION
A95-3922	11/1/1995	12/1/1995	\$800	Commercial	REPLACE OLD SIGN W/NEW
B95-1015	3/1/1995	9/1/1995	\$8,150	Commercial	REPL JALOUSIE WINDOWS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos





Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

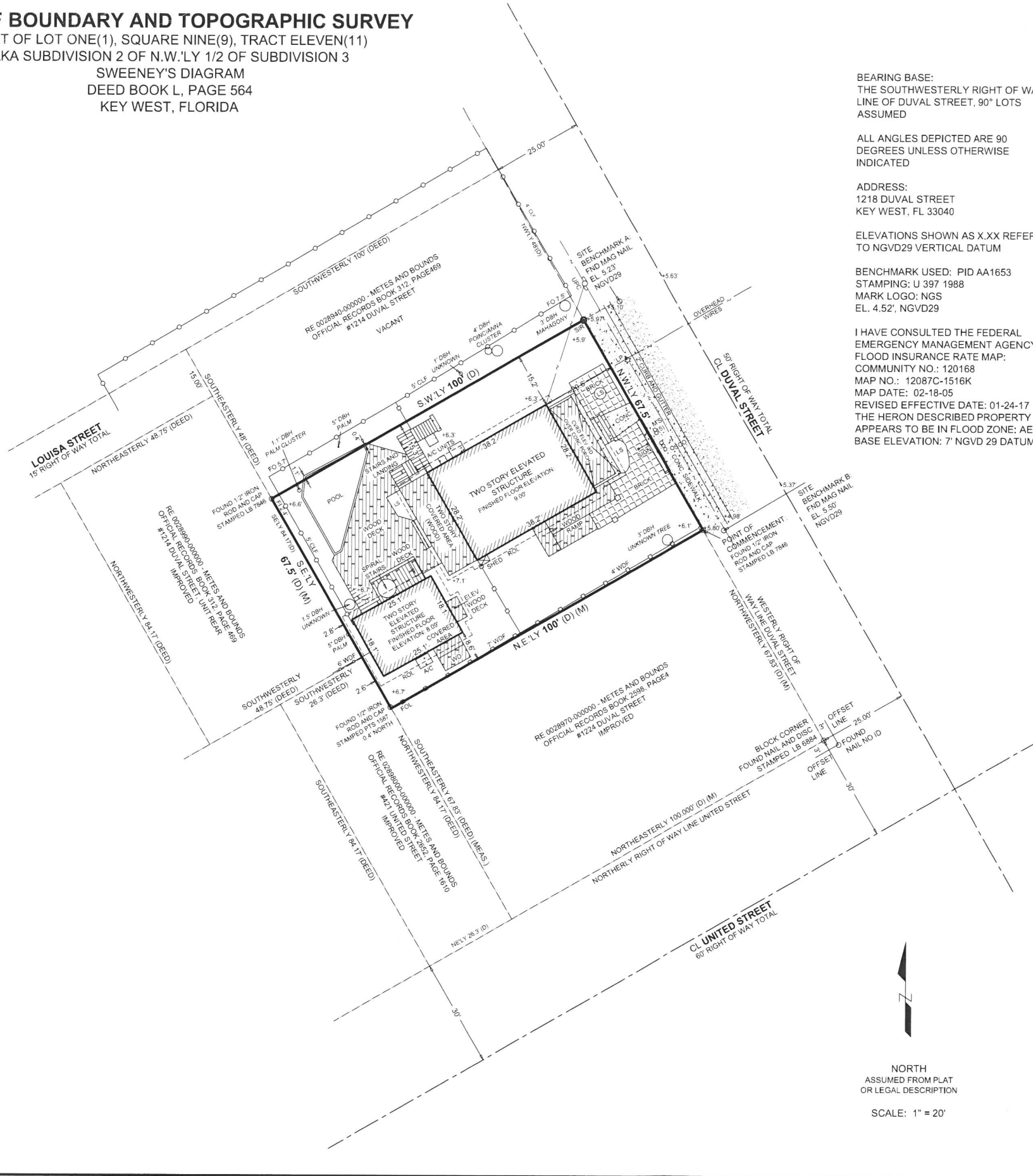


Last Data Upload: 7/24/2019, 5:34:41 AM

Version 2.2.34

Boundary Survey

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 PART OF LOT ONE(1), SQUARE NINE(9), TRACT ELEVEN(11)
 AKA SUBDIVISION 2 OF N.W.'LY 1/2 OF SUBDIVISION 3
 SWEENEY'S DIAGRAM
 DEED BOOK L, PAGE 564
 KEY WEST, FLORIDA



BEARING BASE:
 THE SOUTHWESTERLY RIGHT OF WAY
 LINE OF DUVAL STREET, 90° LOTS
 ASSUMED

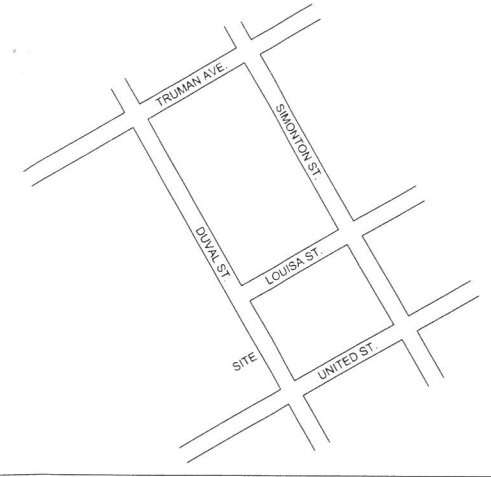
ALL ANGLES DEPICTED ARE 90
 DEGREES UNLESS OTHERWISE
 INDICATED

ADDRESS:
 1218 DUVAL STREET
 KEY WEST, FL 33040

ELEVATIONS SHOWN AS X.XX REFER
 TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA1653
 STAMPING: U 397 1988
 MARK LOGO: NGS
 EL. 4.52', NGVD29

I HAVE CONSULTED THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP:
 COMMUNITY NO.: 120168
 MAP NO.: 12087C-1516K
 MAP DATE: 02-18-05
 REVISED EFFECTIVE DATE: 01-24-17
 THE HERON DESCRIBED PROPERTY
 APPEARS TO BE IN FLOOD ZONE: AE
 BASE ELEVATION: 7' NGVD 29 DATUM.



CERTIFIED TO:
 1218 Duval KW LLC

LEGAL DESCRIPTION: O.R. BOOK 2807, PAGE 1828
 Part of Lot One (1), Square Nine (9), Tract Eleven (11), better
 described as Subdivision Two (2) Of N.W.'ly 1/2 of Subdivision
 Three (3) of Sweeney's diagram, recorded in Book L of Deeds, Page
 564, Monroe County, Florida Records. Commencing at a point on
 Duval Street distant 67 feet 10 inches from the corner of United and
 Duval Streets and runs N.W.'ly on Duval Street 67 feet 6 inches;
 S.W. 100 feet; S.E. 67 feet, 6 inches; N.E. 100 feet to the Point of
 Beginning.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP	BACK FLOW PREVENTER	IP	IRON PIPE	SV	SEWER VALVE
BO	BLOW OUT	IR	IRON ROD	TB	TELEPHONE BOX
C	CALCULATED	L	ARC LENGTH	TBM	TRIAL BENCHMARK
CB	CONCRETE BLOCK	LE	LOADER ENCLOSURE	TOB	TOP OF BANK
CBW	CONCRETE BLOCK WALL	LP	LIGHT POLE	TOS	TOP OF SLOPE
CSRW	CONCRETE BLOCK RETAINING WALL	LS	LANDSCAPING	TYP	TYPICAL
CI	CURB INLET	M	MEASURED	UPSE	UTILITY EASEMENT
CL	CENTERLINE	MHW	MEAN-HIGH-WATER LINE	UPC	CONCRETE UTILITY POLE
CLP	CHAINLINK FENCE	NAVD	NORTH AMERICAN VERTICAL DATUM (1988)	UPM	METAL UTILITY POLE
CM	CONCRETE MONUMENT	NGVD	NATIONAL GEODESIC VERTICAL DATUM (1988)	UPW	WOOD UTILITY POLE
CONC	CONCRETE	NTS	NOT TO SCALE	WDF	WOOD FENCE
COVD	COVERED	DHW	OVERHEAD WIRES	WL	WOOD LANDING
D	DEED	PI	PI	WM	WOOD MEASUREMENT
DBH	DIAMETER AT BREAST HEIGHT	P	POINT	WV	WATER VALVE
DELTA	DELTA ANGLE	PC	POINT OF CURVE	TYP	TYPICAL
DMH	DRAINAGE MANHOLE	PCG	POINT OF COMPOUND CURVE	UPSE	UTILITY EASEMENT
EB	ELECTRIC BOX	PCP	PERMANENT CONTROL POINT	UPC	CONCRETE UTILITY POLE
EL	ELEVATION	PI	POINT OF INTERSECTION	UPM	METAL UTILITY POLE
ELEV	ELEVATED	POB	POINT OF BEGINNING	UPW	WOOD UTILITY POLE
EM	ELECTRIC METER	POC	POINT OF COMMENCEMENT	WD	WOOD DECK
ENCL	ENCLOSURE	PRC	POINT OF REVERSE CURVE	WDF	WOOD FENCE
FFP	FINISHED FLOOR ELEVATION	PRM	PERMANENT REFERENCE MONUMENT	WL	WOOD LANDING
FN	FIRE HYDRANT	R	RADIUS	WM	WOOD MEASUREMENT
FI	FENCE INSIDE	RT	POINT OF TANGENT	WV	WATER VALVE
FND	FOUND	R	RADIUS		
FO	FENCE OUTSIDE	ROL	ROOF OVERHANG LINE		
FOL	FENCE ON LINE	R/W	RIGHT OF WAY		
GB	GRADE BREAK	SCD	SANITARY CLEAN-OUT		
GI	GRADE INLET	SB	SET 1/2" IR AND CAP LB 7846		
GL	GROUND LEVEL	SBH	SANITARY MANHOLE		
GN	GUY WIRE				

- NOTES:
- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 5.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
 - 6.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 FAX (305) 872 - 5622

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED:
 ROBERT E. REECE, PSM 5632
 PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SCALE:	1"=20'
FIELD WORK DATE	04/28/17
REVISION DATE	4/4
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17052309



Sunbiz.org

**Division of Corporations, an
official State of Florida website**



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

Detail by Entity Name

Florida Limited Liability Company
1218 DUVAL KW, LLC.

Filing Information

Document Number	L16000106445
FEI/EIN Number	81-3178567
Date Filed	06/02/2016
State	FL
Status	ACTIVE

Principal Address

1218 DUVAL STREET
KEY WEST, FL 33040

Mailing Address

600 DUVAL STREET
KEY WEST, FL 33040

Registered Agent Name & Address

GVILI, MOSHE
600 DUVAL STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MBR

GVILI, MOSHE
1218 DUVAL STREET
KEY WEST, FL 33040

Title MBR

SHITRIT, AVRAHAM B
1218 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	03/16/2017
2018	02/21/2018

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, June 18, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Variance- 1218 Duval Street (RE# 00028950-000000) – A request for variance to remove two (2) off-street parking spaces, increase consumption area by 497.0-square feet and reduce required off-street parking from twenty-six (26) spaces to zero (0) on a parcel located within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Section 90-395, Section 108-572 (2), 108-572 (9), and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

On June 18, 2020, the Key West Planning Board meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04.

***Representatives on agenda items will need to make their own arrangements to have a notary in their presence to administer the Oath. You will need to provide identification. Please contact the clerk's office at 305-809-3832 if you need further instruction.**

To participate in the Planning board Meeting on June 18, 2020, which begins at 5 p.m., you have the following options:

1. Listen to or join the meeting via phone:

You may listen to the audio only from your phone by dialing 1-646-558-8656 and when the meeting ID is requested, enter 982 2438 0420 and then press the # key.

2. Tune in live to Key West Comcast channel 77 or AT&T channel 99

3. Watch the meeting online:

You may access Key West City TV live by visiting: <https://www.cityofkeywest-fl.gov>, click on meetings/live TV then click on "watch Key West City TV Live"

or browse here: <https://www.cityofkeywest-fl.gov/department/index.php?structureid=14>

Click on the play button to view. *Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.*

How to provide public comment:

-Comment prior to the meeting: To make an eComment, visit <http://keywest.legistar.com/Calendar.aspx> and click on the eComment link on the right side of the screen for the appropriate meeting. You may also provide written comments by emailing City Clerk Cheri Smith by 4:00 p.m. June 17, 2020 at csmith@cityofkeywest-fl.gov. All written comments received by the deadline will be distributed to the Board Members and the appropriate staff prior to the start of the meeting. Time limits will be enforced so written comments must be limited to 3 minutes.

-Comment during the meeting: To request to speak during the virtual meeting, you must sign up to speak through eComments prior to the start of the meeting to be placed on a list. The last 4 digits of the phone number you will call in on will need to be provided in your eComment, this will be used to identify you as the speaker. Or during the meeting you can raise your hand by dialing *9 when it is time to make your comment. You may also sign-up to speak by calling the City Clerk's Office at 305-809-3835 before the meeting.

You will need to follow the instructions on listening to the meeting via phone, when your name is called, you will be unmuted and you will have 3 minutes to speak.

4. Connecting with Zoom instructions:

For the June 18, 2020 meeting, please use the meeting link <https://zoom.us/j/9822438042> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 982 2438 0420.

For additional information or assistance please contact the City Clerk's office csmith@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk's Office at 305-809-3835 no later than 24 hours preceding the meeting.



↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

Front Side

Recto



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance - 1218 Duval Street (RE# 00028950-000000) - A request for a variance to remove two (2) off-street parking spaces, increase consumption area by 497.0-square feet and reduce required off-street parking from twenty-six (26) spaces to zero (0) on a parcel located within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Sections 90-395, 108-572 (2), 108-572 (9), and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: June 18, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Back Side

Verso

FERREL WADE DECLARATION OF TRUST
PO BOX 4623
KEY WEST, FL 33041

VENTER MARIUS L
1007 VARELA ST
KEY WEST, FL 33040

SMITH DONALD F
12 TREFOIL RD
OXFORD, CT 06478

ZURKO-SMITH MICHELE
12 TREFOIL RD
OXFORD, CT 06478

DYAR JUSTIN O
63 COUNTY ROAD 2013
CRANE HILL, AL 35053

UNITED STREET TRUST LLC
14 NE 1ST AVE NE
MIAMI, FL 33132

HEGARTY PATRICK T
1125 DUVAL ST
KEY WEST, FL 33040

SIMPLE BREEZE THREE LLC
618 BELLE ISLE AVE
BELLEAIR BEACH, FL 33786

MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040

MORGAN YADIRA
404 SOUTH ST
KEY WEST, FL 33040

ELWELL CHRISTOPHER R
508 LOUISA ST
KEY WEST, FL 33040

DEUTSCH FAMILY LOUISA LLC
6712 VENDOME TER
BETHESDA, MD 20817

PAZO OTILIA
13 THOMPSON LN
KEY WEST, FL 33040

MINKIDS REALTY LLC
9 TAYLORS MILLS RD
MANALAPAN, NJ 07726

MCKISSICK ANTHONY M
2ND AMD TRUST AGR
401 UNITED ST
KEY WEST, FL 33040

BRYANT PAUL
421 UNITED ST
KEY WEST, FL 33040

YOUNG LORI A
1508 JUNO ISLES BLVD
NORTH PALM BEACH, FL 33408

WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

DIGBY LISA & STEVEN
4 MOUNT VIEW
ILFRACOMBE, DEVON EX34 9PD

DOERING DANIEL K
259 CORNELL AVE
DES PLAINES, IL 60016

MCNULTY ELIZABETH DELA CRUZ
24 BLUE WATER DR
KEY WEST, FL 33040

DELA CRUZ ROMULO
1108 PINE HEIGHTS AVE
BALTIMORE, MD 21229

ROGERS MADELINE J & MICHAEL
1530 POLK ST
NAPA, CA 94559

POITIER JUDITH WHEELER
408 CATHERINE ST
KEY WEST, FL 33040

WHITT BERT LIVING TRUST
1207 WHITEHEAD ST
KEY WEST, FL 33040

HOTTMANN JAMES A
415 UNITED ST
KEY WEST, FL 33040

PHILLIPS ALFRED R & DONNA
419 UNITED ST
KEY WEST, FL 33040

AJAX 2018-F REO LLC
9400 SW BEAVERTON HILLSDALE HWY
BEAVERTON, OR 97005

WALKER HELEN E
411 LOUISA ST
KEY WEST, FL 33040

WATERS CLARENCE LEO
555 CHURCH ST
NASHVILLE, TN 37219

KEY WEST RETREAT LLC
2 GRAND ANACAPRI DR
HENDERSON, NV 89011

ROTH DE ROTH RICHARD ESTATE
C/O GROOMS BASCOM
1716 N ROOSEVELT BLVD
KEY WEST, FL 33040

1218 DUVAL KW LLC
600 DUVAL ST
KEY WEST, FL 33040

MORISHIGE MARK
416 LOUISA ST
KEY WEST, FL 33040

HASKELL LEWIS C & SUSAN
324 JULIA ST
KEY WEST, FL 33040

GARDNER JANE K REVOCABLE TRUST
812 FLEMING ST
KEY WEST, FL 33040

1200 DUVAL STREET LLC
5 BIRCHWOOD DR
KEY WEST, FL 33040

1130 DUVAL ST LLC
1130 DUVAL ST
KEY WEST, FL 33040

MCNULTY ELIZABETH DELA CRUZ
24 BLUE WATER DR
KEY WEST, FL 33040

DELA CRUZ ROMULO
1108 PINE HEIGHTS AVE
BALTIMORE, MD 21229

DELLISANTI ANTHONY & NANCY
1271 OLD STATE ROUTE 61
NORWALK, OH 44857

TLD PROPERTIES SOUTH LLC
6614 WILBANKS RD
KNOXVILLE, TN 37912

RAMEY ROBERT
2764 N ROOSEVELT BLVD
KEY WEST, FL 33045

HEWETT CHARLES E
410 LOUISA ST
KEY WEST, FL 33040

HEWETT JACQUELINE K
410 LOUISA ST
KEY WEST, FL 33040

LEON JR ALBERT & MARGARET
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

MMR PROPERTIES OF KEY WEST LLC
PO BOX 4125
KEY WEST, FL 33041

RAMEY III ROBERT
2764 N ROOSEVELT BLVD
KEY WEST, FL 33045

BEAVER DENNIS LIVING TRUST
1207 WHITEHEAD ST
KEY WEST, FL 33040

JURKOWSKI JR JOSEPH T
1303 WHITEHEAD ST
KEY WEST, FL 33040

SCOTT JUDITH G REVOCABLE TRUST
552 CLIFF ST
RIDGEWOOD, NJ 07450

KUNZLER AND KUNZLER KEY WEST LLC
415 MARGARET ST
KEY WEST, FL 33040

GUEST SERVICES INC
1317 DUVAL ST
KEY WEST, FL 33040

SHANNON JEAN
1005 S 60TH ST
MILWAUKEE, WI 53214

SHANNON WALLACE C
1005 S 60TH ST
MILWAUKEE, WI 53214

WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

BENAVIDES JOYCE W REVOCABLE TRUST
1205 CALAIS LN
KEY WEST, FL 33040

BENAVIDES JAIME M REVOCABLE TRUST
C/O RMK PA
1009 SIMONTON ST
KEY WEST, FL 33040

1227 DUVAL STREET LLC
C/O SKAHEN DANIEL PA
520 SOUTHARD ST
KEY WEST, FL 33040

ILANE LLC
1215 DUVAL ST
KEY WEST, FL 33040

MILA'S SONS LLC
C/O CAL T DEMIER
523 TRUMAN AVE APT C
KEY WEST, FL 33040

MARTINEZ AMPARO L
509 LOUISA ST
KEY WEST, FL 33040

TWO CRAZIES VENTURE LLC
415 UNITED ST
KEY WEST, FL 33040

COOPER CHERYL J
11741 ROAD 191
OAKWOOD, OH 45873

WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

GRIMM DAVID
508 LOUISA ST
KEY WEST, FL 33040

ANDREWS JERRY
10030 GREEN LEVEL CHURCH RD
CARY, NC 27519

ANDREWS YULIYA
10030 GREEN LEVEL CHURCH RD
CARY, NC 27519

RIZZO ANTHONY REVOCABLE TRUST
508 LOUISA ST
KEY WEST, FL 33040

FEDERBUSH DANIEL
4775 COLLINS AVE
MIAMI BEACH, FL 33140

MARTINEZ AMPARO L
509 LOUISA ST
KEY WEST, FL 33040

515 LOUISA STREET KEY WEST LLC
PO BOX 500
ENGLISHTOWN, NJ 07726

PEBBLEBROOK HOTEL TRUST
4747 BETHESDA AVE
BETHESDA, MD 20814

HOUSEKNECHT KIMBERLY J
105 N SPRUCE ST
BATAVIA, NY 14020

DYER FAMILY REVOCABLE TRUST
41567 KNIGHT RD
LEONARDTOWN, MD 20650

POUPARD GARY
259 CORNELL AVE
DES PLAINES, IL 60016

CHRISCO-JANKER RORI JEAN
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

JANKER PAUL LEON
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

HUKWEEM LLC
PO BOX 527
KEY WEST, FL 33041

FARRELLY GREGORY G
506 LOUISA ST
KEY WEST, FL 33040

1201 DUVAL LLC
24601 CAPITAL BLVD
CLINTON TOWNSHIP, MI 48036

KIRKMAN JR C G
C/O RENT KEY WEST VACATIONS INC
1075 DUVAL ST STE C11
KEY WEST, FL 33040

WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

LEON JR ALBERT & MARGARET
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

GROOMS IV BASCOM LOVIC
1716 N ROOSEVELT BLVD
KEY WEST, FL 33040

1210 DUVAL INC
1210 DUVAL ST
KEY WEST, FL 33040

DUGAS KENNETH J & MARGARET
412 LOUISA ST
KEY WEST, FL 33040

JANKER DIXIE L & PETER
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

PORTEL LISA R & RICHARD
5645 PRAIRIE GRASS DR
JOHNSTON, IA 50131

1218

**NO
TRESPASSING**
CONSTRUCTION AREA
VIOLATORS WILL BE
PROSECUTED

Public
Notice