

\$250

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

RECEIVED

FEB 04 2015

CITY OF KEY WEST  
PLANNING DEPT.

Applicant's Name Sandy Guthrie

Address of Proposed Display 208 Dural

RE# of Property 00001450-000100

Business Name Island Bottle Factory

Business Address 718 Emma St. Kw. Fl. 33040

Applicant's Mailing Address 718 Emma St. Kw. Fl. 33040

Telephone 305 304-7673

Email islandbottles@hotmail.com

Name of Property Owner Mark Rossi / 208 Dural LLC

Mailing Address 24 Hilton Haven Rd.

Telephone 305 797-0544

Email MROSSIkeywest@aol.com

RECEIVED

FEB 23 2015

CITY OF KEY WEST  
PLANNING DEPT.

Located in or on:

a porch, patio, or other attached portion of an adjacent permanent structure.

an arcade, gazebo, or other temporary structure.

a cart or movable booth. (Must have received or obtained HARC approval)

a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Recycled Bottles made into bowls + plates and jewelry cut from bottles and glass (retail) Handmade in Key West

(Hours of operation 10:30am 4:30pm 4-5 days per week)

X

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Describe the structure and equipment used in the display in detail, including any seating.

Pictures attached of display/cart

How far is the display from the street? 19' 2"  
How far is the display from the sidewalk? 5' 5"  
Length of time exception will be needed (no more than 60 months) \_\_\_\_\_

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

*The information furnished above is true and accurate to the best of my knowledge.*

Signature Vander J. Jones Date 2/2/15

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**City of Key West Planning Department**  
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Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

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specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, MARK ROSSI, in my capacity as PRESIDENT  
(print name) (print position; president, managing member)  
of 208 DUVAL LLC  
(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:

208 DUVAL STREET KEY WEST, FL 33040  
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]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this FEBRUARY 14 <sup>2015</sup> by  
MARK ROSSI  
Name of Authorized Representative date

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

[Signature]  
Notary's Signature and Seal

JASON A MOORE  
Name of Acknowledger typed, printed or stamped



EE 853099  
Commission Number, if any

# **Authorization**

**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, Mark Ross as  
*Please Print Name of person with authority to execute documents on behalf of entity*  
President of 208 Royal 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 on entity owner*

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

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

\_\_\_\_\_  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**Deed**

This instrument prepared by, and after  
recording return to:

Name: Howard Bregman, Esq.  
Address: Greenberg, Traurig, P.A.  
777 S. Flagler Dr, Suite 300E  
West Palm Beach, FL 33401

01/19/2007 3:53PM  
DEED DOC STAMP CL: JENNIFER\$38,500.00

Doc# 1623209  
Bk# 2266 Pg# 2017

(Space reserved for Clerk of Court)

## WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 18<sup>th</sup> day of January, 2007 by DUVAL ASSOCIATES, LLC, a Florida limited liability company, as Grantor, whose mailing address is 7188 Mandarin Drive, Boca Raton, Florida 33433, to 208 DUVAL, LLC, a Florida limited liability company, as Grantee, whose mailing address is 208 Duval Street, Key West, Florida 33040. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

### WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land, situate and being in Monroe County, Florida, to wit (the "Property"):

On the Island of Key West, Monroe County, Florida and a part of Lot Two (2), Square Fifteen (15) of William A. Whitehead's Map of said city delineated in 1829, and being more particularly described by metes and bounds as:

Begin at a point on Duval Street distant Southeasterly from the corner of Duval and Greene Streets 111.45 feet; thence Southeasterly along the Westerly right-of-way boundary of Duval Street 29.3 feet to a point; thence Southwesterly at a right angle 78.10 feet to a point on the centerline party wall; thence Northwesterly at a right angle and the said centerline and said line extended 29.3 feet to a point; thence Northeasterly at a right angle 78.10 feet back to the Point of Beginning.

Property Appraiser's Parcel Identification No: 00001450-000100

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: A. taxes and assessments for the current calendar year and all subsequent years; B. laws, zoning ordinances, restrictions, prohibitions and other

requirements imposed by governmental authority; and C. covenants, conditions, agreements, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

GRANTOR hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

Louder N. Henson  
Name: Louder N. Henson

DUVAL ASSOCIATES, LLC, a Florida  
limited liability company

Stephanie Maxson  
Name: Stephanie Maxson

By: Marc Rodstein  
Name: Marc Rodstein  
Title: Managing Member

STATE OF Florida )  
                                          ) ss:  
COUNTY OF Palm Beach )

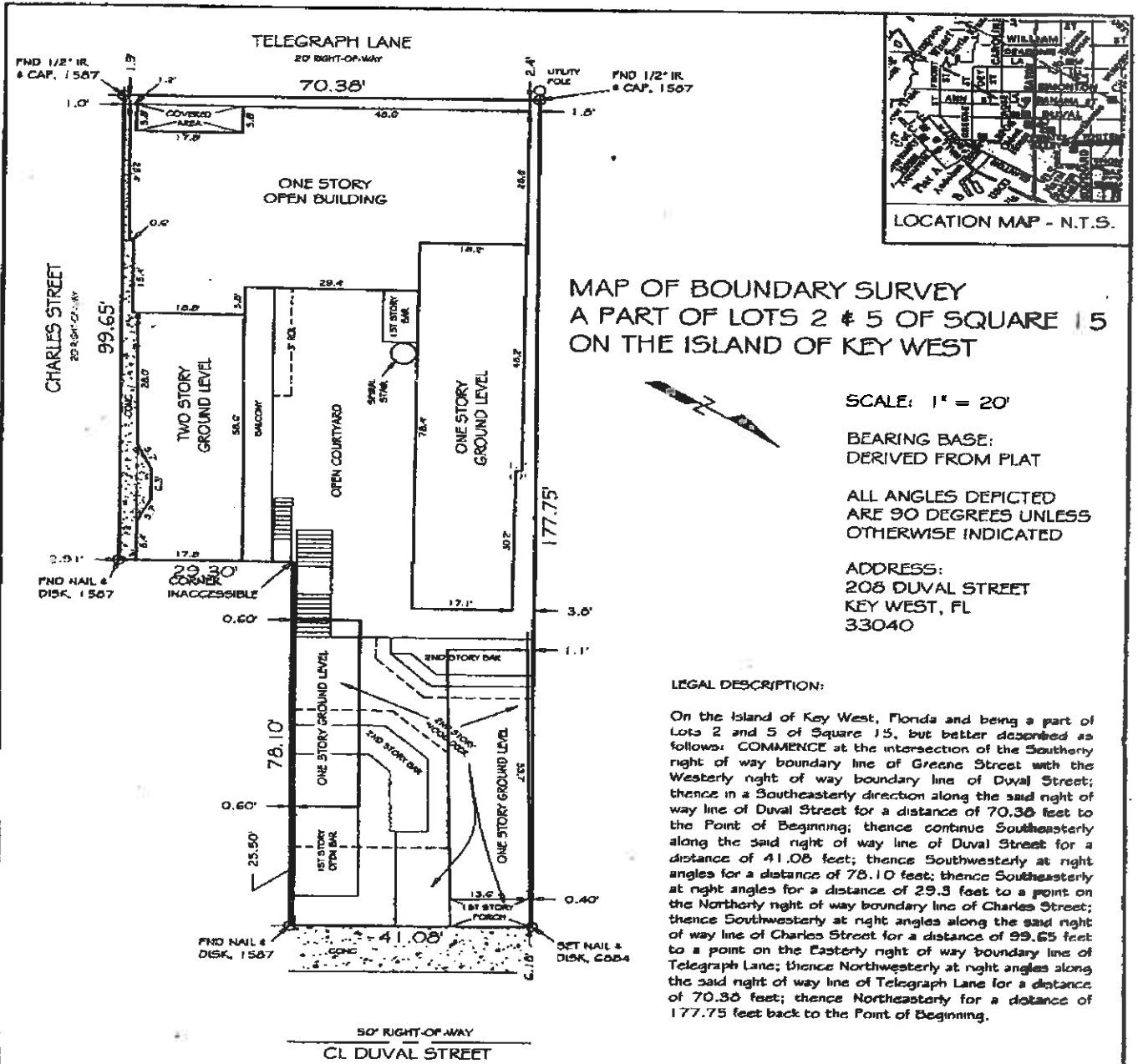
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2007 by Marc Rodstein, as Managing Member of Duval Associates, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or produced as identification.

My commission expires:

Name: Stephanie Maxson  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_



# Survey



**MAP OF BOUNDARY SURVEY  
A PART OF LOTS 2 & 5 OF SQUARE 15  
ON THE ISLAND OF KEY WEST**

SCALE: 1" = 20'  
BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
208 DUVAL STREET  
KEY WEST, FL  
33040

**LEGAL DESCRIPTION:**

On the Island of Key West, Florida and being a part of Lots 2 and 5 of Square 15, but better described as follows: COMMENCE at the intersection of the Southern right of way boundary line of Greene Street with the Westerly right of way boundary line of Duval Street; thence in a Southeasterly direction along the said right of way line of Duval Street for a distance of 70.38 feet to the Point of Beginning; thence continue Southeasterly along the said right of way line of Duval Street for a distance of 41.08 feet; thence Southwesterly at right angles for a distance of 78.10 feet; thence Southeasterly at right angles for a distance of 29.3 feet to a point on the Northernly right of way boundary line of Charles Street; thence Southwesterly at right angles along the said right of way line of Charles Street for a distance of 99.65 feet to a point on the Easterly right of way boundary line of Telegraph Lane; thence Northwesterly at right angles along the said right of way line of Telegraph Lane for a distance of 70.38 feet; thence Northeasterly for a distance of 177.75 feet back to the Point of Beginning.

**CERTIFIED TO -**  
MARK ROSSI  
WACHOVIA MORTGAGE CORPORATION, its successors  
and/or assigns  
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD  
CHICAGO TITLE INSURANCE COMPANY

NOTE: 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.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

**LEGAL DESCRIPTION -**  
SEE ABOVE

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>∠ = CENTRAL ANGLE</li> <li>ARPT = ASPHALT</li> <li>A = ARC LENGTH</li> <li>C = CURVE</li> <li>CM = CONCRETE MENTMENT</li> <li>CONC = CONCRETE</li> <li>COVER = COVERED</li> <li>DRMS = DRAINAGE EMBANKMENT</li> <li>EL = ELEVATION</li> <li>ENCL = ENCLINED</li> <li>ENCE = ENCROACHMENT</li> <li>EP = EDGE OF PAVEMENT</li> <li>FF = FINISHED FLOOR</li> <li>FI = FENCE INSIDE</li> <li>FO = FENCE OUTSIDE</li> <li>FOI = FENCE ON LINE</li> </ul> | <ul style="list-style-type: none"> <li>FP = IRON PIPE</li> <li>IR = IRON ROD</li> <li>IS&amp;S = IRON SADDLE</li> <li>MGVD = NATIONAL GEODETIC VERTICAL DATUM (1988)</li> <li>N75 = NORTH 75 DEGREE</li> <li>PC = POINT OF CURVE</li> <li>POB = POINT OF BEGINNING</li> <li>POC = POINT OF COMPOUND CURVE</li> <li>POI = PERMANENT CENTER POINT</li> <li>PP = PAVED PAVEMENT</li> <li>PL = PROPERTY LINE</li> <li>POB = POINT OF BEGINNING</li> <li>PI = CENTRAL ANGLE</li> <li>PI = POINT OF INTERSECTION</li> <li>POC = POINT OF COMMENCEMENT</li> </ul> | <ul style="list-style-type: none"> <li>PLC = POINT OF REVERSE CURVE</li> <li>PLM = PERMANENT SURVEY MONUMENT</li> <li>PP = POINT OF BEGINNING</li> <li>S = SUNDIAL</li> <li>SB = SCHEDULE</li> <li>SCS = RIGHT OF WAY</li> <li>TOP = TOP OF CURVE</li> <li>UBAS = UTILITY BASE</li> <li>UP = UTILITY POLE</li> <li>WM = WATER METER</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |          |
|-----------------|----------|
| SCALE           | 1" = 20' |
| FIELD WORK DATE | 07/05/02 |
| REVISION DATE   | --       |
| SHEET           | 1 OF 1   |
| DRAWN BY        | JM       |
| CHECKED BY      | RC       |
| INVOICE NO.     | 2070103  |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G 17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENCROACHMENT FORM 9, SUBPARAGRAPH 1(b) (SETBACKS), 1(b)(3)(ENCROACHMENTS), & 1(b)(4)(MEASUREMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

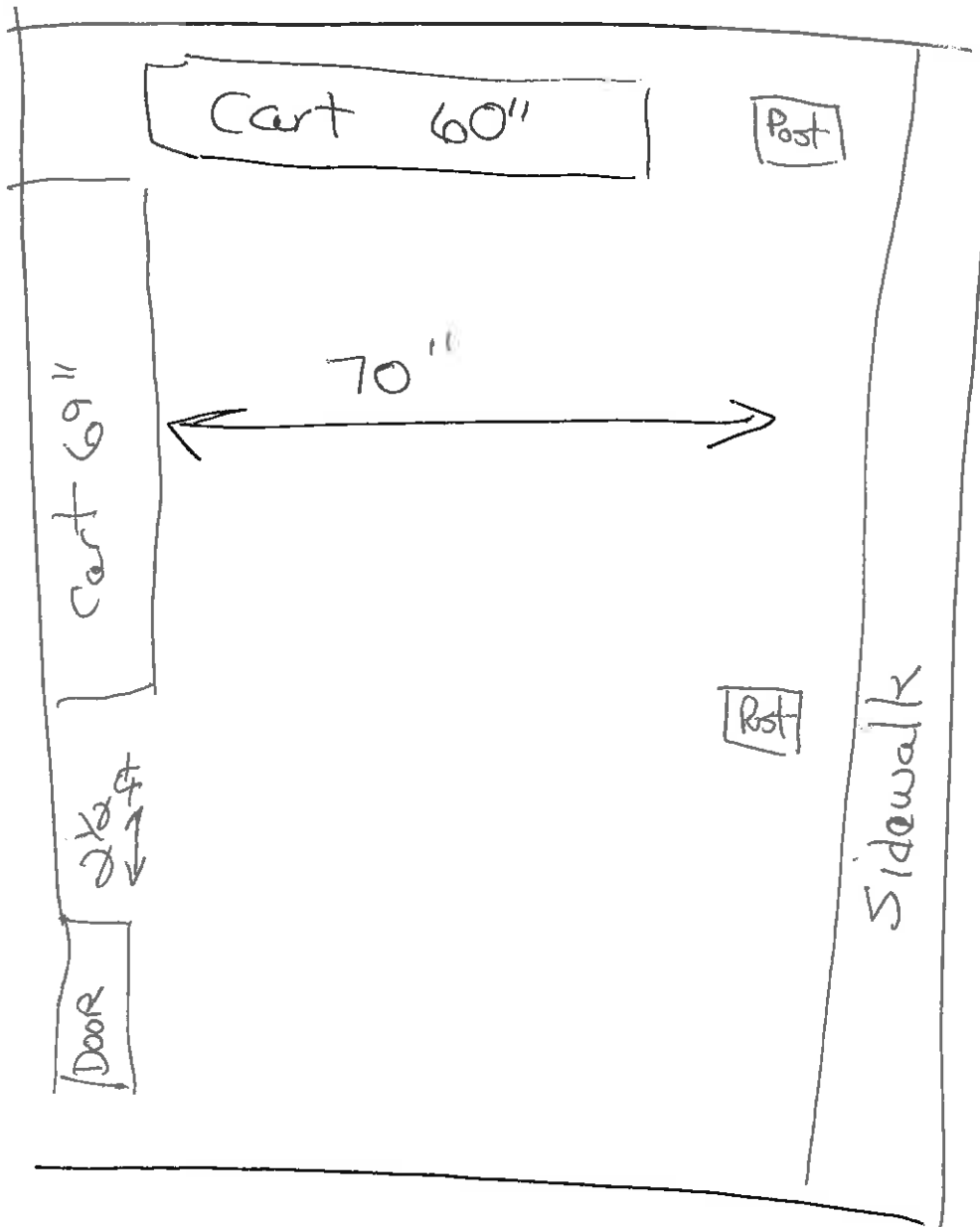
SIGNED: *[Signature]*

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

#5 SHIPS WAY, BIG PINE KEY, FL 33043  
TEL (305) 872 - 1348  
FAX (305) 872 - 5622

# Site Plans

- Site plan -

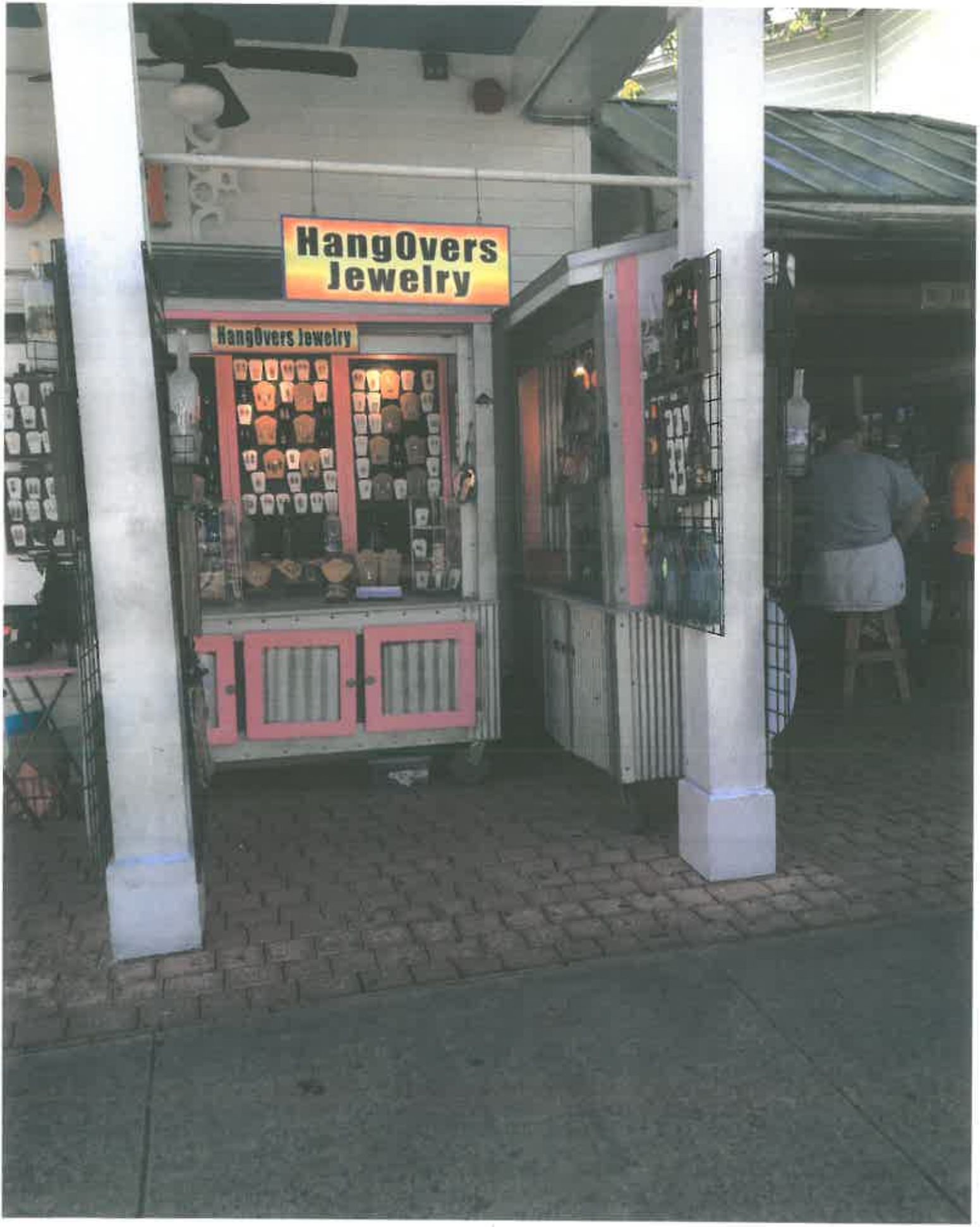


# **Site Photos**



**HangOvers  
Jewelry**

**HangOvers Jewelry**



"You drink it... We'll flatten it"

HAND MADE  
IN  
KEY WEST

island b@ttle factory







# **Additional Information**

DANISE D. HENRIQUEZ, C.F.C.  
TAX COLLECTOR MONROE COUNTY

2014 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CD | MILLAGE CODE |
|----------------------|-----------|--------------|
| 8613504              |           | 10KW         |

R

6 - 22675

00001450000100066825  
208 DUVAL ST KEY WEST  
KW PT LOT 2 SQR 15 OR837-317/318  
OR1132-2112/2119(AGREE) OR1815-  
205/206Q/C OR2266-2017/18

208 DUVAL LLC  
PO BOX 1527  
KEY WEST FL 33041-1527



| TAXING AUTHORITY              | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE VALUE | TAXES DUE               |             |
|-------------------------------|--------------|----------------|------------------|---------------|-------------------------|-------------|
| SCHOOL STATE LAW              | 1.8780       | 1,095,530      |                  | 1,095,530     | 2,057.41                |             |
| SCHOOL LOCAL BOARD            | 1.7480       | 1,095,530      |                  | 1,095,530     | 1,914.99                |             |
| GENERAL REVENUE FUND          | 9485         | 1,095,530      |                  | 1,095,530     | 1,039.11                |             |
| F&F LAW ENFORCE JAIL JUDICIAL | 2.1213       | 1,095,530      |                  | 1,095,530     | 2,325.95                |             |
| HEALTH CLINIC                 | 0577         | 1,095,530      |                  | 1,095,530     | 63.21                   |             |
| FLORIDA KEYS MOSQUITO CONTROL | 4824         | 1,095,530      |                  | 1,095,530     | 528.48                  |             |
| CITY OF KEY WEST              | 2.7743       | 1,095,530      |                  | 1,095,530     | 3,039.33                |             |
| SO FL WATER MANAGEMENT DIST   | 1577         | 1,095,530      |                  | 1,095,530     | 172.77                  |             |
| KEECHOBBEE BASIN              | 1717         | 1,095,530      |                  | 1,095,530     | 188.10                  |             |
| EVERGLADES CONSTRUCTION PRJT  | 0548         | 1,095,530      |                  | 1,095,530     | 60.04                   |             |
| <b>TOTAL MILLAGE</b>          |              |                |                  | 10.3944       | <b>AD VALOREM TAXES</b> | \$11,387.39 |

| LEVYING AUTHORITY                 | RATE | AMOUNT   |
|-----------------------------------|------|----------|
| KEY WEST STORMWATER               |      | 408.05   |
| <b>NON-AD VALOREM ASSESSMENTS</b> |      | \$408.05 |

PAY ONLY ONE AMOUNT IN YELLOW SHADED AREA

PAY YOUR BILL



|                                       |             |                                            |
|---------------------------------------|-------------|--------------------------------------------|
| <b>COMBINED TAXES AND ASSESSMENTS</b> | \$11,795.44 | See reverse side for important information |
|---------------------------------------|-------------|--------------------------------------------|

|                       |                       |                      |                       |                    |           |
|-----------------------|-----------------------|----------------------|-----------------------|--------------------|-----------|
| NOVEMBER<br>11,323.62 | DECEMBER<br>11,441.58 | JANUARY<br>11,559.53 | FEBRUARY<br>11,677.49 | MARCH<br>11,795.44 | TAX + PEN |
|-----------------------|-----------------------|----------------------|-----------------------|--------------------|-----------|

RETAIN THIS PORTION FOR YOUR RECORDS  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

IF PAID BY

DANISE D. HENRIQUEZ, C.F.C.  
TAX COLLECTOR MONROE COUNTY

2014 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CD | MILLAGE CODE |
|----------------------|-----------|--------------|
| 8613504              |           | 10KW         |

R

00001450000100066825  
208 DUVAL ST KEY WEST  
KW PT LOT 2 SQR 15 OR837-317/318  
OR1132-2112/2119(AGREE) OR1815-  
205/206Q/C OR2266-2017/18

208 DUVAL LLC  
PO BOX 1527  
KEY WEST, FL 33041-1527

CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C. • P.O. BOX 1129 • KEY WEST, FL 33041-1129

|                       |                       |                      |                       |                    |           |
|-----------------------|-----------------------|----------------------|-----------------------|--------------------|-----------|
| NOVEMBER<br>11,323.62 | DECEMBER<br>11,441.58 | JANUARY<br>11,559.53 | FEBRUARY<br>11,677.49 | MARCH<br>11,795.44 | TAX + PEN |
|-----------------------|-----------------------|----------------------|-----------------------|--------------------|-----------|

000000000 0001179544 000000008613504 0001 1

RETURN WITH PAYMENT

# **Property Appraiser Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

Property Record Card -  
Maps are now launching the new map application version.

Website tested on IE8,  
IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 8613504 Parcel ID: 00001450-000100

### Ownership Details

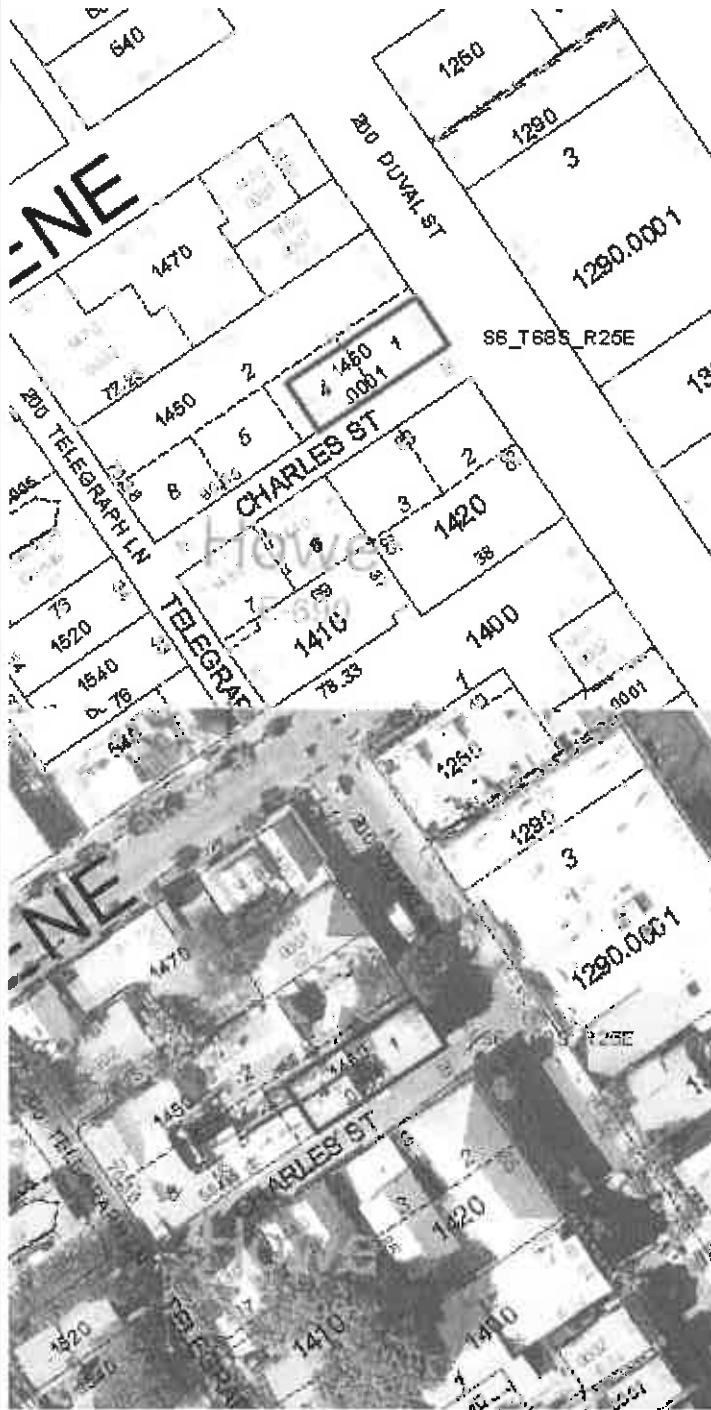
**Mailing Address:**  
208 DUVAL LLC  
PO BOX 1527  
KEY WEST, FL 33041-1527

### Property Details

**PC Code:** 33 - NIGHTCLUBS, LOUNGES, BARS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 208 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 15 OR837-317/318 OR1132-2112/2119(AGREE) OR1815-205/206Q/C OR2266-2017/18



Click Map Image to open interactive viewer



**Land Details**

| Land Use Code         | Frontage | Depth | Land Area   |
|-----------------------|----------|-------|-------------|
| 100D - COMMERCIAL DRY | 29       | 78    | 2,288.30 SF |

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 3222  
Year Built: 1953

### Building 1 Details

Building Type  
Effective Age 9  
Year Built 1953  
Functional Obs 0

Condition G  
Perimeter 446  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 10  
Grnd Floor Area 3,222

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

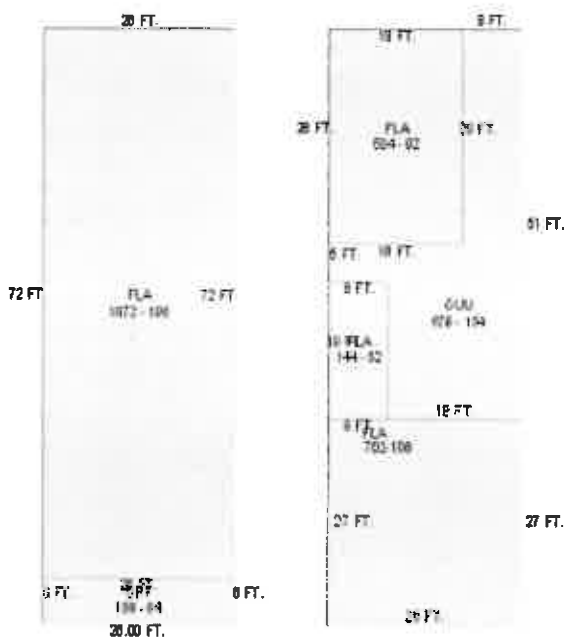
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 3  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 15

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area  |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0   | FLA  |          | 1         | 1953       |       |     |            |                     | 1,872 |
| 0   | OPF  |          | 1         | 1953       |       |     |            |                     | 156   |
| 0   | FLA  |          | 1         | 2008       |       |     |            |                     | 144   |
| 0   | FLA  |          | 1         | 1953       |       |     |            |                     | 504   |
| 0   | OUU  |          | 1         | 1953       |       |     |            |                     | 678   |
| 3   | FLA  |          | 1         | 1993       |       |     |            |                     | 702   |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type                | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------------|--------|-----------|-----|
|             |                     | NIGHT CLUBS/BARS-A- | 100    | Y         | Y   |
|             |                     | NIGHT CLUBS/BARS-A- | 100    | Y         | Y   |
|             |                     | NIGHT CLUBS/BARS-A- | 100    | Y         | Y   |
|             |                     | OFF BLDG-1 STY-B    | 67     | Y         | Y   |
|             | 15025               | NIGHT CLUBS/BARS-A- | 33     | Y         | Y   |

Exterior Wall:

| Interior Finish Nbr | Type               | Area % |
|---------------------|--------------------|--------|
| 5178                | AB AVE WOOD SIDING | 100    |

Appraiser Notes

10/06/04: PERMIT(S) #04-2652 (ADDITION, ETC) BELONG TO RICK'S COMPLEX - BKC

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount     | Description | Notes                                                                            |                                                    |
|-------------|-------------|----------------|------------|-------------|----------------------------------------------------------------------------------|----------------------------------------------------|
| 34          | 07-5525     | 01/07/2008     | 2,500      | Commercial  | REMOVE & REPLACE EXISTING FIXTURES                                               |                                                    |
| 32          | 07-5489     | 01/03/2008     | 11,500     | Commercial  | INSTALL FIRE ALARM SYSTEM                                                        |                                                    |
| 33          | 07-4755     | 01/03/2008     | 422,000    | Commercial  | CONSTRUCT NEW BAR ON FOOTPRINT OF OLD BAR, INSTALL 5 SQS OF V-CRIMP              |                                                    |
| 35          | 08-0085     | 01/15/2008     | 24,000     | Commercial  | INSTALL WHEELCHAIR LIFT OUTSIDE TO DECK, INSTALL WHEELCHAIR LIFT OUTSIDE TO DECK |                                                    |
| 1           | A944169     | 12/01/1994     | 11/01/1995 | 2,500       | Commercial                                                                       | WALL SIGN                                          |
| 2           | B951215     | 04/01/1995     | 11/01/1995 | 5,000       | Commercial                                                                       | NEW STOREFRONT                                     |
| 3           | E952341     | 07/01/1995     | 11/01/1995 | 850         | Commercial                                                                       | ELECTRICAL                                         |
| 4           | B952443     | 07/01/1995     | 11/01/1995 | 1,200       | Commercial                                                                       | CANVAS AWNING                                      |
| 5           | E952628     | 08/01/1995     | 11/01/1995 | 1,200       | Commercial                                                                       | ELECTRICAL UPGRADE                                 |
| 6           | A953268     | 09/01/1995     | 11/01/1995 | 600         | Commercial                                                                       | ROLL ROOFING                                       |
| 7           | 9603056     | 07/01/1996     | 11/01/1996 | 16,000      | Commercial                                                                       | MECHANICAL                                         |
| 8           | 9603148     | 07/01/1996     | 11/01/1996 | 2,000       | Commercial                                                                       | RENOVATIONS                                        |
| 9           | 9603329     | 08/01/1996     | 11/01/1996 | 550         | Commercial                                                                       | RENOVATIONS                                        |
| 10          | 9700560     | 02/01/1997     | 11/01/1997 | 600         | Commercial                                                                       | REPAIRS                                            |
| 11          | 9703807     | 11/01/1997     | 11/01/1997 | 3,500       | Commercial                                                                       | UPDATE TO 400 AMP SERVICE                          |
| 12          | 9903780     | 11/12/1999     | 12/09/1999 | 193,450     | Commercial                                                                       | ELECTRICAL                                         |
| 13          | 0003756     | 11/21/2000     | 11/16/2001 | 15,000      | Commercial                                                                       | INTERIOR WORK                                      |
| 14          | 0002650     | 07/16/2001     | 11/16/2001 | 1,000       | Commercial                                                                       | PAINT                                              |
| 15          | 02-3064     | 11/20/2002     | 10/06/2004 | 1,250       | Commercial                                                                       | NEW AWINING                                        |
| 16          | 07-3266     | 07/02/2007     |            | 20,000      | Commercial                                                                       | COMPLETE INTERIOR DEMO                             |
| 17          | 07-3268     | 07/02/2007     |            | 2,000       | Commercial                                                                       | DEMO EXITSING ELECTRICAL WITH EXCEPTION OF SERVICE |

|    |         |            |         |            |                                                                                            |
|----|---------|------------|---------|------------|--------------------------------------------------------------------------------------------|
| 18 | 07-3267 | 07/02/2007 | 500     | Commercial | DEMO PLUMBING                                                                              |
| 19 | 07-3312 | 07/03/2007 | 1,500   | Commercial | REMOVE EXISTING A/C UNIT                                                                   |
| 20 | 07-3266 | 07/27/2007 | 20,000  | Commercial | DEMOLATION PER PLANS                                                                       |
| 21 | 07-3986 | 08/15/2007 | 10,000  | Commercial | DEMO AND REMOVE EXISTING WOOD FRAME STRUCTURE. BUILDING IS APPROX.29.3' X 25.5'            |
| 22 | 07-4332 | 09/13/2007 | 40,000  | Commercial | CONSTRUCT FOUNDATION                                                                       |
| 23 | 07-3963 | 09/24/2007 | 0       | Commercial | PLUMBING UP-GRADE TO RENOVATION ROUGH AND TRIM                                             |
| 24 | 07-4491 | 10/03/2007 | 80,000  | Commercial | NEW WIRING OF A 4400SF AREA WITH 450 AMPS                                                  |
| 25 | 07-3963 | 10/15/2007 | 0       | Commercial | PLUMBING UPGRADE TO RENOVATION ROUGH AND TRIM                                              |
| 26 | 07-4754 | 10/16/2007 | 1,000   | Commercial | BUILD NEW FOUNDATION                                                                       |
| 27 | 07-4755 | 10/18/2007 | 410,000 | Commercial | CONSTRUCT NEW BUILDING                                                                     |
| 28 | 07-4760 | 10/18/2007 | 5,600   | Commercial | CONSTRUCT 16 SQRS OF V-CRIMP ROOFING                                                       |
| 29 | 07-4786 | 10/22/2007 | 60,000  | Commercial | INSTALL TWO CENTRAL A/C SYSTEMS ONE 12 TON SPLIT FOR FIRST FLOOR,ONE 7.5 TON FOR 2ND FLOOR |
| 30 | 07-5088 | 11/16/2007 | 500     | Commercial | REVISION TO PERMIT #07-4754                                                                |
| 31 | 07-5040 | 11/26/2007 | 36,500  | Commercial | INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEM                                            |

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014      | 504,715          | 0                            | 1,264,406        | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2013      | 312,384          | 0                            | 1,063,249        | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2012      | 329,501          | 0                            | 1,063,249        | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2011      | 329,501          | 0                            | 1,063,249        | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2010      | 329,501          | 0                            | 951,404          | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2009      | 329,501          | 0                            | 1,218,817        | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2008      | 342,338          | 0                            | 606,400          | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2007      | 243,132          | 0                            | 606,400          | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2006      | 249,210          | 0                            | 228,830          | 1,095,530                 | 1,095,530            | 0                   | 1,095,530            |
| 2005      | 258,328          | 0                            | 217,389          | 970,277                   | 970,277              | 0                   | 970,277              |
| 2004      | 257,244          | 0                            | 217,389          | 970,277                   | 970,277              | 0                   | 970,277              |
| 2003      | 257,244          | 0                            | 164,758          | 970,277                   | 970,277              | 0                   | 970,277              |
| 2002      | 257,244          | 0                            | 164,520          | 970,277                   | 970,277              | 0                   | 970,277              |
| 2001      | 263,297          | 0                            | 164,520          | 798,818                   | 798,818              | 0                   | 798,818              |
| 2000      | 263,297          | 0                            | 141,670          | 778,191                   | 778,191              | 0                   | 778,191              |
| 1999      | 252,973          | 0                            | 141,670          | 778,191                   | 778,191              | 0                   | 778,191              |
| 1998      | 168,990          | 0                            | 141,670          | 489,516                   | 489,516              | 0                   | 489,516              |
| 1997      | 168,990          | 0                            | 137,100          | 489,516                   | 489,516              | 0                   | 489,516              |
| 1996      | 150,096          | 0                            | 137,100          | 468,258                   | 468,258              | 0                   | 468,258              |

|      |         |   |         |         |         |   |         |
|------|---------|---|---------|---------|---------|---|---------|
| 1995 | 130,083 | 0 | 137,100 | 468,258 | 468,258 | 0 | 468,258 |
| 1994 | 130,083 | 0 | 137,100 | 443,613 | 443,613 | 0 | 443,613 |
| 1993 | 110,187 | 0 | 137,100 | 404,444 | 404,444 | 0 | 404,444 |
| 1992 | 110,187 | 0 | 137,100 | 404,444 | 404,444 | 0 | 404,444 |
| 1991 | 110,187 | 0 | 137,100 | 404,444 | 404,444 | 0 | 404,444 |
| 1990 | 110,187 | 0 | 119,391 | 404,444 | 404,444 | 0 | 404,444 |
| 1989 | 110,187 | 0 | 118,820 | 362,754 | 362,754 | 0 | 362,754 |
| 1988 | 80,950  | 0 | 104,539 | 265,076 | 265,076 | 0 | 265,076 |
| 1987 | 66,591  | 0 | 68,550  | 260,367 | 260,367 | 0 | 260,367 |
| 1986 | 66,681  | 0 | 68,550  | 253,316 | 253,316 | 0 | 253,316 |
| 1985 | 65,101  | 0 | 27,420  | 237,974 | 237,974 | 0 | 237,974 |
| 1984 | 64,438  | 0 | 27,420  | 122,278 | 122,278 | 0 | 122,278 |
| 1983 | 64,438  | 0 | 18,855  | 83,293  | 83,293  | 0 | 83,293  |
| 1982 | 57,468  | 0 | 18,855  | 76,323  | 76,323  | 0 | 76,323  |

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price     | Instrument | Qualification |
|-----------|----------------------------|-----------|------------|---------------|
| 1/18/2007 | 2266 / 2017                | 5,500,000 | WD         | C             |
| 6/1/1981  | 837 / 317                  | 324,000   | WD         | U             |

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176