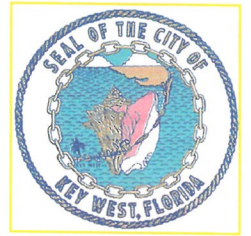


# **Application**

**ALCOHOL SALES SPECIAL EXCEPTION  
APPLICATION INFORMATION SHEET**

City of Key West Planning Department  
1300 White Street, Key West, FL  
(305) 809-3764



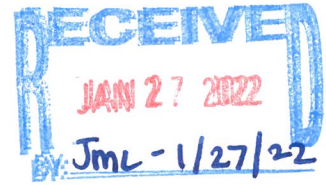
Please read the following carefully before filling out the application

Application Process

- **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 Economic Opportunity (DEO) for rendering. The rendering period is 45 days.

**PLEASE NOTE:**

- 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.



FEE SCHEDULE

|                                 |                   |
|---------------------------------|-------------------|
| Alcohol Sales Special Exception | \$2,315.25        |
| Advertising and Noticing Fee    | \$ 310.00         |
| Fire Department Review Fee      | \$ 110.25         |
| <b>TOTAL APPLICATION FEE</b>    | <b>\$2,735.50</b> |

**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
- Boundary Survey (Survey must be within 10 years from submittal of this application)
- Photographs showing the proposed project area

If you have any questions, please call the Planning Department at 305-809-3764. We will be happy to assist you in the application process.



# Application For Alcohol Sales Special Exception

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

Application Fee \$2,735.50  
(Includes \$310.00 advertising / noticing fee and \$110.25 fire review fee)

Special Exceptions are Quasi-Judicial Hearings and it is Improper to Speak to Planning Board Members about the Request Outside of the Hearing.

Please print or type a response to the following:

- 1. Site Address 422 EATON STREET
- 2. Name of Applicant CYRIL ROBLLOT-COLLANGES
- 3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X

(please see the attached Verification & Authorization Forms)

- 4. Address of Applicant 3383 NORTHSIDE DRIVE  
KEY WEST, FL. 33040
- 5. Phone # of Applicant \_\_\_\_\_ Mobile# 305-797-6530
- 6. E-Mail Address cyril.r.c@me.com
- 7. Name of Owner, if different than above 400 DUVAL STREET RETAIL LLC
- 8. Address of Owner % BERKSHIRE HATHAWAY KNIGHT & GARDNER REALTY  
336 DUVAL STREET, KEY WEST, FL. 33040
- 9. Phone Number of Owner BEUKY COBO PROPERTY MANAGER Mobile# 305-797-4130
- 10. Email Address \_\_\_\_\_
- 11. Zoning District of Parcel 00006580-000<sup>000</sup> RE# HRCC-1



12. Description of Use and Exception Requested

Restaurant. It is going to be very local friendly, we would like to be able to serve beer and wine.

We understand that the church is near by, but we will not interfere with it in any sort of way.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Saint Paul's Cathedral is one of our son's favorite place to go on our morning walks. Our restaurant will not interfere with the church in any way, we established wonderful relationships with our neighbors. We will be very professional and respectful to all.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Hours of operation will be 11 AM to 11:30 PM. It is a very loved local establishment, it closes at 11:30 so local people could come eat after work.

15. What are the mitigative measures proposed to be implemented by the applicant:

We will maintain a very respectful relationship w/ neighbors. We will not have any kind of live music or loud music of any sort. Our lease requires us to maintain a very professional relationship with businesses near by.

To Whom It May Concern:

My spouse and I are trying to open a small family business. It is going to be a small restaurant that will serve beer and wine. We have met our neighbors on Eaton Street to make sure it is ok with everyone for us being there. It seems a very friendly neighborhood with wonderful people. The businesses there were very welcoming.

Thank you all from the bottom of our hearts!

Regards,

Kojin Noodle Bar

Cell: 305-797-6530

[jinkoRamen@gmail.com](mailto:jinkoRamen@gmail.com)

422 Eaton Street

Key West, Fl 33040

FC Flaming Bouy Hotspur LLC  
TB Talavor Carr + Antonio Harte

King

BENJAMIN EGNATZ, CHAIR, TROPIC CINEMA BOARD OF DIRECTORS

Donna S. Mate

The

Rev Donna S. Mate, PhD

Rector, St Paul's Episcopal Church

Bill

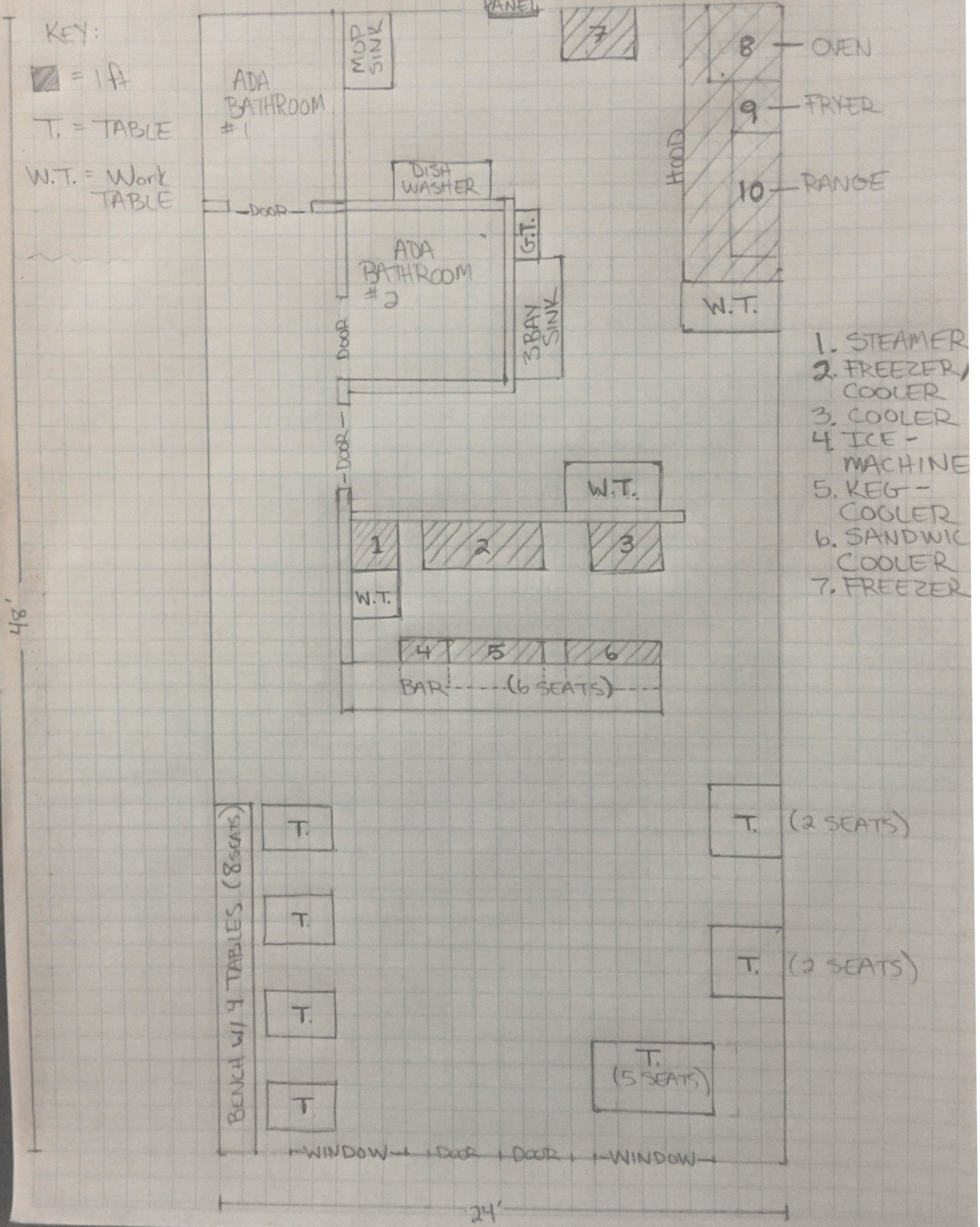
B. William Langley, Managing Member of Knight-Gardner LLC  
dba Berkshire Hathaway

CR

Glazed Donuts & Red Bouy Coffee

# **Floor Plan**

KEY:  
 [Hatched Box] = 1A  
 T. = TABLE  
 W.T. = Work TABLE

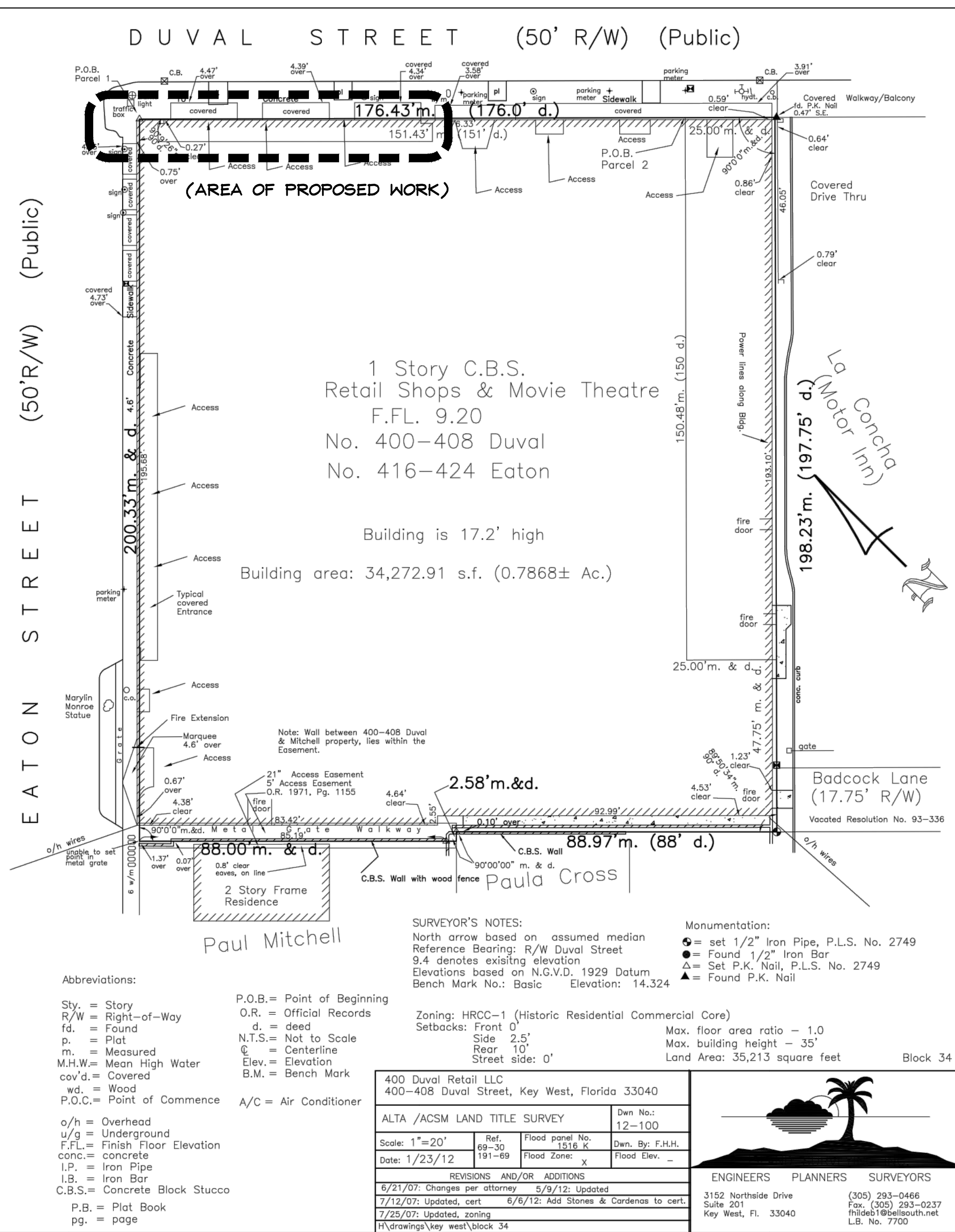
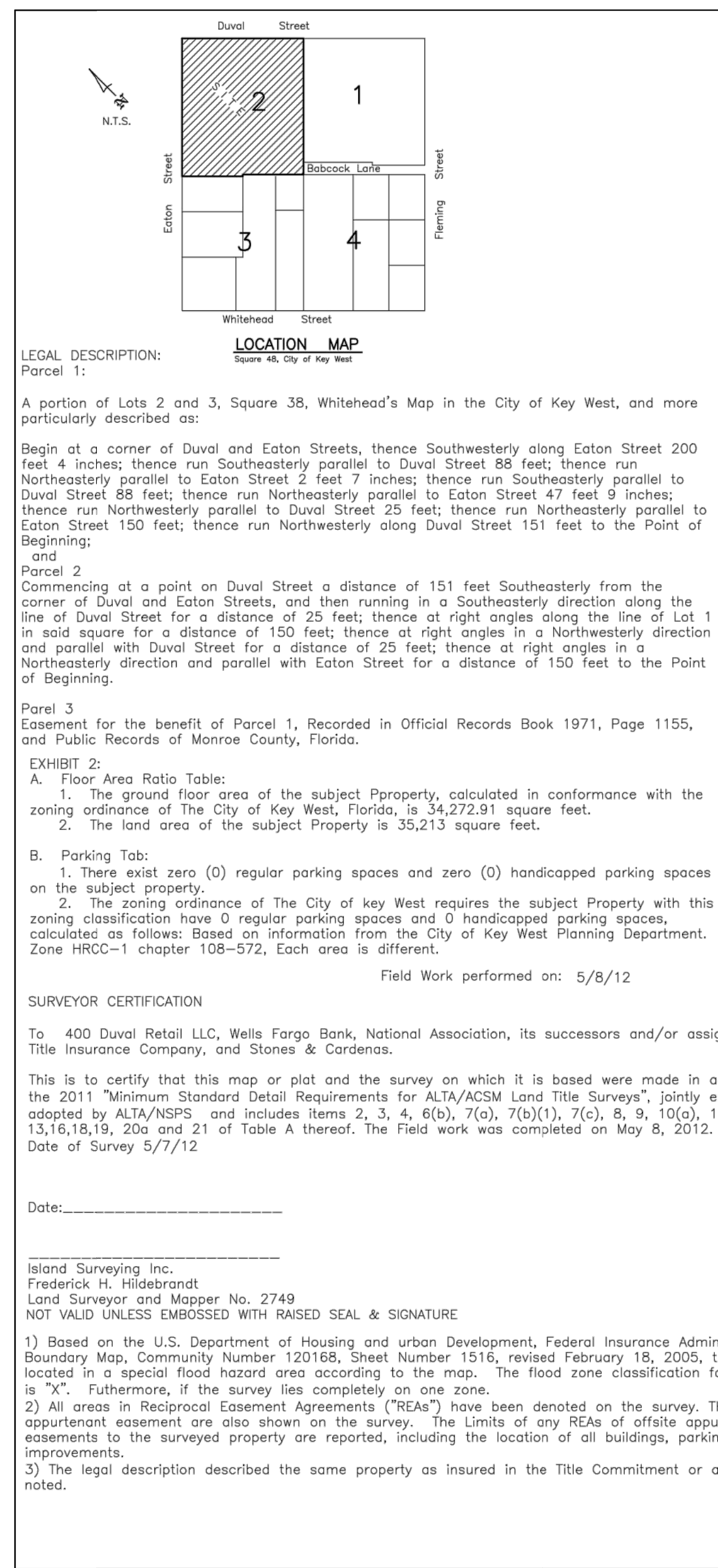
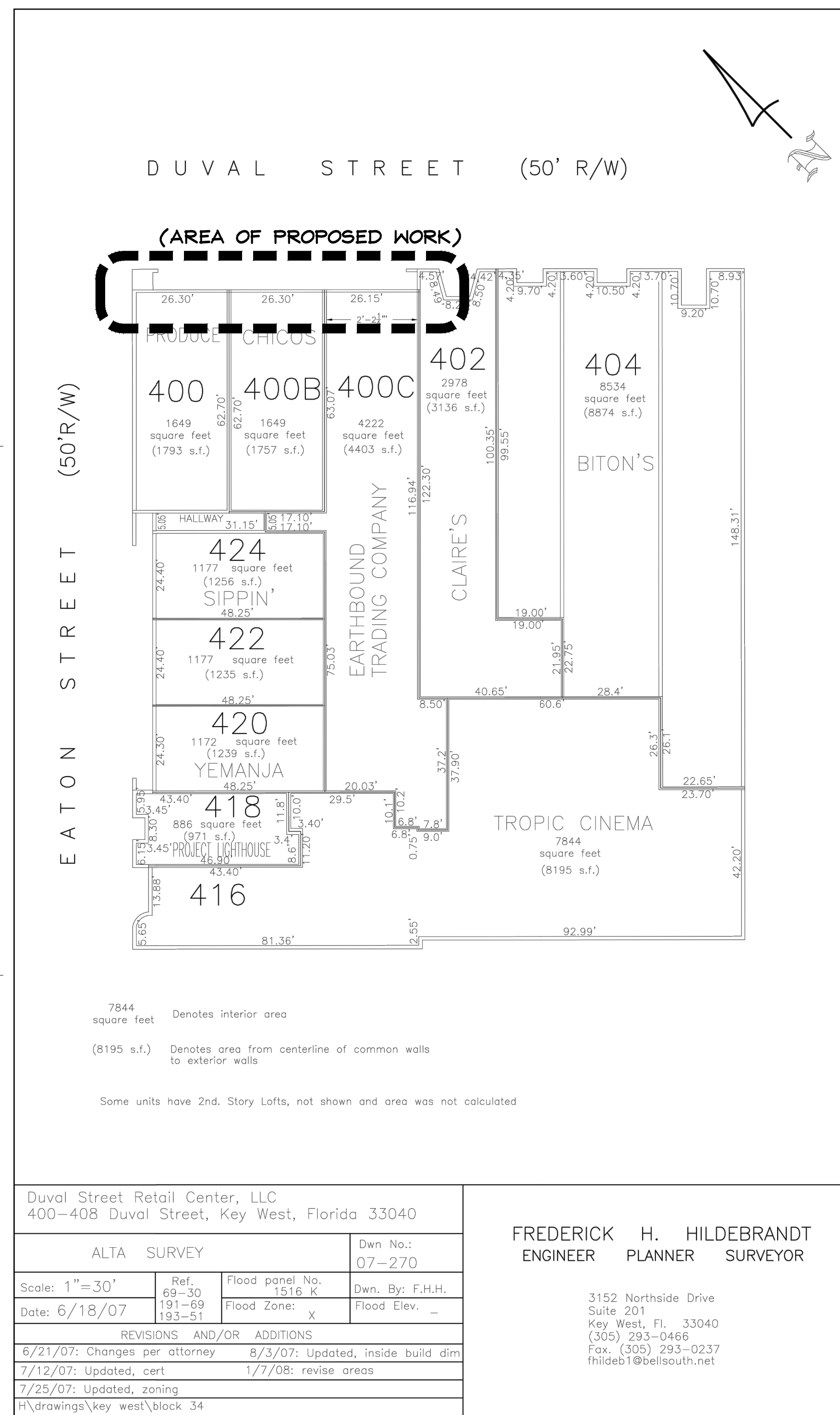








# **Boundary Survey**



**DUVAL STREET STOREFRONT**  
400, 400B, 400C DUVAL STREET  
KEY WEST, FLORIDA, 33040

**Bender & Associates ARCHITECTS** p.a.

Project No: 1415  
SURVEY  
Date: 07/27/2016

**A0.1**  
2 OF 13

# **Property Record Card**

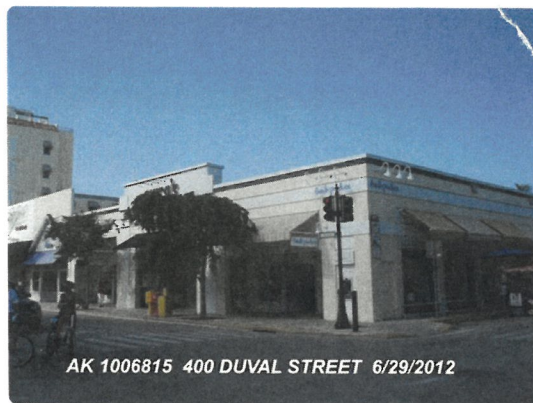
**Disclaimer**

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

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

**Summary**

Parcel ID 00006580-000000  
 Account# 1006815  
 Property ID 1006815  
 Millage Group 10KW  
 Location 424 EATON St, KEY WEST  
 Address  
 Legal KW PT LOTS 2 AND 3 SQR 38 G62-344/46 G66-277 OR10-415/16 OR84-389/90  
 Description OR328-360/63 OR328-560/61 OR632-772 OR1076-381/82 OR1467-821/23  
 OR1506-1866 OR1506-1867 OR1506-1868/69 OR1971-1155/61 OR2314-1679/80  
 OR2575-426/31  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32030  
 Property RETAIL-MULTI TENANT (1101)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

400 DUVAL RETAIL LLC  
 1119 Von Phister St  
 Key West FL 33040

**Valuation**

|                            | 2021        | 2020        | 2019        | 2018        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$3,312,199 | \$3,222,965 | \$3,407,134 | \$3,107,701 |
| + Market Misc Value        | \$0         | \$0         | \$0         | \$0         |
| + Market Land Value        | \$5,186,488 | \$5,186,488 | \$4,116,260 | \$4,116,260 |
| = Just Market Value        | \$8,498,687 | \$8,409,453 | \$7,523,394 | \$7,223,961 |
| = Total Assessed Value     | \$8,498,687 | \$8,275,733 | \$7,523,394 | \$7,223,961 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$8,498,687 | \$8,409,453 | \$7,523,394 | \$7,223,961 |

**Land**

| Land Use | Number of Units | Unit Type   | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1100)   | 35,032.00       | Square Foot | 176      | 200.4 |

**Commercial Buildings**

Style 1 STY STORE-B / 11B  
 Gross Sq Ft 34,496  
 Finished Sq Ft 33,297  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1928  
 Year Remodeled  
 Effective Year Built 1997

| Condition Code | Description    | Sketch Area | Finished Area | Perimeter |
|----------------|----------------|-------------|---------------|-----------|
| OPX            | EXC OPEN PORCH | 1,163       | 0             | 0         |
| FLA            | FLOOR LIV AREA | 33,297      | 33,297        | 0         |
| OPF            | OP PRCH FIN LL | 36          | 0             | 0         |
| TOTAL          |                | 34,496      | 33,297        | 0         |

## Sales

| Sale Date | Sale Price   | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|--------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 6/8/2012  | \$19,132,000 | Warranty Deed   |                   | 2575      | 426       | 37 - Unqualified   | Improved           |
| 8/9/2007  | \$18,000,000 | Warranty Deed   |                   | 2314      | 1679      | U - Unqualified    | Improved           |
| 2/1/1975  | \$182,000    | Conversion Code |                   | 632       | 772       | Q - Qualified      | Improved           |

## Permits

| Number       | Date Issued | Date Completed | Amount    | Permit Type | Notes  |
|--------------|-------------|----------------|-----------|-------------|--|
| BLD2019-3129 | 11/1/2019   |                | \$2,350   | Commercial  | ILLUMINATED REVERSE CHANEL LETTERS ON WIRE WAY 20.16 SQ/FT   |
| BLD2019-3833 | 10/24/2019  |                | \$7,400   | Commercial  | MECHANICAL HVAC  |
| BLD2019-3556 | 10/16/2019  | 11/26/2019     | \$11,000  | Commercial  | 12.5 PKG Unit  |
| BLD2019-3289 | 9/13/2019   | 11/18/2019     | \$54,318  | Commercial  | Electrical remodel of space  |
| BLD2019-3098 | 9/4/2019    | 9/6/2019       | \$950     | Commercial  | Furnish & Install 30 linear feet of membrane, Furnish and Install " 12x8" pitch pan.   |
| BLD2019-1688 | 8/27/2019   | 9/6/2019       | \$165,000 | Commercial  | Minor interior demolition, new drywall, framing, ceilings, acoustical ceilings. New flooring & cabinetry for full build out.   |
| BLD2019-1695 | 8/27/2019   | 8/30/2019      | \$28,000  | Commercial  | Replace existing 2 split systems on roof including new ducts & diffusers.  |
| BLD2019-1697 | 8/27/2019   | 9/5/2019       | \$31,500  | Commercial  | New electrical system to include new panels, lights, switches & outlets. Revision #1: Relocate main panel and add disconnect.  |
| BLD2019-3017 | 8/26/2019   | 11/5/2019      | \$14,360  | Commercial  | Remove existing pendants + arm over back to 2" Branch lines; Turn branch lines (2") up to accommodate new upright protection drop 3 new pendant heads in dressing rooms + restroom.  |
| BLD2019-2581 | 8/8/2019    | 8/30/2019      | \$17,980  | Commercial  | Install 12 fire sprinkler heads, tie into existing fire sprinkler system   |
| BLD2019-2621 | 7/25/2019   | 8/8/2019       | \$1,900   | Commercial  | Fabricate and install new awning canvas fabric.  |
| BLD2019-2422 | 7/22/2019   | 11/6/2019      | \$200,000 | Commercial  | Remodel interior of existing retail store  |
| BLD2019-0918 | 6/28/2019   |                | \$3,986   | Commercial  | Remove and replace a 9000 BTU mini split system, Mitsubishi MUZGE09 & MSZGE09. Condenser on roof stand - existing. Same for same. **NOC exempt** HARC INSPECTION REQUIRED **Mechanical equipment not to be publicly visible  |
| BLD2019-1990 | 6/4/2019    |                | \$32,772  | Commercial  | Rough and install 2 water closets, 2 wall hung lavatories  |
| BLD2019-1696 | 6/3/2019    | 8/30/2019      | \$15,000  | Commercial  | New plumbing connected to existing for: 2 new bathrooms & 1 break room sink  |
| BLD2019-1698 | 6/3/2019    | 9/4/2019       | \$6,000   | Commercial  | New CAT5 & low-voltage cables for internet, phone, alarm, & access control.  |
| 18-3039      | 7/27/2018   |                | \$19,350  | Commercial  | 200A/208V3PHS ELECTRICAL SERVICE WITH 200A/240/3PHS BREAKER PLANELS WIRE BRANCH CIRCUITS FOR GENERAL RECPS. WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR APPLIANCES WIRE BRANCH CIRCUITS FOR LIGHTING AND LIGHTING CONTROLS, WIRING EXIT/EMERGENCY LIGHTS PER NEC WIRING HOOD SYSTEM WIRING SMOKE DETECTORS/STROBES LIGHTS PER NEC. N.O.C. |
| 18-2801      | 7/1/2018    |                | \$11,500  | Commercial  | REPAIR EXISTING AWNINGS  |
| 17-0838      | 6/5/2017    | 6/5/2019       | \$10,000  | Commercial  | WALL SIGN 10' BY 2.3" COPY (RIVER STREET SWEETS, SAVANNAH CANDY KITCHEN) AWNING RECOVER EXISTING W RED. COY (WORLD FAMOUS PALINGS) FLAG MOUNT 25 SQ/FT COPY RSTS, SAVN CK WINDOW 16" BY 9" 2 X.  |
| 17-609       | 3/10/2017   | 3/10/2019      | \$53,000  | Commercial  | REMODEL INTERIOR OF EXISTING RETAIL STORE. WORK INCLUDES: CONTINUATION OF DRYWALL TO CEILING, PUTTING IN WALL, INSTALLING DOORS, PAINTING  |
| 17-928       | 3/8/2017    | 4/23/2017      | \$18,750  | Commercial  | DEMO OF CURRENT ELECTRICAL, THEN COMPLETE ELECTRICAL INSTALLATION OF BRANCH CIRCUITS FOR GENERAL LIGHTING CONTROLS, LIGHT FIXTURES, CEILING FANS, EXIT AND EMERGENCY LIGHTING, SMOKE DETECTORS AND POWER FOR REGISTER  |
| 17-118       | 3/1/2017    | 6/16/2017      | \$26,900  | Commercial  | DMO OF PLUMBING ASSOCIATED W/EXISTING BATHROOM. INSTALLATION OF NEW PLUMBING WASTE FOR NEW BATHROOM FIXTURES AND THE NEW SINKS AND FLOOR DRAINS. NEW WATER SYSTEM AND HOT WATER TANK. NEW FLOOR RECESSED GREASE TRAP   |
| 17-40        | 3/1/2017    | 6/15/2017      | \$49,200  | Commercial  | DEMO OF EXISTING ELECTRICAL SERVICE ADN INSTALLATION OF NEW. NEW OUTLETS AND DEVICES AND NEW LIGHTING.   |
| 17-43        | 2/24/2017   | 6/16/2017      | \$62,800  | Commercial  | DEMO OF EXISTING AC SYSTEM. ININSTALL OF 4 NEW RTU'S FOR TOTAL OF 14 TONS W/NEW AIR DISTRIBUTION AND CONTROL SYSTEM. TWO NEW EXHAUST FANS.   |
| 17-39        | 2/6/2017    | 6/16/2017      | \$200,000 | Commercial  | INTERIOR BUILDOUT WITHIN AN EXISTING TENANT SPACE SHELL FOR A CANDY & ICE CREAM STORE.   |

|             |            |            |           |            |  |
|-------------|------------|------------|-----------|------------|--|
| 17-00000249 | 1/29/2017  | 3/27/2018  | \$8,500   | Commercial | INTERIOR DEMO OF RETAIL SPACE. (NOC REQ).  |
| 16-3660     | 12/20/2016 |            | \$100,000 | Commercial | RELOCATING THE STOREFRONTS AND DOORS FOR 400, 400B AND 400C DUVAL.   |
| 15-4425     | 11/10/2015 | 5/12/2017  | \$45,000  | Commercial | MINOR INTERIOR DEMO, PANELING PAINTING INSTALL CABINETS  |
| 14-5503     | 12/3/2014  | 12/18/2014 | \$8,000   | Commercial | NETWORK WIRING FOR PHONE CAMERA AND VIDIO  |
| 14-5523     | 12/1/2014  | 1/14/2015  | \$6,000   | Commercial | RUN WATER PIPES TO ADA RESTROOM AND EMPLOYEE BATHROOM, AND LAUNDRY SINK  |
| 14-4797     | 11/20/2014 | 3/27/2015  | \$20,000  | Commercial | NEW STOREFRONT AND RESTROOM: REDO INTERIOR SPACE AND MILLWORK TOTAL 3563 SF.   |
| 14-4282     | 10/2/2014  | 3/27/2015  | \$55,000  | Commercial | Level 2 alteration includes impact rated storefront reconfiguration, ADA accessible entrance and interior millwork and finishes throughout front retail area of unit. Total area of work includes 2492.75SF. (noc rec'd 10/6/14).  |
| 14-4115     | 9/18/2014  | 10/8/2014  | \$2,500   | Commercial | Install new sewer 3-lavatories; rough and set 3-toilet. *NOC EXEMPT** ***9/18/2014 12:00:00 AM APPLIED \$150.00 TOWARDS PERMIT FEE. T/S09/18/14 1:30 AM KEYWGRC --- *9/23/2014 12:00:00 AM REVISION: GROUND "ROUGH ONLY" ADA BATHROOM, 1-DRINKING FOUNTAIN, 1-MOP SINK, 1-LAUNDRY. N.O.C. EXEMPT |
| 14-3193     | 9/17/2014  | 9/16/2016  | \$548     | Commercial | 12mm thick ultraboard w/digital print overlay. To be hung with stainless steel hardware on existing awning arm at the entrance. Sign is 8' above the sidewalk. (NOC exempt).   |
| 14-4110     | 8/29/2014  | 3/24/2017  | \$6,000   | Commercial | Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**  |
| 14-4111     | 8/29/2014  | 12/16/2015 | \$6,000   | Commercial | Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**  |
| 14-4112     | 8/29/2014  | 5/14/2017  | \$6,000   | Commercial | Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**  |
| 14-4113     | 8/29/2014  | 12/18/2014 | \$6,000   | Commercial | Trench floor 200' for new sewer line inside the property and fill back up and finish with concrete. **NOC REC'D**  |
| 14-3958     | 8/27/2014  | 12/16/2015 | \$300     | Commercial | INSTALLATION OF 40 S.F. OF TILE. N.O.C. EXEMPT.  |
| 13-1389     | 5/19/2013  |            | \$4,380   | Commercial | NEW AWNING FABRIC ON 1 EXISTING AWNING ON DUVAL STREET. NEW AWNING FABRICS ON 5 EXISTING RETRACTABLE AWNINGS ON EATON STREET SIDE OF THE STORE.  |
| 13-1132     | 4/22/2013  |            | \$1,000   | Commercial | REMOVE AND REPLACE 45 SF ENTRY WAY TILES; AND 9' THRESHOLD.  |
| 13-0164     | 1/22/2013  |            | \$300     | Commercial | STOP WORK ORDER, AFTER THE FACT REMOVE TWO REFLECTORS OVER SIDEWALK  |
| 13-0166     | 1/22/2013  |            | \$300     | Commercial | AFTER THE FACT, INSTALL 3 GOOSE NECK LIGHTS  |
| 12-1732     | 5/17/2012  |            | \$12,698  | Commercial | REPLACE A 10 TON SPLIT SYSTEM WITH EXISTING POWER AND STAND.   |
| 11-4669     | 4/5/2012   | 4/5/2012   | \$0       | Commercial | C.O. DATED 4/5/12. CHANGE USE FROM RETAIL TO 10 SEAT RESTAURANT, INCLUDING PLUMBING AND MECHANICAL. 420 EATON ST GLAZED DONUTS.  |
| 11-3896     | 11/2/2011  |            | \$2,350   | Commercial | TAKE DOWN TEN (10) 8' FLUORESCENT FIXS. RUN NEW CONDUIT & CIRCUIT FOR TWENTY (20) 8' TRACK LITES & FOUR (4) NEW FIXS RUN NEW CIRCUITS & CONDUIT FOR FIFTEEN OUTLETS AROUND THE STORE.  |
| 11-4020     | 11/1/2011  |            | \$1,628   | Commercial | CONSTRUCT 27' X 14' WALL WITH 1 DOOR; HANG AND FINISH DRYWALL.   |
| 11-1091     | 7/21/2011  | 7/21/2011  | \$0       | Commercial | RENOVATION, ADDITION, CONVERSION   |
| 11-1593     | 5/24/2011  |            | \$9,000   | Commercial | INSTALL ROOFTOP A/C SYSTEM.  |
| 11-1503     | 5/12/2011  |            | \$7,500   | Commercial | BUILD OUT 1224SF WIRING  |
| 11-1502     | 5/10/2011  |            | \$7,000   | Commercial | REPLACEMENT OF TWO BATHROOMS.  |
| 11-1090     | 4/12/2011  |            | \$2,000   | Commercial | DEMO FLOORING  |
| 11-0114     | 2/9/2011   |            | \$25,000  | Commercial | REVISION: INSTALL ONE 100A 120/240V SUBPANEL. REPLACE SERVICE RISER PULL NEW 3 PHASE 200A SUBFEED APPROX. 23 SQFT 4/0 WIRE INSTEAD OF 120 FT 3/0 AS PER PLANS.   |
| 11-0424     | 2/9/2011   |            | \$5,570   | Commercial | INSTALL BURGLAR ALARM; 300 FT WIRE AND INSTALL CATV SYSTEM   |
| 11-0442     | 2/9/2011   |            | \$2,400   | Commercial | REPLACE GLASS FUSE TYPE ELECTRICAL PANELS. INSTALL TWO 2-EMERGENCY LIGHTS. REMOVE ADANDOMED WIRING.  |
| 11-0348     | 2/7/2011   |            | \$2,000   | Commercial | INSTALL NEW 200 AMP 3 PH METER BASE DISCONNECT. INSTALL NEW SERVICE RISER CONDUIT  |
| 11-0339     | 2/4/2011   |            | \$1,000   | Commercial | LOW-VOLTAGE SATELLITE ANTENNA & CABLING.   |
| 11-0004     | 1/31/2011  |            | \$11,000  | Commercial | REVISION: INSTALL 2 1/2 CONDUIT FROM EXISTING METER BASE FOR UNIT #404 TO EXISTING ELECTRICAL PANEL IN UNIT 404. INSTALL FIRE COLLARS AS REQUIRED.   |
| 11-0230     | 1/26/2011  |            | \$1,500   | Commercial | ALUMINUM HURRICANE PANELS FOR STORE FRONT.   |
| 11-0254     | 1/26/2011  |            | \$1,000   | Commercial | INSTALL 12 COMPUTER DRAPE FOR REGISTER   |
| 11-0004     | 1/21/2011  |            | \$11,000  | Commercial | REPLACE EXISTING SERVICES ONE FOR 406 & ONE FOR 408 DUVAL STREET. UNTIL NEW 2 GA 400 AMP METER PACK WITH 2 X 200 AMP DISCONNECTING. INCLUDES NEW SERVICE ENTRANCE AND GROUNDING.   |
| 11-0215     | 1/21/2011  |            | \$1,800   | Commercial | INSTALL 1 110 PVC CONDUIT FOR TELEPHONE/CABLE. LOW VOLTAGE.  |
| 11-0114     | 1/13/2011  |            | \$19,000  | Commercial | INSTALL ELECTRIC AS PER PLANS PROVIDED.  |
| 11-0073     | 1/11/2011  |            | \$3,900   | Commercial | ROUGH AND TRIM: 1 TOILET, 1 WALL HUNG LAVATORY, 1 BI-LEVEL COOLER, 1 FD, AND 1 TANKLESS HEATER   |
| 10-4081     | 1/6/2011   |            | \$12,519  | Commercial | INSTALL ONE (1) 7 1/2 TON 13 SEER LENNOX SPLIT SYSTEM HEAT PUMP W/SHEET METAL DUCTWORK, R-6 INSULATION, (12) PIECES OF AIR DISTRIBUTION, ONE EXHAUST FAN, ROOF CAP, FLEXIBLE DUCT RUN OUTS, REFRIGERATION PIPING, LOW VOLTAGE WIRING AND STAR UP   |
| 11-0004     | 1/3/2011   |            | \$23,092  | Commercial | REPLACE EXISTING GLASS FUSE PANELS INSTALLING RECEPTACLES LIGHTING SMOKE DETECTORS FOR SMOKE COMPLIANCE.   |
| 10-4042     | 12/29/2010 |            | \$333,262 | Commercial | INSTALL FIRE ALARM SYSTEM IN ADDITION TO OVERALL BLDG. SYSTEM IN UNIT 404-A PER ATTACHED DRAWINGS  |
| 10-3983     | 12/21/2010 |            | \$2,000   | Commercial | INSTALL NON-STRUCTURAL METAL STUDS 20, WITH 5/8 DRYWALL ON BOTH SIDES TOTALING 360 SQ. FT.   |
| 10-1813     | 10/6/2010  |            | \$4,000   | Commercial | 1 - INSTALL REVERSE LIT CHANNEL LETTERS ON WALL. 2 - INSTALL BLADE SIGN "RADIO SHACK"  |
| 10-1815     | 10/6/2010  |            | \$400     | Commercial | ELECTRICAL CONNECTION TO CHANNEL LETTERS.  |

|              |            |            |           |            |   |
|--------------|------------|------------|-----------|------------|---|
| 10-3159      | 9/24/2010  |            | \$2,400   | Commercial | INSTALL 100SF OF LAMINATED PANELING AROUND FREEZER ENCLOSURE IN CONCESSION EXPANSION  |
| 10-2953      | 9/8/2010   |            | \$13,000  | Commercial | DEMOLITION OF EXISTING MEZZANINE CONSTRUCTED OF WOOD 30 X 22  |
| 10-2954      | 9/8/2010   |            | \$1,500   | Commercial | DEMO CIRCUITS TO BACK MEZZANINE   |
| 10-2818      | 8/23/2010  |            | \$1,500   | Commercial | DEMO EXISTING ELECTRICAL AND INSTALL NEW.   |
| 10-2100      | 8/4/2010   |            | \$14,000  | Commercial | INTERIOR WORK ONLY  |
| 10-2300      | 8/3/2010   |            | \$93,500  | Commercial | INTERIOR TENANT IMPROVEMENTS; FLOORING, DRYWALL, CEILING, WALL DIVIDERS.  |
| 10-2195      | 7/13/2010  |            | \$83,000  | Commercial | INSTALL FIRE SPRINKLER SYSTEM.  |
| 10-1428      | 5/19/2010  |            | \$4,900   | Commercial | INTERIOR WORK ONLY.   |
| 10-1461      | 5/19/2010  |            | \$1,200   | Commercial | INSTALL 3 OUTLETS AND LIGHT SWITCH  |
| 10-0716      | 3/15/2010  |            | \$1,060   | Commercial | INSTALL NEW AWNING AN EXISTING FRAME OVER NON-PERMEABLE SIDEWALK. APPROXIMATELY 19' W X 5' = 95 SQ FT (SAME AS EXISTING) BLACK  |
| 09-00004276  | 12/16/2009 |            | \$2,600   | Commercial | STUCCO ROOF PARAPET   |
| 09-4276      | 12/16/2009 |            | \$2,600   | Commercial | RE-STUCCO ROOF PARAPET. REAR PARAPET (NOTE SEEN FROM STREET). PRESSURE WASH WALL, BOND WITH BONDING AGENT. SCRATCH COAT & FINISH COAT.  |
| 09-00004192  | 12/10/2009 |            | \$4,390   | Commercial | STOP LEAKS AND PATCH ALONG PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA   |
| 09-4192      | 12/10/2009 |            | \$4,390   | Commercial | PATCH ALONE PARAPET WALL, ROOF TIE-IN TO STOP LEAKS AND PATCH TWO WEAK SPOTS ALONG THIS AREA.   |
| 09-2027      | 7/2/2009   |            | \$4,500   | Commercial | ADD 12 SPRINKLER HEADS TO EXISTING FIRE SPRINKLER   |
| 09-1249      | 5/4/2009   |            | \$0       | Commercial | ROOFING   |
| 09-0657      | 4/23/2009  |            | \$38,000  | Commercial | INSTALL ONE 3.5 TON PACKAGE UNIT, ONE 5 TON PACKAGE, RTU WITH CURB 8 DUCTWORK OPENINGS & 9000 BTU DUCTLESS SYSTEM   |
| 09-0603      | 3/4/2009   |            | \$8,000   | Commercial | DEMO FLOOR COVERING. 900SF, MEZZANINE 200SF, DEMO WALL COVERINGS 800SF, DEMO 14 X 9 OPENING IN EXISTING CONCRETE BLOCK WALL AND DEMO FOR 2 POST FOUNDATION. DEMO SOFFIT 22 X 4, STOREFRONT AND AREA ABOVE STOREFRONT FOR GLASS BLOCK. |
| 09-0652      | 3/4/2009   |            | \$500     | Commercial | DEMO EXISTING ELECTRICAL PRIOR TO RENOVATION  |
| 09-0653      | 3/4/2009   |            | \$150     | Commercial | REMOVE ONE TOILET AND LAVATORY, CAP PIPES   |
| 08-4313-4314 | 11/21/2008 |            | \$4,600   | Commercial | REPAIR EXISTING CEILING   |
| 08-4089      | 11/4/2008  |            | \$3,000   | Commercial | INTERIOR DEMO   |
| 08-3985      | 10/24/2008 |            | \$4,000   | Commercial | DEMO INTERIOR   |
| 08-3068      | 8/25/2008  |            | \$5,000   | Commercial | REPLACE EXISTING 7.5 TON, CONDENSING UNIT ON EXISTING STAND AND HOOK-UP TO EXISTING LINE SET.   |
| 07-4953      | 11/2/2007  |            | \$4,800   | Commercial | REPLACE A 5 TON CONDENSER.  |
| 07-4404      | 9/27/2007  |            | \$2,400   | Commercial | REPAIR EXTERIOR   |
| 07-4470      | 9/26/2007  |            | \$2,400   | Commercial | INSTALL 6 GOOSENECK FIXTURES  |
| 06-6676      | 5/25/2007  |            | \$234,537 | Commercial | MOVE & INSTALL NEW STORE FRONT, AND INTERIOR RENOVATIONS  |
| 07-1435      | 3/23/2007  | 3/23/2007  | \$2,488   | Commercial | CHANGE OUT A 3-TON A/C  |
| 07-0218      | 2/20/2007  | 3/8/2007   | \$25,000  | Commercial | INTERIOR RENOVATIONS ONLY STEP FLOORS   |
| 06-6529      | 12/20/2006 | 3/8/2007   | \$6,475   | Commercial | INSTALL FIRE ARLARM; 17 DEVICES AND CONTOL PANEL  |
| 06-6369      | 11/29/2006 | 12/19/2006 | \$4,000   | Commercial | REPLACE 15 REGISTERS  |
| 06-6342      | 11/28/2006 | 3/8/2007   | \$4,500   | Commercial | CHANGE OUT 10 TON CONDENSOR   |
| 06-6179      | 11/15/2006 | 12/19/2006 | \$2,800   | Commercial | ADD ADA BATHROOM  |
| 06-6043      | 11/8/2006  | 12/19/2006 | \$0       | Commercial | REVISE ADA BATHROOM LOCATION  |
| 06-5954      | 11/2/2006  | 12/19/2006 | \$9,000   | Commercial | INSTALL NEW LIGHTS, EMERGENCY LIGHTING SMOKE DETECTORS  |
| 06-4836      | 10/10/2006 | 12/19/2006 | \$48,500  | Commercial | INTERIOR RENOVATION NEW SHELVING/ COUNTERS  |
| 06-5452      | 9/29/2006  | 12/19/2006 | \$3,500   | Commercial | REPLACE 7.5 TON CONDENSING UNIT   |
| 06-1177      | 3/9/2006   | 7/25/2006  | \$4,000   | Commercial | DEMO INTERIOR WALLS NEW HEADER & SUPPORT BEAMS  |
| 05-4410      | 10/4/2005  | 10/7/2005  | \$4,000   | Commercial | CHANGE OUT THE EXISTING 5-TON A/C ON TOP OF ROOF.   |
| 05-4214      | 9/26/2005  | 12/31/2005 | \$11,000  | Commercial | REMODEL EXISTING SIDEWALK&ENANCE AREA   |
| 05-2530      | 6/24/2005  | 11/2/2005  | \$1,990   | Commercial | COVER ALL FRONT WITH STORM PANELS   |
| 05-2533      | 6/24/2005  | 11/2/2005  | \$2,000   | Commercial | INSTALL STORM PANELS FRONT OPENINGS   |
| 05-2534      | 6/24/2005  | 11/2/2005  | \$2,000   | Commercial | STORM PANELS ON STORE FRONT   |
| 05-1413      | 5/2/2005   | 12/31/2005 | \$1,400   | Commercial | REPLACE REAR STOREROOM A/C  |
| 05-0497      | 2/14/2005  | 11/2/2005  | \$1,800   | Commercial | ELECTRICAL PERMIT   |
| 04-3584      | 11/19/2004 | 10/4/2004  | \$3,000   | Commercial | REPLACE A/C   |
| 04-0263      | 2/10/2004  | 10/4/2004  | \$150,000 | Commercial | BUILD OUT FOR KW FILM SOC   |
| 03-3330      | 10/21/2003 | 10/4/2004  | \$995     | Commercial | AWNINGS   |
| 03-3225      | 9/10/2003  | 10/4/2004  | \$2,000   | Commercial | PAINT EXTERIOR  |
| 03-3227      | 9/10/2003  | 10/4/2004  | \$38,000  | Commercial | ENLARGE WALKWAY   |
| 03-1385      | 4/22/2003  | 10/4/2004  | \$304,000 | Commercial | INT RENOVATION  |
| 02-0080      | 12/2/2002  | 2/20/2003  | \$24,500  | Commercial | INSTALL 5-TON A/C   |
| 02-0820      | 4/11/2002  | 2/20/2003  | \$2,600   | Commercial | AWINGS AFTER THE FACT   |
| 01-3780      | 12/13/2001 | 2/20/2003  | \$56,000  | Commercial | RENOVATION  |
| 01-3878      | 12/7/2001  | 2/20/2003  | \$1,100   | Commercial | EX. PAINT   |
| 01-3819      | 11/30/2001 | 2/20/2003  | \$20,000  | Commercial | REPLACE A/C   |

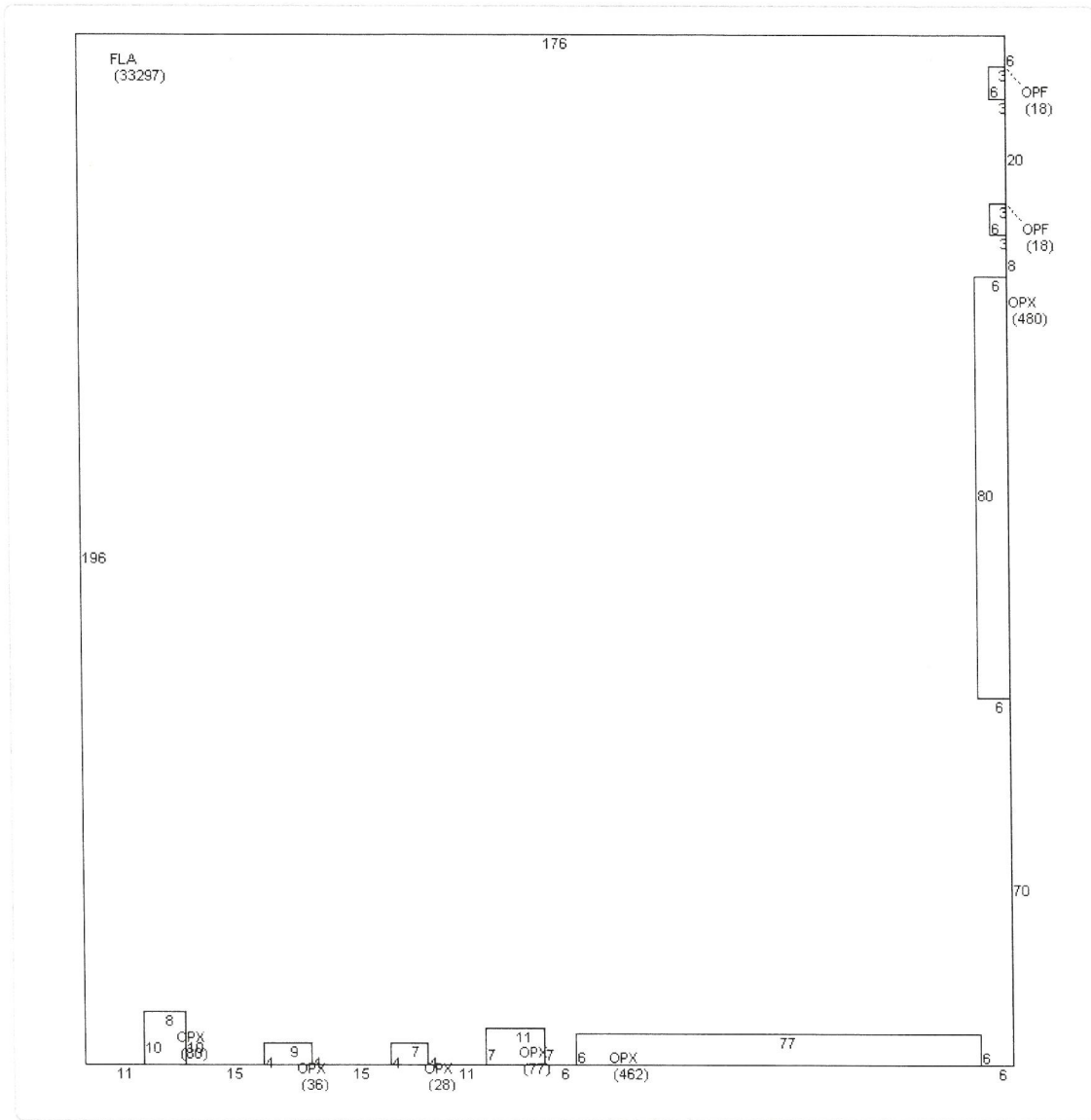


|          |            |            |           |            |                          |
|----------|------------|------------|-----------|------------|--------------------------|
| 01-3847  | 11/30/2001 | 2/20/2003  | \$1,500   | Commercial | AWING                    |
| 00-04546 | 10/2/2001  | 11/16/2001 | \$3,200   | Commercial | INTERIOR WORK            |
| 01-03970 | 12/1/2000  | 11/16/2001 | \$30,000  | Commercial | INTERIOR RENOVATIONS     |
| 00-02369 | 10/25/2000 | 11/1/2000  | \$115,000 | Commercial | BUILD OUT                |
| 0002369  | 9/8/2000   | 11/1/2000  | \$100,000 | Commercial | BUILD OUT                |
| 00-02316 | 8/21/2000  | 11/1/2000  | \$1,700   | Commercial | INTERIOR DEMOLITION      |
| 00-01183 | 7/17/2000  | 11/1/2000  | \$330,000 | Commercial | ROOF                     |
| 00-01948 | 7/13/2000  | 11/1/2000  | \$3,000   | Commercial | A/C DUCT RELOCATION      |
| 00-01354 | 5/17/2000  | 11/1/2000  | \$454,000 | Commercial | BUILD OUT                |
| 00-00952 | 4/25/2000  | 11/1/2000  | \$5,100   | Commercial | HANDICAPP BATHROOM       |
| 0000913  | 4/10/2000  | 11/1/2000  | \$5,000   | Commercial | A/C                      |
| 00-00305 | 2/3/2000   | 11/1/2000  | \$4,000   | Commercial | ELECTRICAL               |
| 99-03632 | 10/26/1999 | 11/3/1999  | \$5,400   | Commercial | CHANGEOUT AC             |
| 99-01757 | 5/27/1999  | 11/3/1999  | \$7,000   | Commercial | INTERIOR RENOVATIONS     |
| 99-01368 | 4/23/1999  | 11/3/1999  | \$1,500   | Commercial | CHANGE OUT AC            |
| 99-01253 | 4/13/1999  | 11/3/1999  | \$600     | Commercial | ELECTRICAL               |
| 99-00962 | 3/18/1999  | 11/3/1999  | \$185     | Commercial | SEC ALARM                |
| 99-00553 | 2/16/1999  | 11/3/1999  | \$1,000   | Commercial | ELECTRICAL               |
| 99-00382 | 2/2/1999   | 11/3/1999  | \$8,000   | Commercial | DEMO INTERIOR            |
| 99-00150 | 1/19/1999  | 11/3/1999  | \$2,000   | Commercial | RENOVATIONS              |
| 99-00066 | 1/8/1999   | 11/3/1999  | \$52,023  | Commercial | REPLACE ROOFING          |
| 97-03002 | 10/3/1998  | 7/23/1998  | \$5,000   | Commercial | INSTALL ATM              |
| 98-02065 | 7/2/1998   | 7/23/1998  | \$400     | Commercial | ROOF REPAIRS             |
| 98-01713 | 6/23/1998  | 7/23/1998  | \$185     | Commercial | SIGN                     |
| 97-01890 | 6/16/1998  | 7/23/1998  | \$9,000   | Commercial | 9 WATER METERS           |
| 98-00383 | 5/29/1998  | 7/23/1998  | \$300     | Commercial | ELECTRICAL               |
| 98-00345 | 2/25/1998  | 7/23/1998  | \$850     | Commercial | AWNING                   |
| 97-04173 | 2/20/1998  | 7/23/1998  | \$600     | Commercial | SIGN                     |
| 97-04039 | 12/1/1997  | 7/23/1998  | \$500     | Commercial | PLUMBING                 |
| 97-03982 | 11/21/1997 | 7/23/1998  | \$3,500   | Commercial | ELECTRICAL               |
| 97-03769 | 11/14/1997 | 7/23/1998  | \$10,000  | Commercial | INTERIOR BUILDOUT        |
| 97-03548 | 10/17/1997 | 7/23/1998  | \$2,000   | Commercial | DEMO INTERIOR            |
| 97-03482 | 10/10/1997 | 7/23/1998  | \$5,000   | Commercial | ELECTRICAL               |
| 97-03372 | 10/8/1997  | 7/23/1998  | \$4,000   | Commercial | DEMO INTERIOR            |
| 97-02965 | 9/3/1997   | 7/23/1998  | \$4,400   | Commercial | FIRE ALARM SYSTEM        |
| 97-02508 | 7/29/1997  | 7/23/1998  | \$700     | Commercial | PAINT OUTSIDE WALLS      |
| 97-02376 | 7/16/1997  | 7/23/1998  | \$5,000   | Commercial | 10 NEW FIXTURES          |
| 97-02377 | 7/16/1997  | 7/23/1998  | \$9,550   | Commercial | FIRE PREVENTION BACKFLOW |
| 9701298  | 4/29/1997  | 7/23/1998  | \$75,000  | Commercial | INTERIOR ARCADE          |
| 9602263  | 6/1/1996   | 8/1/1996   | \$1,600   | Commercial | MECHANICAL               |
| 9601494  | 4/1/1996   | 8/1/1996   | \$1,400   | Commercial | ELECTRICAL               |
| 9601405  | 3/1/1996   | 8/1/1996   | \$10,000  | Commercial | RENOVATIONS              |
| 9601421  | 3/1/1996   | 8/1/1996   | \$370     | Commercial | RENOVATIONS              |
| 9601442  | 3/1/1996   | 8/1/1996   | \$1,200   | Commercial | PLUMBING                 |
| 9601454  | 3/1/1996   | 8/1/1996   | \$263     | Commercial | SIGN                     |
| B951848  | 6/1/1995   | 8/1/1995   | \$650     | Commercial | CANVAS AWNING            |
| B950191  | 1/1/1995   | 8/1/1995   | \$3,000   | Commercial | RECONSTRUCT STORE FRONT  |
| B943497  | 10/1/1994  | 11/1/1994  | \$750     | Commercial | 90 SF AWNING STORE FRONT |
| M942858  | 9/1/1994   | 11/1/1994  | \$1,200   | Commercial | REPLACE 5 TON AC         |
| B940704  | 3/1/1994   | 11/1/1994  | \$1,000   | Commercial | PRESSURE WASH/REPAINT    |
| B940760  | 3/1/1994   | 11/1/1994  | \$10,000  | Commercial | 4500 SF TILE             |
| B940203  | 1/1/1994   | 11/1/1994  | \$9,900   | Commercial | RENOVATE 2 STORE FRONTS  |
| 02/2688  | 10/2/1922  | 10/22/2002 | \$1       | Commercial | STORM PANELS             |

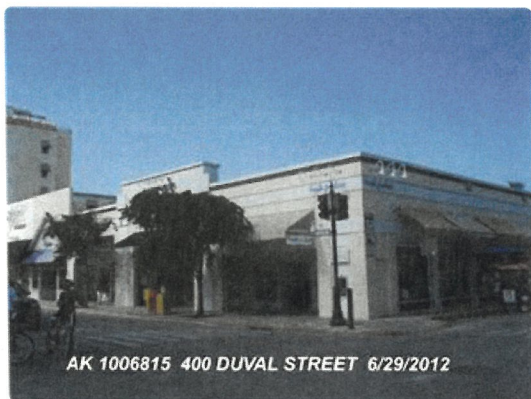
## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

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

### 2021 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, 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

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Last Data Upload: 1/24/2022, 2:11:53 AM

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 Schneider  
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Version 2.3.172

# **Verification Form**



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

I, Benton W. Langley, in my capacity as Manager & Authorized Signer of the Corp.  
(print name) (print position; president, managing member)  
 of 400 Duval Retail, LLC  
(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:

422 Eaton St.

Street address of subject property

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

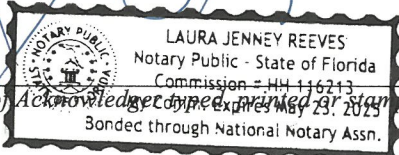
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

BWL  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/25/22 by  
date  
Benton W. Langley  
Name of Applicant

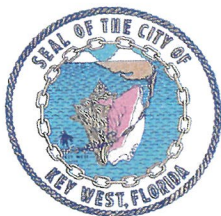
He/She is personally known to me or has presented Driver's License as identification.

[Signature]  
Notary's Signature and Seal



HH 116213  
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, Benton W. Langley as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager & Authorized Signer of the Corp of 400 Duval Retail, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize \_\_\_\_\_  
*Please Print Name of Representative*

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

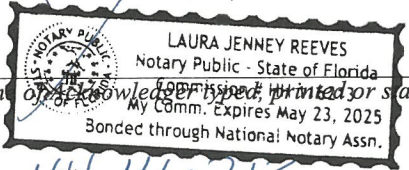
\_\_\_\_\_  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 1/25/22  
*Date*

by Benton W. Langley  
*Name of person with authority to execute documents on behalf of entity owner*

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

[Signature]  
*Notary's Signature and Seal*



Name of Knowledge HH 166213 printed or stamped  
*Commission Number, if any*

# **Distance Separation Maps**























































Results

59 Results

Show Property Photos

| Parcel ID                       | Alternate ID | Owner  | Property Address   | City     |
|---------------------------------|--------------|--|--|----------|
| <a href="#">00004160-000000</a> | 1004324      | MOLONEY SUE CLAY<br>RICE SUSAN MOLONEY<br>CORLEY LUCY CLAY MOLONEY | 523 EATON St   | KEY WEST |
| <a href="#">00004310-000000</a> | 1004481      | KEY WEST WOMANS CLUB   | 319 DUVAL St   | KEY WEST |
| <a href="#">00004320-000000</a> | 1004499      | CASA 325 SUITES LLC  | 325 DUVAL St REAR  | KEY WEST |
| <a href="#">00004320-000100</a> | 8877617      | 329 DUVAL ASSOCIATES LLC   | 327 DUVAL St<br>329 DUVAL St   | KEY WEST |
| <a href="#">00004330-000000</a> | 1004502      | ZERBY OLD TOWN LLC   | 511 EATON St   | KEY WEST |
| <a href="#">00004340-000000</a> | 1004511      | COOPER LAND TRUST 12/26/1990                                       | 335 DUVAL St   | KEY WEST |
| <a href="#">00004350-000000</a> | 1004529      | WHITE J LARRY<br>STURTEVANT SUSAN R                                | 517 EATON St   | KEY WEST |
| <a href="#">00004360-000000</a> | 1004537      | 336 DUVAL STREET LLC   | 336 DUVAL St   | KEY WEST |
| <a href="#">00004360-000100</a> | 1004545      | 425 EATON STREET LLC   | 425 EATON St   | KEY WEST |
| <a href="#">00004360-000200</a> | 1004553      | GIRONET HELENE   | 421 EATON St   | KEY WEST |
| <a href="#">00004380-000200</a> | 9102622      | SEASIDE HOSPITALITY CORPORATION                                    | 417 EATON St   | KEY WEST |
| <a href="#">00004380-000300</a> | 9102624      | COLONIAL SUITES INC  | 326 DUVAL St<br>330 DUVAL St   | KEY WEST |
| <a href="#">00004390-000000</a> | 1004588      | BOT TIIF   | 322 DUVAL St<br>320 DUVAL St   | KEY WEST |
| <a href="#">00004420-000000</a> | 1004600      | TILLMAN FRED W LIVING TRUST 6/18/08                                | 314 DUVAL St<br>314_1 DUVAL St<br>314_2 DUVAL St<br>314_3 DUVAL St<br>314_4 DUVAL St<br>314_5 DUVAL St<br>314_6 DUVAL St<br>314_7 DUVAL St<br>314_8 DUVAL St<br>314_9 DUVAL St | KEY WEST |
| <a href="#">00004440-000000</a> | 1004626      | 425 CAROLINE ST LLC  | 425 CAROLINE St  | KEY WEST |
| <a href="#">00004500-000100</a> | 8730985      | BANYAN TREE OF KW CODNO AND OWNER ASSOC IN PH VI                   | 321 WHITEHEAD St   | KEY WEST |
| <a href="#">00004530-000100</a> | 8709803      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH IV                   | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004540-000100</a> | 8730977      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH III                  | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004550-000100</a> | 8659458      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PHASE I                 | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004560-000100</a> | 8750421      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH II                   | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004570-000100</a> | 8708904      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PHASE V                 | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004570-000200</a> | 8753861      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH VII                  | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004580-000100</a> | 8766289      | BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH VIII                 | 323 WHITEHEAD St   | KEY WEST |
| <a href="#">00004590-001500</a> | 8732619      | TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCIATION INC                | R/W EATON St   | KEY WEST |
| <a href="#">00004590-002000</a> | 8732660      | FIRST HORIZON BANK   | 330 WHITEHEAD St   | KEY WEST |
| <a href="#">00004590-002100</a> | 8732678      | 328 WHITEHEAD STREET LLC   | 328 WHITEHEAD St   | KEY WEST |
| <a href="#">00006510-000000</a> | 1006742      | ST PAULS CHURCH  | 401 DUVAL St   | KEY WEST |
| <a href="#">00006520-000000</a> | 1006751      | INTER-OCEAN HOLDINGS LLC   | 418 BAHAMA St  | KEY WEST |
| <a href="#">00006520-000100</a> | 8729367      | RAPPAPORT ROBERT   | 419 DUVAL St   | KEY WEST |
| <a href="#">00006530-000000</a> | 1006769      | 423 DUVAL STREET LLC   | 423 DUVAL St   | KEY WEST |
| <a href="#">00006550-000000</a> | 1006785      | SPOTTSWOOD PARTNERS II LTD   | 431 DUVAL St   | KEY WEST |
| <a href="#">00006560-000000</a> | 1006793      | ONDERDONK DIANE M<br>ONDERDONK GARY R                              | 513 FLEMING St<br>521 FLEMING St   | KEY WEST |
| <a href="#">00006570-000000</a> | 1006807      | SPOTTSWOOD PARTNERS II LTD   | 430 DUVAL St   | KEY WEST |

|   |         |  |  |          |
|---|---------|--|--|----------|
|  <a href="#">00006580-000000</a>   | 1006815 |  400 DUVAL RETAIL LLC   | 424 EATON St<br>400 DUVAL St A<br>400 DUVAL St B<br>400 DUVAL St C<br>402 DUVAL St<br>404 DUVAL St<br>406 DUVAL St<br>408 DUVAL St<br>416 EATON St<br>418 EATON St<br>400 DUVAL St 104 | KEY WEST |
|  <a href="#">00006590-000000</a>   | 1006823 |  MITCHELL PAUL J  | 412 EATON St<br>414 EATON St   | KEY WEST |
|  <a href="#">00006600-000000</a>   | 1006831 |  408 EATON HOTEL LLC  | 408 EATON St   | KEY WEST |
|  <a href="#">00006610-000000</a>   | 1006840 |  WHITEHEAD PROPERTIES II LLC  | 401 WHITEHEAD St<br>403 WHITEHEAD St   | KEY WEST |
|  <a href="#">00006620-000000</a>   | 1006858 |  WHITEHEAD PROPERTIES I LLC   | 407 WHITEHEAD St   | KEY WEST |
|  <a href="#">00006670-000000</a>   | 1006904 |  C AND D PROPERTIES OF KEY WEST I LLC   | 405 FLEMING St 101<br>405 FLEMING St 102   | KEY WEST |
|  <a href="#">00006680-000000</a>   | 1006912 |  409 FLEMING STREET LLC   | 409 FLEMING St   | KEY WEST |
|  <a href="#">00006680-000100</a>   | 8869347 |  411 FLEMING STREET LLC   | 411 FLEMING St   | KEY WEST |
|  <a href="#">00006690-000000</a>   | 1006921 |  SPOTTSWOOD PARTNERS II LTD   | 413 FLEMING St   | KEY WEST |
|  <a href="#">00006700-000000</a>   | 1006939 |  USA POSTAL SERVICE   | 400 WHITEHEAD St   | KEY WEST |
|  <a href="#">00006700-001100</a>   | 8959765 |  FIRST STATE BANK OF THE FLORIDA KEYS   | 444 WHITEHEAD St   | KEY WEST |
|  <a href="#">00009540-000100</a>   | 8843909 |  CARR JOE ALAN<br>REAMS JR CALUDE   | 514 FLEMING St   | KEY WEST |
|  <a href="#">00009540-000200</a>   | 8843917 |  512 FLEMING LLC  | 512 FLEMING St   | KEY WEST |
|  <a href="#">00009540-000300</a>   | 8843925 |  SANFELIPPO MICHAEL L REV LIVING TRUST 06/10/2016                               | 510 FLEMING St   | KEY WEST |
|  <a href="#">00009550-000000</a>   | 1009806 |  SPOTTSWOOD PARTNERS LTD  | 506 FLEMING St   | KEY WEST |
|  <a href="#">00009550-000100</a>   | 1009814 |  SHARPE HUMAN SOLUTIONS LLC   | 508 FLEMING St   | KEY WEST |
|  <a href="#">00009560-000000</a>  | 1009822 |  SPOTTSWOOD PARTNERS LTD   | 501 DUVAL St   | KEY WEST |
|  <a href="#">00009570-000000</a> | 1009831 |  SPOTTSWOOD PARTNERS II LTD   | 505 DUVAL St<br>503 DUVAL St   | KEY WEST |
|  <a href="#">00009850-000000</a> | 1010111 |  OLD KRESS BUILDING COMPANY INC<br>FERBER PAUL L IRREVOCABLE TRUST 11/21/1968 | 500 DUVAL St<br>424 FLEMING St A<br>430 FLEMING St 301   | KEY WEST |
|  <a href="#">00009860-000000</a> | 1010120 |  KEY WEST PROFESSIONAL OFFICES INC  | 422 FLEMING St   | KEY WEST |
|  <a href="#">00009860-000100</a> | 1010138 |  420 FLEMING LLC  | 420 FLEMING St   | KEY WEST |
|  <a href="#">00009900-000000</a> | 1010171 |  STROMBUS CORPORATION   | 416 FLEMING St   | KEY WEST |
|  <a href="#">00009910-000000</a> | 1010189 |  VREHIII MARREROS LLC   | 410 FLEMING St   | KEY WEST |
|  <a href="#">00009920-000100</a> | 8929419 |  CARRRELLO ANTHONY G  | 406 FLEMING St   | KEY WEST |
|  <a href="#">00009920-000200</a> | 8929420 |  0 MILE BUILDING LLC  | 501 WHITEHEAD St   | KEY WEST |
|  <a href="#">00009930-000000</a> | 1010201 |  505-507 WHITEHEAD STREET LLC   | 507 WHITEHEAD St 1<br>505 WHITEHEAD St 1<br>505 WHITEHEAD St 2<br>507 WHITEHEAD St 2   | KEY WEST |

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)



Last Data Upload: 3/9/2022, 2:56:46 AM

Version 2.3.178

○ 422 Eaton St, Key West, FL 33040  
⋮  
📍 St. Paul's Episcopal Church, 401 Duval St

+ Add destination

Leave now ▾ Options

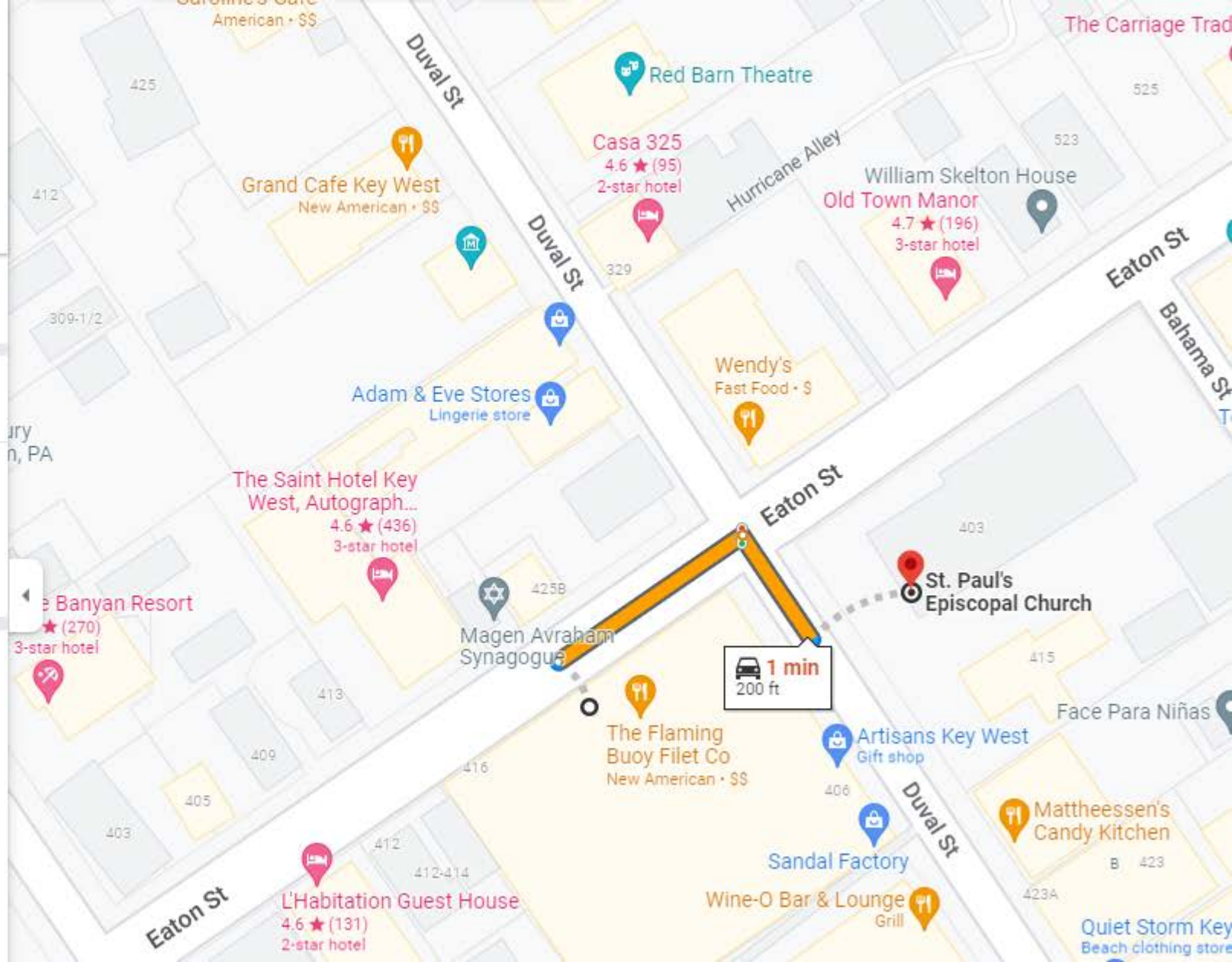
📱 Send directions to your phone

🚗 via Eaton St and Duval St **1 min**  
Fastest route, despite the usual traffic 203 ft

🔗 Details

### Explore St. Paul's Episcopal Church

- 🍴 Restaurants
- 🛏 Hotels
- ⛽ Gas stations
- P Parking Lots
- ⋮ More



← from 422 Eaton St, Key West, FL 33040  
to Dean-Lopez Funeral Home, 418 Simonton St, ...

**2 min (0.2 mile)**  
via Eaton St and Simonton St  
Fastest route, despite the usual traffic

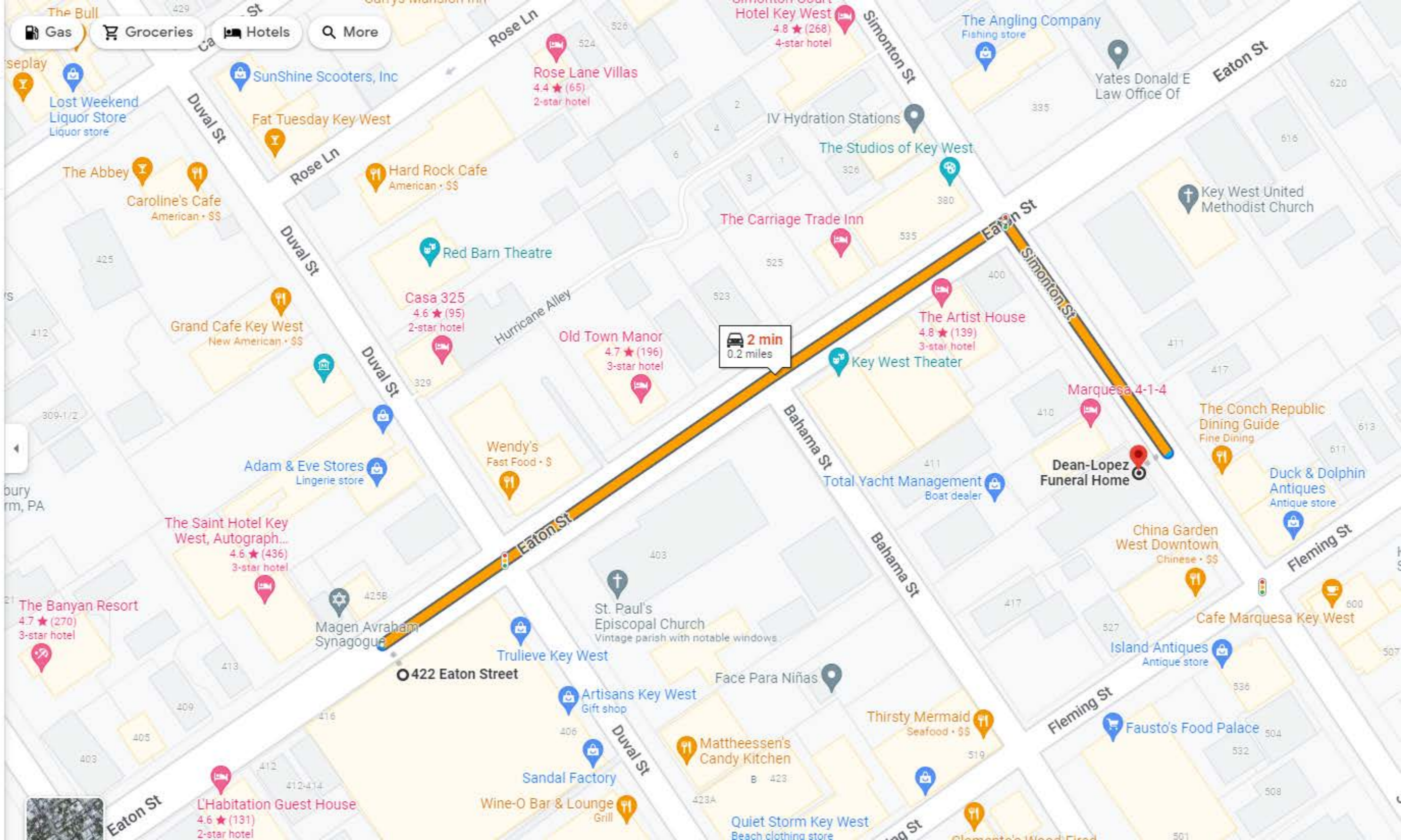
**422 Eaton St**  
Key West, FL 33040

↑ Head northeast on Eaton St toward Duval St  
Pass by Bully AI (on the right)  
0.1 mi

↘ Turn right onto Simonton St  
Destination will be on the right  
246 ft

**Dean-Lopez Funeral Home**  
418 Simonton St, Key West, FL 33040

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



Leave now Options

Send directions to your phone

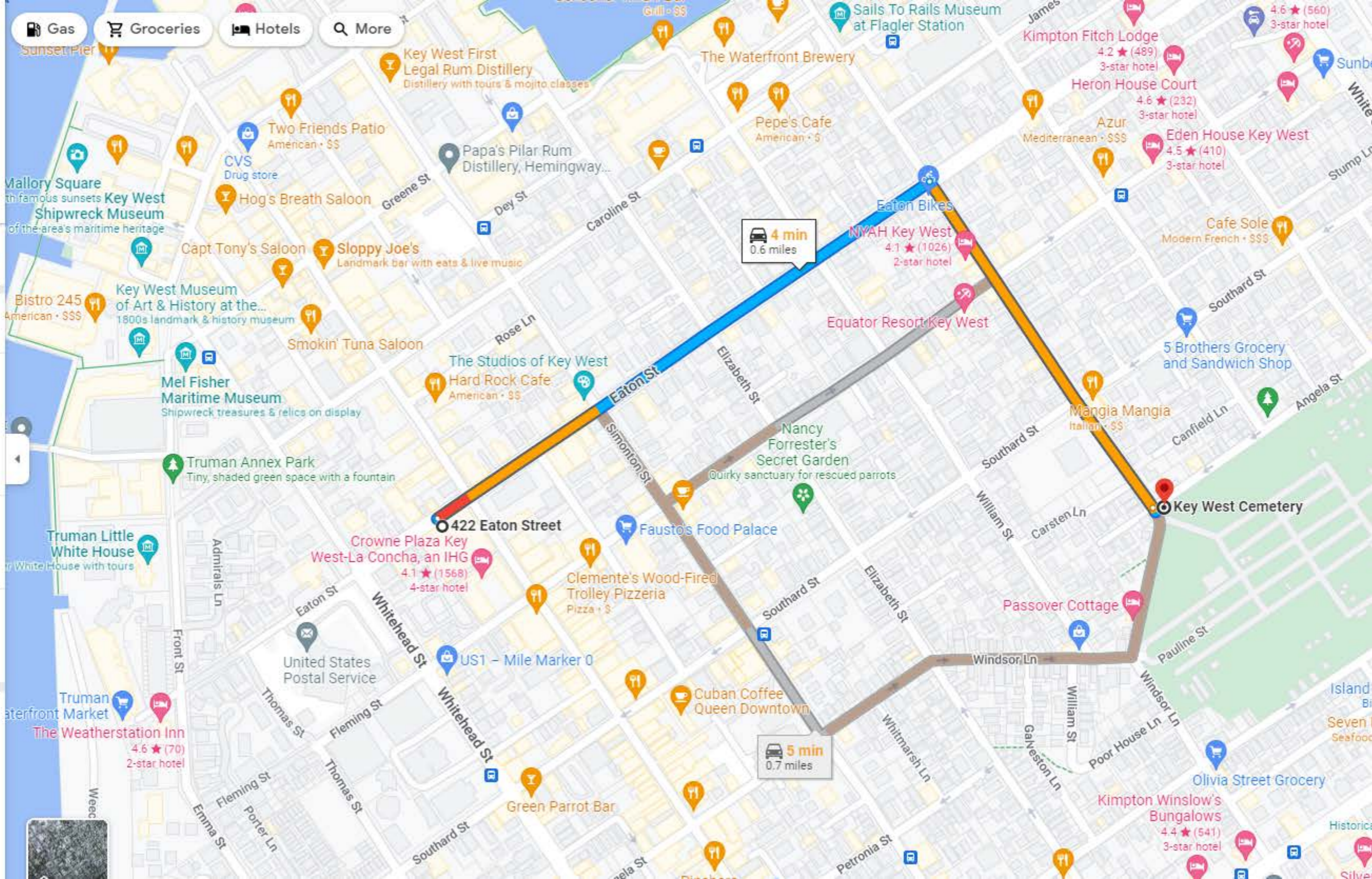
**via Eaton St and Margaret St** 4 min  
 Fastest route, despite the usual traffic  
0.6 mile  
[Details](#)

**via Fleming St and Margaret St** 4 min  
 Some traffic, as usual  
0.6 mile

**via Simonton St** 5 min  
 Some traffic, as usual  
0.7 mile

Explore Key West Cemetery

Restaurants Hotels Gas stations Parking Lots More



← from 422 Eaton St, Key West, FL 33040  
to The Basilica School of Saint Mary Star of the ...

**4 min** (0.7 mile)

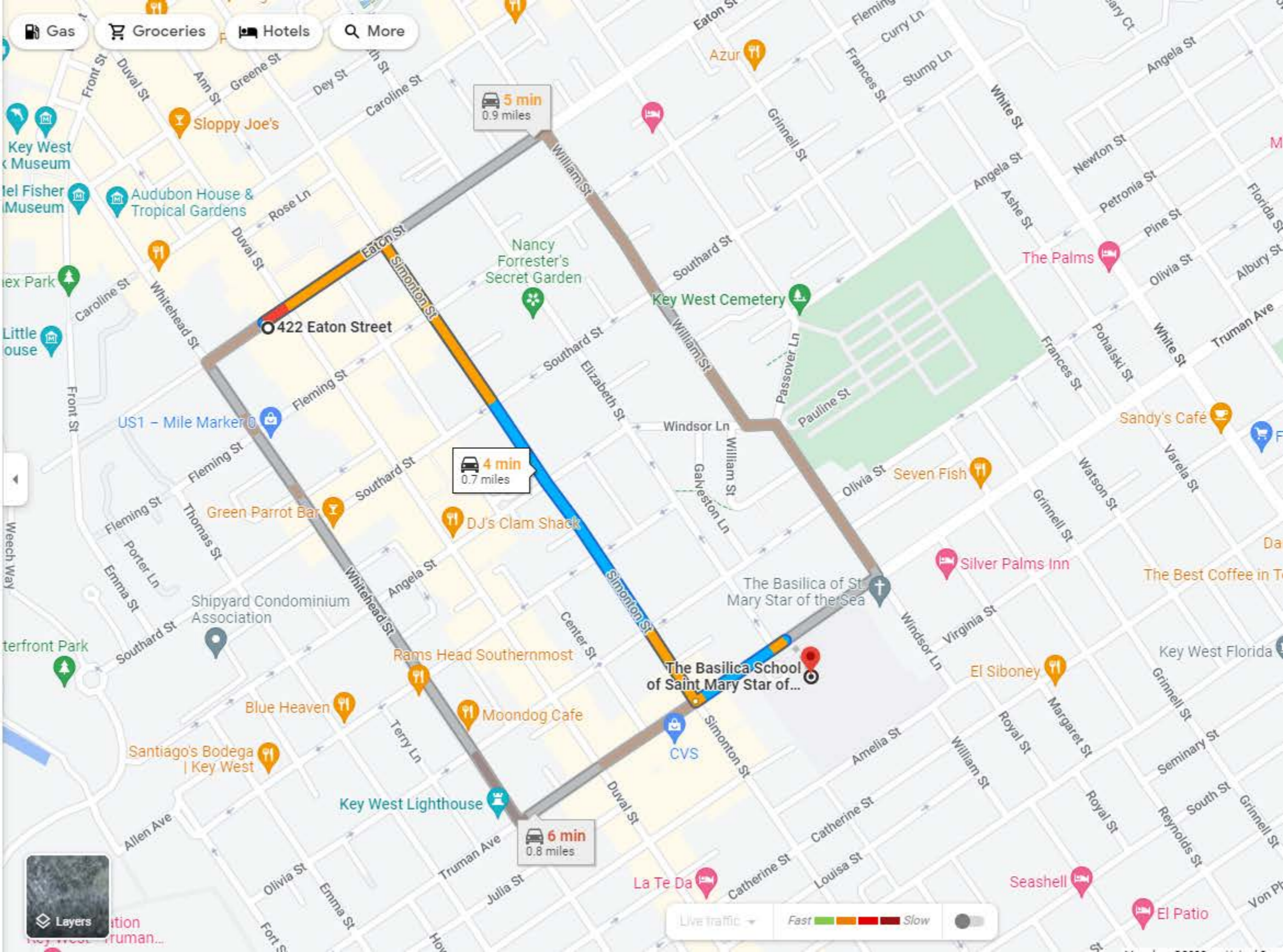
via Simonton St  
Fastest route, despite the usual traffic

**422 Eaton St**  
Key West, FL 33040

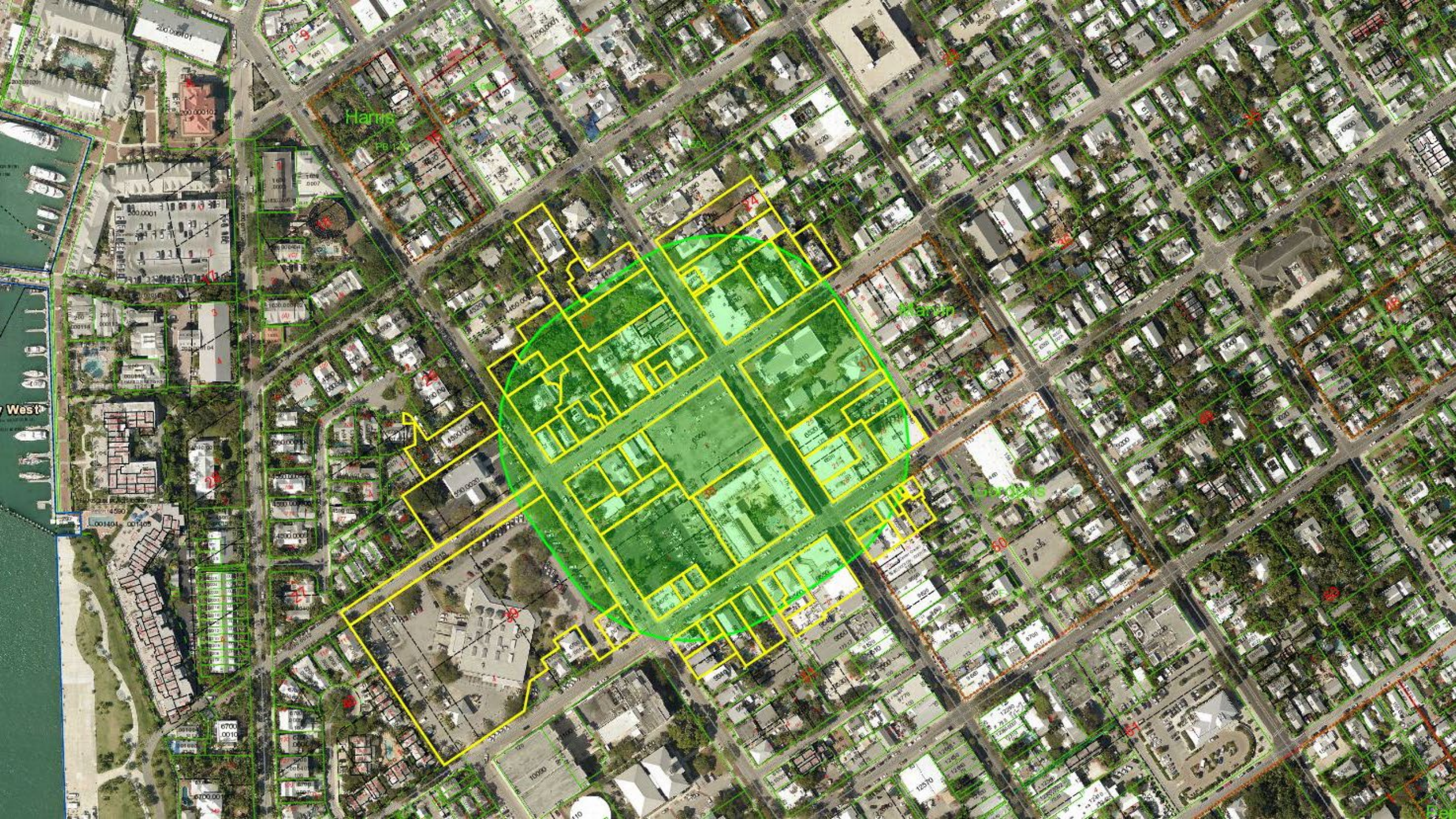
- ↑ Head northeast on Eaton St toward Duval St  
Pass by Bully AI (on the right)  
0.1 mi
- ↪ Turn right onto Simonton St  
0.5 mi
- ↶ Turn left onto Truman Ave  
Destination will be on the right  
499 ft

**The Basilica School of Saint Mary Star of the Sea**  
700 Truman Ave, Key West, FL 33040

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.







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**Deed**

\$ 19,132,000

Doc# 1887438 06/14/2012 4:12PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and after recording return to:

06/14/2012 4:12PM  
DEED DOC STAMP CL: MT \$133,924.00

Herrick, Feinstein LLP  
2 Park Avenue  
New York, New York 10016  
Attn: Gina M. Mavica, Esq.

Doc# 1887438  
Bk# 2575 Pg# 426

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13<sup>th</sup> day of June, 2012, by and between Duval Street Retail Center, LLC, a Delaware limited liability company, whose address is c/o JBK Capital, LLC, 561 Broadway, 10<sup>th</sup> Floor, New York, NY 10012 ("Grantor"), and 400 Duval Retail LLC, a Delaware limited liability company, whose address is 1119 Von Phister Street, Key West, FL 33040 ("Grantee").

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Monroe, State of Florida, and more particularly described as follows (the "Property"):

See Exhibit "A", attached hereto and made a part hereof

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple, forever.

**SUBJECT TO** all exceptions, liens, easements, encumbrances and other matters appearing of record or from a physical inspection of the Property (collectively, the "Permitted Exceptions").

**AND** Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

**SELLER:**

Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company

By: JBK 400 Duval Street, LLC, its member

\_\_\_\_\_  
(Witness Signature)

By: \_\_\_\_\_  
J.P. Josephson  
Member

\_\_\_\_\_  
(Witness Signature)

By: JBK 400 Duval Street Management, LLC, its manager

By: JBK Capital, LLC, its sole member

\_\_\_\_\_  
(Witness Signature)

*Jeremy M. Chao*

\_\_\_\_\_  
(Witness Signature)

*William Palmer*

By: \_\_\_\_\_  
J. Bray Kelly  
President

Doc# 1887438  
Bk# 2575 Pg# 427

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_ day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
State and County Aforesaid  
My commission expires:

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me this \_\_ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC , a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: \_\_\_\_\_  
Print Name: Jeremy M Chao  
State and County Aforesaid  
My commission expires:

**JEREMY M CHAO**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01CH6245813**  
**Qualified in New York County**  
**My Commission Expires August 08, 2015**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

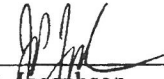
**SELLER:**

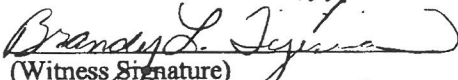
Signed, sealed and delivered in the presence of:

DUVAL STREET RETAIL CENTER, LLC, a Delaware limited liability company

By: JBK 400 Duval Street, LLC, its member

  
(Witness Signature) Michael Stander, Jr.

By:   
J.P. Josephson  
Member

  
(Witness Signature) Brandy L. Tejerina

By: JBK 400 Duval Street Management, LLC, its manager

By: JBK Capital, LLC, its sole member

\_\_\_\_\_  
(Witness Signature)

By: \_\_\_\_\_  
J. Bray Kelly  
President

\_\_\_\_\_  
(Witness Signature)

Doc# 1887438  
Bk# 2575 Pg# 429

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8 day of June, 2012, by J.P. Josephson, as a Member of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public



MICHAEL H. STAUDER, JR.  
MY COMMISSION # EE 105637  
EXPIRES: August 20, 2015  
Bonded Thru Budget Notary Services

Sign: [Signature]  
Print Name: MICHAEL STAUDER JR  
State and County Aforesaid  
My commission expires:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of June, 2012, by J. Bray Kelly, as President of JBK Capital, LLC, said LLC being the sole member of JBK 400 Duval Street Management LLC, said LLC being the Manager of JBK 400 Duval Street, LLC, said LLC being the member of Duval Street Retail Center, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Notary Public

Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
State and County Aforesaid  
My commission expires:

Exhibit A

Property Description

That piece or parcel of land in the Island of Key West, lying and being in the County of Monroe and State of Florida, described as follows:

PARCEL 1:

A portion of Lots 2 and 3, Square 38, Whitehead's map in the City of Key West, and more particularly described as follows:

Begin at a corner of Duval and Eaton Streets, thence Southwesterly along Eaton Street 200 Feet 4 inches; thence run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 2 feet 7 inches; then run Southeasterly parallel to Duval Street 88 feet; thence run Northeasterly parallel to Eaton Street 47 feet 9 inches; thence run Northwesterly parallel to Duval Street 25 feet; thence run Northeasterly parallel to Eaton Street 150 feet; thence run Northwesterly along Duval Street 151 feet to the Point of Beginning; and

PARCEL 2:

Commencing at a point on Duval Street a distance of 151 feet Southeasterly from the corner of Duval and Eaton Streets, and then running in a Southeasterly direction along the line of Duval Street, for a distance of 25 feet; thence at right angles along the line of Lot 1 in said square for a distance of 150 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street, for a distance of 25 feet; thence at right angles in a Northeasterly direction and parallel with Eaton Street for a distance of 150 feet to the Point of Beginning.

PARCEL 3:

Easement for the benefit of Parcel 1, recorded in Official Records Book 1971, Page 1155, in the Public Records of Monroe County, Florida.

MONROE COUNTY  
OFFICIAL RECORDS