

APPLICATION

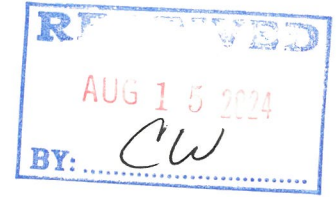


**TRANSFER OF TRANSIENT UNIT
AND LICENSE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at **1300 White Street, Key West, FL 33040**. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

Following is the application process for a Transfer of Transient Unit and License:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

1004 Eaton Street

423 Front Street

RE# 00005290-000000

RE# 00000160-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Key Endeavors LLC

Old Harbor House Inc (c/o Duval Group)

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Owen Trepanier
Trepanier & Associates Inc

Owen Trepanier
Trepanier & Associates Inc

Address: 1421 First St, Unit 101
Key West, FL 33040

Address: 1421 First St, Unit 101
Key West, FL 33040

Telephone (305) 293-8983 Email owen@owentrepanier.com

For Sender Site:

“Local name” of property Knowles House
1004 Eaton Street Zoning district HNC-2

Legal description KW PT LOT 3 SQR 32

Current use: Guesthouse

Number of existing transient units: 6

Size of site 4,020 sf Number of existing city transient rental licenses: 6

What is being removed from the sender site? 2 transient units & licenses

What are your plans for the sender site? Single-family residence with
2 transient units & licenses

For Receiver Site:

“Local name” of property 423 Front Street Zoning district HRCC-1

Legal description KW PT LOT 3 SQR 3

Current use Residential / commercial

Size of site: 4,700 sf Number of existing city transient rental licenses: 1

Number of existing transient and/or residential units: 1 transient / 1 non-transient

Existing non-residential floor area 4,512 sf

What will be transferred to the receiver site? 2 transient units & licenses

What are your plans for the receiver site? Commercial use on ground floor.
2 transient residential units on 2nd floor.

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Key Endeavors LLC
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Sophak Ngov (MGR)
Michael Ngov (Member)

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:
c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Old Harbor House Inc
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Shlomo D'Jamal (MGR)
Charles Ittah (MGR)
Uri Gamal (MGR)

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP: _____

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

REQUIRED ATTACHMENTS

Sender Site

- ✓ 1. Current survey
- ✓ 2. Current floor plans
- ✓ 3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
- ✓ 4. Copy of last recorded deed to show ownership as listed on application
- ✓ 5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
- NA 6. Proposed site plan if changed for future use
- NA 7. Proposed floor plans if changed for future use
- ✓ 8. Detailed description of how use of transient rental units will be extinguished.
- 9. Other _____

Receiver Site

- ✓ 1. Current survey
- ✓ 2. Current floor plans
- ✓ 3. Copies of current occupational license(s).
- ✓ 4. Copy of last recorded deed to show ownership as listed on application
- NA 5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
- NA 6. Proposed site plan if changed for future use
- NA 7. Proposed floor plans if changed for future use
- 8. Other _____

~ **NOTE: The above items constitute one (1) complete application package.**
Two (2) signed & sealed surveys and site plans are required ~

MEMORANDUM

Date: August 7, 2024
To: City of Key West Planning Department
From: Jeff Burgess, Associate
CC: Owen Trepanier, Thomas Francis-Siburg
Re: **1004 Eaton Street (RE #00005290-000000)**
Extinguishment of Transient Rental Unit Use



Please be advised that the use of transient rental units located at 1004 Eaton Street will be extinguished in the following manner:

Current licensing:

BTR #LIC2023-000517	2 Transient Rental Units
BTR #LIC2023-000504	4 Transient Rental Units (No Use Permitted)
BTR #LIC2024-000218	1 Transient Rental Unit (No Use Permitted)*

- Note: LIC2024-00218 was approved for transfer to 921 Windsor Lane via PB 2024-001 but has not yet been transferred to that location pending a Certificate of Occupancy.

The 2 transient rental units referenced on BTR #LIC2023-000517 will remain at 1004 Eaton Street, which has been renovated into a single-family home with one guest cottage.

2 of the 4 transient rental units referenced on BTR #LIC2023-000504 are being transferred to 423 Front Street as a 2-for-1 transient unit & license transfer via this application package. The remaining 2 transient rental units in "no use permitted" status will be transferred to location(s) to be determined at a later date.

RECIEVER SITE FLOOR PLAN

INTERIOR DOOR SCHEDULE							
MARK	NOMINAL SIZE (W X H)	DESCRIPTION	ROUGH OPENING	MANUFACTURER/MODEL	FINISH	HARDWARE	COMMENT
01	2'-8" x 6'-8"	2 PANEL/SOLID WOOD SWING DOOR	VERIFY	BY CONTRACTOR	TBD	TBD	
02	2'-4" x 6'-8"	2 PANEL/SOLID WOOD SWING DOOR	VERIFY	BY CONTRACTOR	TBD	TBD	
03	3'-0" x 6'-8"	2 PANEL/SOLID WOOD SWING DOOR	VERIFY	BY CONTRACTOR	TBD	TBD	
04	4'-0" x 6'-8"	CLOSET DOOR	VERIFY	BY CONTRACTOR	TBD	TBD	
05	3'-0" x 6'-8"	2 PANEL/SOLID WOOD SWING DOOR	VERIFY	BY CONTRACTOR	TBD	TBD	

Receiver Site

THIS PLAN HAS BEEN PREPARED BY ARCHITECT RICHARD J. MILELLI, P.E. ON 11/21/22. SCALE: 1/8"=1'-0".

Richard Milelli
Digitally signed by Richard Milelli
Date: 2022.01.25 16:08:51 -05'00'

WSA
william shepler & associates
architecture

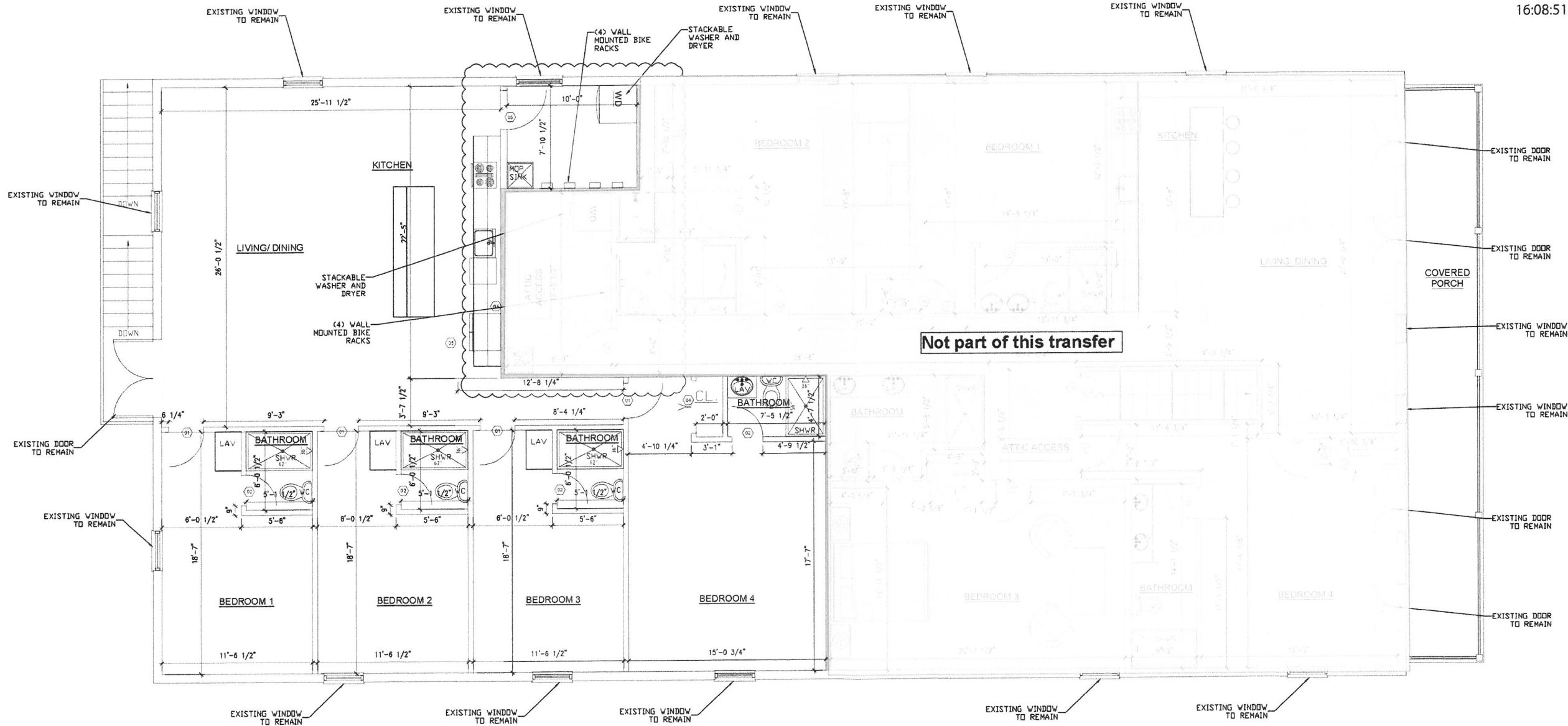
201 Front Street, Suite 208
Key West, FL 33040
Tel: 305-735-5131
Email: info@wsa.com

Seal:
RICHARD J. MILELLI
No. 58315
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Consultants:
N
W E
S

Northstar Engineering LLC
AUTHORIZATION #34715
ph: 305-481-0400

Submissions / Revisions:
R.P.A.S. SUBMISSION 11-07-18
C.W. SUBMISSION 12-03-21
C.W. SUBMISSION 1-04-22
C.W. SUBMISSION 1-25-22



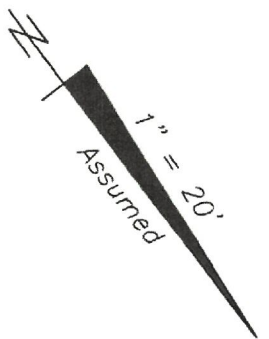
1 PROPOSED 2ND FLOOR PLAN
A2.2 1/4" = 1'-0"

423 FRONT STREET
KEY WEST, FL
PERMIT SUBMISSION

Drawing Size: 24x36 Project #: 16-028
Title:
PROPOSED FLOOR PLAN
Sheet Number:
A-2.2
Date: MAY 28, 2019
© 2018 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

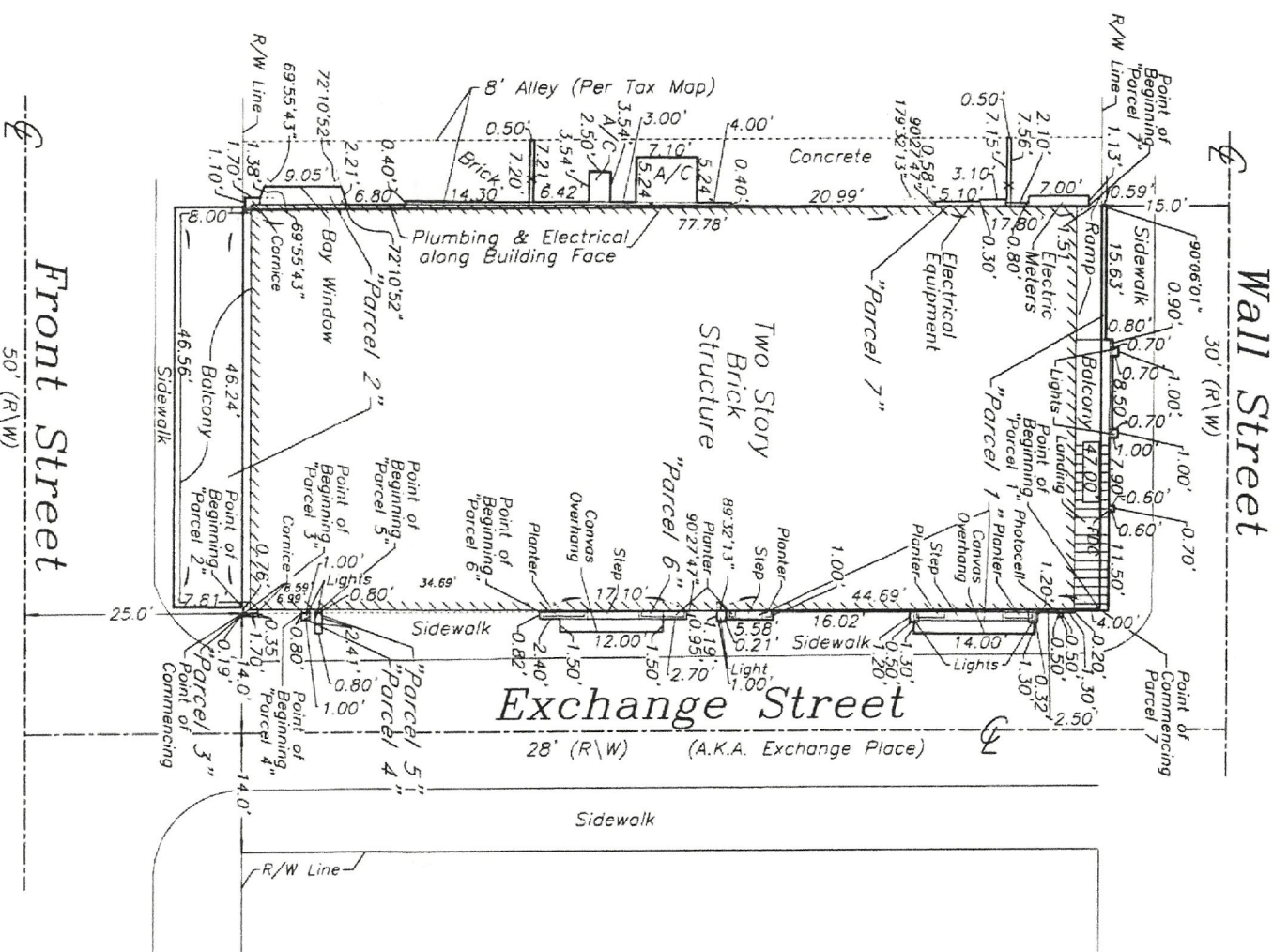
RECEIVER SITE SURVEY

Specific Purpose Sketch Map to illustrate a legal descriptions of a portion of the right of way of Wall Street, Exchange Street (Exchange Place, Front Street & an unnamed alley, City of Key West prepared by the undersigned



LEGEND

R/W	Right of Way
☉	Centerline
(r)	Record



- NOTES:
1. The legal descriptions shown hereon were authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 423 Front Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North arrow is assumed and based on the legal descriptions.
 8. This sketch does not represent a field boundary survey.
 9. This Survey Report is not full and complete with the attached Survey Map.

SPECIFIC PURPOSE SKETCH FOR: Old Harbor House Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM

Florida Reg. #6298

August 2, 2023

THIS SKETCH IS NOT ASSIGNABLE

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Three Sheets

J. LYNN O'FLYNN, INC.



Professional Surveyor & Mapper
PSM #8298

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

Specific Purpose Sketch Report to illustrate a legal descriptions
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 1: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Wall Street and Exchange Street, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows: BEGIN at the Southeasterly right-of-way line of Wall Street with the Southwesterly right-of-way line of Exchange Street (aka Exchange Place) and run thence Southwesterly along the Southeasterly right-of-way line of Wall Street for a distance of 47.00 feet; thence Northwesterly and at right angles for a distance of 0.59 feet; thence Northeasterly with a deflection angle of 90°06'01" to the right and along the Northwesterly face of an existing concrete ramp for a distance of 15.63 feet; thence Northwesterly and along the Southwesterly face of an existing balcony for a distance of 0.80 feet; thence Northeasterly and at right angles along the Northwesterly face of said balcony for a distance of 0.90 feet; thence Northwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles along the Northwesterly face of said balcony for a distance of 8.50 feet; thence Northwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles along the Northwesterly face of an existing stairway for a distance of 1.00 feet; thence Northeasterly and at right angles for a distance of 0.60 feet; thence Northeasterly and at right angles for a distance of 0.70 feet; thence Southwesterly and at right angles for a distance of 0.60 feet; thence Northeasterly and at right angles for a distance of 0.70 feet; thence Southwesterly and at right angles for a distance of 11.50 feet; thence Southeasterly and at right angles for a distance of 4.00 feet to the Northwesterly face of an existing two story brick building; thence Northeasterly and at right angles along the Northwesterly face of said building for a distance of 1.30 feet; thence Northeasterly and at right angles for a distance of 0.50 feet; thence Southeasterly and at right angles for a distance of 0.50 feet; thence Southwesterly and at right angles for a distance of 1.20 feet; thence Northeasterly and at right angles for a distance of 2.50 feet; thence Northeasterly and at right angles along said building for a distance of 2.50 feet; thence Northeasterly and at right angles for a distance of 0.32 feet; thence Northeasterly and at right angles for a distance of 1.30 feet; thence Southwesterly and along the Northwesterly face of an existing canvas overhang for a distance of 14.00 feet; thence Southwesterly and at right angles for a distance of 1.30 feet; thence Southwesterly and at right angles for a distance of 0.50 feet; thence Southeasterly and at right angles for a distance of 1.20 feet to the Northwesterly face of said building; thence Southwesterly and at right angles for a distance of 16.02 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 5.58 feet; thence Northeasterly and at right angles for a distance of 0.21 feet; thence Southeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 1.19 feet to the Southwesterly right-of-way line of Exchange Street (aka Exchange Place); thence Northwesterly with a deflection angle of 89°32'13" to the right and along the Southwesterly right-of-way line of Exchange Street for a distance of 44.69 feet back to the Point of Beginning, containing 97 square feet, more or less.

Parcel 2: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Front Street and an unnamed alley, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Southwesterly along the Northwesterly right-of-way line of the said Front Street for a distance of 0.76 feet to the Northeasterly face of an existing overhang on an existing Two Story Brick Structure, said point being the Point of Beginning; thence continue Southwesterly along the Northwesterly right-of-way line of the said Front Street for a distance of 46.24 feet to the Southerly corner of the lands described in Official Records Book 1072 at Page 2153 as recorded in the Public Records of Monroe County, Florida; thence Northwesterly at right angles and along the Southwesterly boundary line of the said lands for a distance of 77.78 feet; thence Southeasterly with a deflection angle of 179°32'13" to the left and along the Southwesterly face said structure for a distance of 20.99 feet; thence Southwesterly and at right angles for a distance of 0.40 feet; thence Southeasterly and at right angles for a distance of 4.00 feet; thence Southwesterly and at right angles for a distance of 5.24 feet; thence Southeasterly and at right angles for a distance of 3.00 feet; thence Southwesterly and at right angles for a distance of 7.10 feet; thence Northeasterly and at right angles for a distance of 5.24 feet; thence Southeasterly and at right angles for a distance of 3.00 feet; thence Southwesterly and at right angles for a distance of 3.54 feet; thence Southeasterly and at right angles for a distance of 2.50 feet; thence Northeasterly and at right angles for a distance of 3.54 feet; thence Southwesterly and at right angles for a distance of 6.42 feet; thence Southwesterly and at right angles for a distance of 7.21 feet; thence Southeasterly and at right angles for a distance of 0.50 feet; thence Northeasterly and at right angles for a distance of 7.20 feet; thence Southeasterly and at right angles for a distance of 14.30 feet; thence Northeasterly and at right angles for a distance of 0.40 feet; thence Southeasterly and at right angles for a distance of 6.80 feet; thence Southerly with a deflection angle 72°10'52" to the right for a distance of 2.21 feet; thence Southwesterly with a deflection angle of 69°55'43" to the left for a distance of 9.05 feet; thence Easterly with a deflection angle of 69°55'43" to the left for a distance of 1.70 feet; thence Southeasterly with a deflection angle of 69°55'43" to the right for a distance of 1.70 feet; thence Northeasterly and at right angles for a distance of 1.10 feet to the Southwesterly face of said existing overhang; thence Southeasterly and at right angles along the overhang for a distance of 8.00 feet; thence Northeasterly and at right angles along the overhang for a distance of 46.56 feet; thence Northwesterly and at right angles along the overhang for a distance of 7.81 feet back to the Point of Beginning, containing 473 square feet, more or less.

Sheet Two of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper

PSM #6288

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

FAX (305) 296-2244

Specific Purpose Sketch Report to illustrate a legal descriptions
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 3: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.19 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.70 feet; thence Northeastly and at right angles for a distance of 0.35 feet; thence Southeastly and at right angles for a distance of 1.70 feet; thence Southwesterly and at right angles for a distance of 0.35 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 4: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 6.99 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.00 feet; thence Northeastly and at right angles for a distance of 0.80 feet; thence Southeastly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 0.80 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 5: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 8.59 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.80 feet; thence Northeastly and at right angles for a distance of 2.41 feet; thence Southeastly and at right angles for a distance of 0.80 feet; thence Southwesterly and at right angles for a distance of 2.41 feet back to the Point of Beginning, containing 2 square feet, more or less.

Parcel 6: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 34.69 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 17.10 feet; thence Northeastly with a deflection angle of 90°27'47" to the right for a distance of 0.95 feet; thence Southeastly and at right angles for a distance of 2.70 feet; thence Northeastly and at right angles for a distance of 1.50 feet; thence Southeastly and at right angles for a distance of 12.00 feet; thence Southwesterly and at right angles for a distance of 1.50 feet; thence Southeastly and at right angles for a distance of 2.40 feet; thence Southwesterly and at right angles for a distance of 0.82 feet back to the Point of Beginning, containing 33 square feet, more or less.

Parcel 7: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of an unnamed alley adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeastly right-of-way line of Wall Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Southwesterly along the Southeastly right-of-way line of the said Wall Street for a distance of 47.00 feet to the Northeastly right of way line of the said unnamed alley; thence Southeastly and at right angles along the Northeastly right of way line of the said unnamed alley for a distance of 1.51 feet to the Point of Beginning; thence continue Southeastly along the Northeastly right of way line of said unnamed alley for a distance of 17.80 feet; thence Southwesterly with a deflection angle of 90°27'47" to the right for a distance of 0.58 feet; thence Northwesterly and at right angles for a distance of 5.10 feet; thence Southwesterly and at right angles for a distance of 0.30 feet; thence Northwesterly and at right angles for a distance of 3.10 feet; thence Southwesterly and at right angles for a distance of 7.15 feet; thence Northwesterly and at right angles for a distance of 0.50 feet; thence Northeastly and at right angles for a distance of 7.56 feet; thence Northwesterly and at right angles for a distance of 2.10 feet; thence Southwesterly and at right angles for a distance of 0.80 feet; thence Northwesterly and at right angles for a distance of 7.00 feet; thence Northeastly and at right angles for a distance of 1.13 feet back to the Point of Beginning, containing 18 square feet, more or less.

Sheet Three of Three Sheets

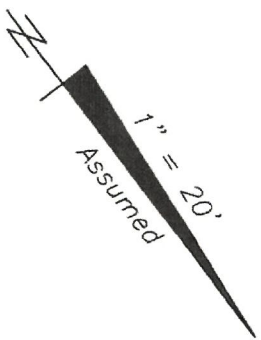
J. LYNN O'FLYNN, Inc.



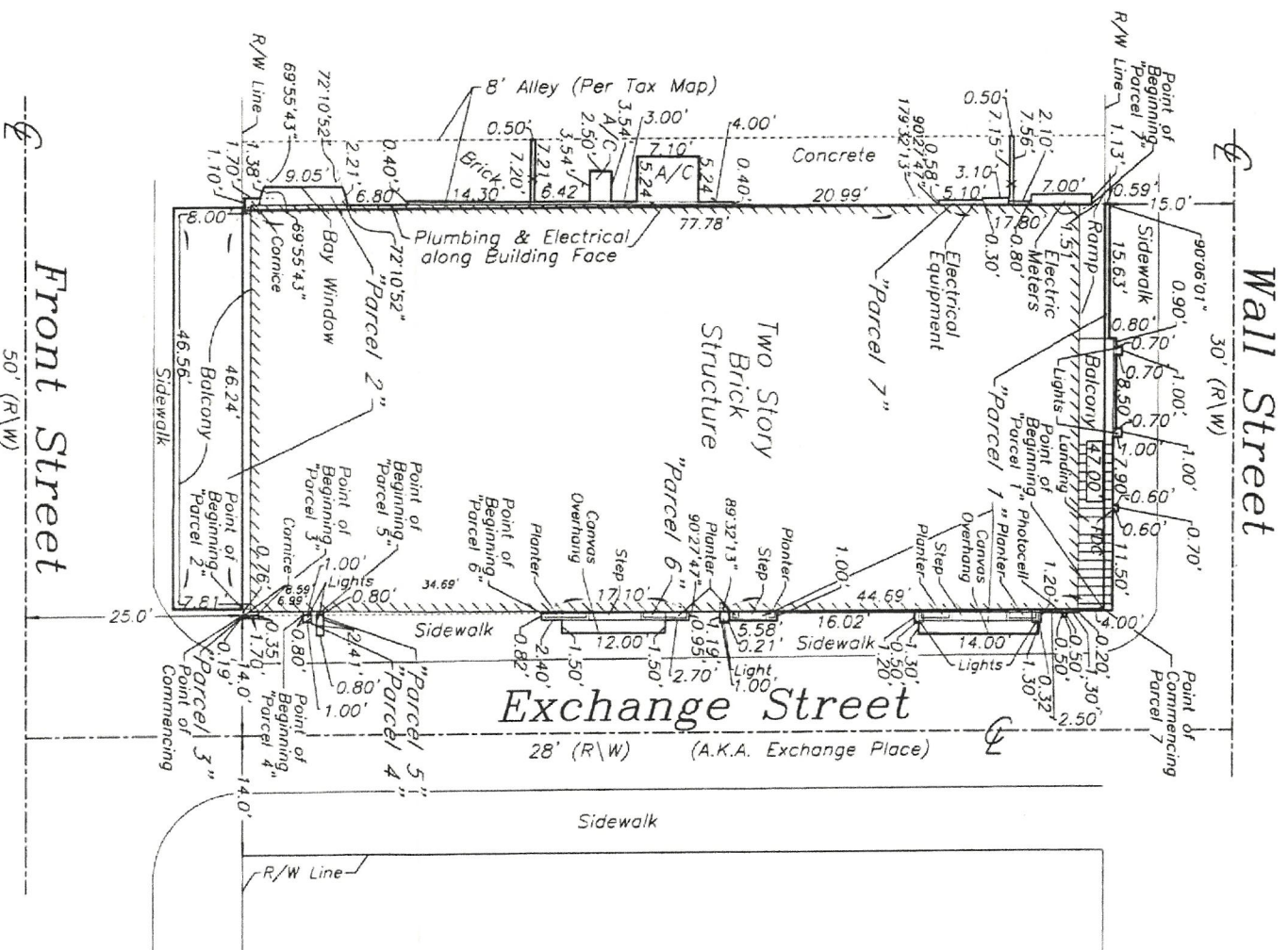
Professional Surveyor & Mapper
FSM #0296

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

Specific Purpose Sketch Map to illustrate a legal descriptions of a portion of the right of way of Wall Street, Exchange Street (Exchange Place, Front Street & an unnamed alley, City of Key West prepared by the undersigned



LEGEND	
R/W	Right of Way
☒	Centerline
(-)	Record



- NOTES:
1. The legal descriptions shown hereon were authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 423 Front Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North arrow is assumed and based on the legal descriptions.
 8. This sketch does not represent a field boundary survey.
 9. This Survey Report is not full and complete with the attached Survey Map.

SPECIFIC PURPOSE SKETCH FOR: Old Harbor House Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM

Florida Reg. #62398

August 2, 2023

THIS SKETCH
IS NOT
ASSIGNABLE

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #62398

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

Specific Purpose Sketch Report to Illustrate a Legal Description
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 1: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Wall Street and Exchange Street, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows: BEGIN at the Southeastery right-of-way line of Wall Street with the Southwestery right-of-way line of Exchange Street (aka Exchange Place) and run thence Southwestery along the Southeastery right-of-way line of Wall Street for a distance of 47.00 feet; thence Northeastery and at right angles for a distance of 0.59 feet; thence Northeastery with a deflection angle of $90^{\circ}06'01''$ to the right and along the Northeastery face of an existing concrete ramp for a distance of 15.63 feet; thence Northeastery and at right angles along the Northeastery face of said balcony for a distance of 0.80 feet; thence Northeastery and at right angles for a distance of 0.70 feet; thence Northeastery and at right angles for a distance of 1.00 feet; thence Southeastery and at right angles for a distance of 0.70 feet; thence Northeastery and at right angles along the Northeastery face of said balcony for a distance of 8.50 feet; thence Northeastery and at right angles for a distance of 0.70 feet; thence Northeastery and at right angles for a distance of 1.00 feet; thence Southeastery and at right angles for a distance of 0.70 feet; thence Northeastery and at right angles along the Northeastery face of an existing stairway for a distance of 7.90 feet; thence Northwestery and at right angles for a distance of 0.60 feet; thence Northeastery and at right angles for a distance of 0.70 feet; thence Southeastery and at right angles along said stairway for a distance of 11.50 feet; thence Southeastery and at right angles for a distance of 4.00 feet to the Northwestery face of an existing two story brick building; thence Northeastery and at right angles along the Northeastery face of said building for a distance of 1.30 feet; thence Northeastery and at right angles for a distance of 0.50 feet; thence Southeastery and at right angles for a distance of 0.50 feet; thence Southwestery and at right angles for a distance of 0.50 feet; thence Southwestery and at right angles along said building for a distance of 2.50 feet; thence Northeastery and at right angles for a distance of 1.20 feet; thence Southeastery and at right angles for a distance of 0.32 feet; thence Northeastery and at right angles for a distance of 1.30 feet; thence Southeastery and along the Northeastery face of an existing canvas overhang for a distance of 14.00 feet; thence Southwestery and at right angles for a distance of 1.30 feet; thence Southeastery and at right angles for a distance of 1.20 feet to the Northeastery face of said building; thence Southeastery and at right angles along said building for a distance of 16.02 feet; thence Northeastery and at right angles for a distance of 1.00 feet; thence Southwestery and at right angles for a distance of 5.58 feet; thence Northeastery and at right angles for a distance of 0.21 feet; thence Southeastery and at right angles for a distance of 1.00 feet; thence Southwestery and at right angles for a distance of 1.19 feet to the Southwestery right-of-way line of Exchange Street (aka Exchange Place); thence Northwestery with a deflection angle of $89^{\circ}32'13''$ to the right and along the Southwestery right-of-way line of Exchange Street for a distance of 44.69 feet back to the Point of Beginning, containing 97 square feet, more or less.

Parcel 2: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Front Street and an unnamed alley, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Northwestery right-of-way line of Front Street and the Southwestery right-of-way line of Exchange Street (Exchange Place) and run thence Southwestery along the Northwestery right-of-way line of the said Front Street for a distance of 0.76 feet to the Northeastery face of an existing overhang on an existing Two Story Brick Structure, said point being the Point of Beginning; thence continue Southwestery along the Northwestery right-of-way line of the said Front Street for a distance of 46.24 feet to the Southerly corner of the lands described in Official Records Book 1072 at Page 2153 as recorded in the Public Records of Monroe County, Florida; thence Northwestery at right angles and along the Southwestery boundary line of the said lands for a distance of 77.78 feet; thence Southeastery with a deflection angle of $179^{\circ}32'13''$ to the left and along the Southwestery face said structure for a distance of 20.99 feet; thence Southwestery and at right angles for a distance of 0.40 feet; thence Southeastery and at right angles for a distance of 4.00 feet; thence Southwestery and at right angles for a distance of 5.24 feet; thence Southeastery and at right angles for a distance of 7.10 feet; thence Northeastery and at right angles for a distance of 5.24 feet; thence Southeastery and at right angles for a distance of 3.00 feet; thence Southwestery and at right angles for a distance of 3.54 feet; thence Southwestery and at right angles for a distance of 2.50 feet; thence Northeastery and at right angles for a distance of 3.54 feet; thence Southeastery and at right angles for a distance of 6.42 feet; thence Southwestery and at right angles for a distance of 7.21 feet; thence Southeastery and at right angles for a distance of 0.50 feet; thence Northeastery and at right angles for a distance of 7.20 feet; thence Southeastery and at right angles for a distance of 14.30 feet; thence Northeastery and at right angles for a distance of 0.40 feet; thence Southeastery and at right angles for a distance of 6.80 feet; thence Southerly with a deflection angle $72^{\circ}10'52''$ to the left for a distance of 2.21 feet; thence Southeastery with a deflection angle of $69^{\circ}55'43''$ to the left for a distance of 1.38 feet; thence Southeastery with a deflection angle of $69^{\circ}55'43''$ to the right for a distance of 1.70 feet; thence Northeastery and at right angles for a distance of 1.10 feet to the Southwestery face of said existing overhang; thence Southwestery and at right angles along the overhang for a distance of 8.00 feet; thence Northeastery and at right angles along the overhang for a distance of 46.56 feet; thence Northwestery and at right angles along the overhang for a distance of 7.81 feet back to the Point of Beginning, containing 473 square feet, more or less.

Sheet Two of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6508

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

Specific Purpose Sketch Report to illustrate a legal description
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 3: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.19 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.70 feet; thence Northeastly and at right angles for a distance of 0.35 feet; thence Southeastly and at right angles for a distance of 1.70 feet; thence Southwesterly and at right angles for a distance of 0.35 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 4: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 6.99 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.00 feet; thence Northeastly and at right angles for a distance of 0.80 feet; thence Southeastly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 0.80 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 5: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 8.59 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.80 feet; thence Northeastly and at right angles for a distance of 2.41 feet; thence Southeastly and at right angles for a distance of 0.80 feet; thence Southwesterly and at right angles for a distance of 2.41 feet back to the Point of Beginning, containing 2 square feet, more or less.

Parcel 6: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 34.69 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 17.10 feet; thence Northeastly with a deflection angle of $90^{\circ}27'47''$ to the right for a distance of 0.95 feet; thence Southeastly and at right angles for a distance of 2.70 feet; thence Northeastly and at right angles for a distance of 1.50 feet; thence Southeastly and at right angles for a distance of 12.00 feet; thence Southwesterly and at right angles for a distance of 1.50 feet; thence Southeastly and at right angles for a distance of 2.40 feet; thence Southwesterly and at right angles for a distance of 0.82 feet back to the Point of Beginning, containing 33 square feet, more or less.

Parcel 7: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of an unnamed alley adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeastly right-of-way line of Wall Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Southwesterly along the Southeastly right-of-way line of the said Wall Street for a distance of 47.00 feet to the Northeastly right of way line of the said unnamed alley; thence Southeastly and at right angles along the Northeastly right of way line of said unnamed alley for a distance of 1.51 feet to the Point of Beginning; thence continue Southeastly along the Northeastly right of way line of said unnamed alley for a distance of 17.80 feet; thence Southwesterly with a deflection angle of $90^{\circ}27'47''$ to the right for a distance of 0.58 feet; thence Northwesterly and at right angles for a distance of 5.10 feet; thence Southwesterly and at right angles for a distance of 0.30 feet; thence Northwesterly and at right angles for a distance of 3.10 feet; thence Southwesterly and at right angles for a distance of 7.15 feet; thence Northwesterly and at right angles for a distance of 0.50 feet; thence Northeastly and at right angles for a distance of 7.56 feet; thence Northwesterly and at right angles for a distance of 2.10 feet; thence Southwesterly and at right angles for a distance of 0.80 feet; thence Northwesterly and at right angles for a distance of 7.00 feet; thence Northeastly and at right angles for a distance of 1.13 feet back to the Point of Beginning, containing 18 square feet, more or less.

Sheet Three of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper

PSM #6298

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

MORTGAGE LETTER



PO Box 458 • 1201 S. Missouri Ave.
Marceline, MO 64658
660-376-2077

September 20, 2023

City of Key West, Florida
1300 White Street
Key West, Florida 33040

RE: Consent to sell/transfer transient license

To Whom It May Concern:

Regional Missouri Bank consents to the sale or transfer of the transient license for the property located at 1004 Eaton Street, Key West, Florida commonly known as the Knowles House. If any additional information is required from us, please contact us at 660-376-2077.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Amer".

Marc Amer
Vice-President
Regional Missouri Bank

RECIEVER DEED

FORM 1124 FLORIDA Warranty Deed (From a Corp.)

TUTBLANK REGISTERED U.S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS BURLINGAME, CA 94010

603 240-40
5

This Indenture,

Made this 18th day of November, A. D. 1988

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

REC 1072 PAGE 2153

565624

THIS INSTRUMENT PREPARED BY:
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
ATTORNEYS & COUNSELORS AT LAW
P. O. BOX 1900
KEY WEST, FLORIDA 33040

Between HARBOR HOUSE ENTERPRISES, LTD., a limited partnership
~~XXXXXXXXXX~~ existing under the laws of the State of Florida
having its principal place of business in the County of Monroe and
State of Florida party of the first part, and
THE OLD HARBOR HOUSE, INC., a Florida corporation, whose mailing
address is: 1 East Las Olas Circle, Ft. Lauderdale
of the County of ~~Monroe~~ ^{Broward} and State of Florida 33316
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of TEN AND NO/100 and other good and valuable consideration Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second part
forever, the following described land, situate, lying and being in the County of
Monroe, State of Florida, to wit:

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of
said Island delineated in February A. D. 1829, as part of Lot 3,
Square 3, and known as the OLD UNION BANK BUILDING at 423 Front Street
and more particularly described as:

COMMENCING at the corner of what was formerly known as Exchange Place
and Front Street, run along Front Street Southwesterly 47', then at
right angles and in a Westerly direction 100' to Wall Street, then at
right angles and along Wall Street in a Northerly direction 47' to
said Exchange Place, thence at right angles along Exchange Place in an
Easterly direction 100' back to the Place of Beginning.

SUBJECT TO: Conditions, restrictions, reservations, limitations and
easements of record; applicable zoning ordinances and taxes for the
years 1989 and subsequent years. ~~the said party of the first part~~ does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has
caused these presents to be signed in its name by its ~~President,~~
~~and its General Partner,~~ GENERAL
PARTNER
the day and year above written.

HARBOR HOUSE ENTERPRISES, LTD.

William R. Jones
William R. Jones, as ~~President~~
General Partner

Signed, Sealed and Delivered in Our Presence:

Robert L. Hedman
State of Florida
County of Monroe

Recorded in Official Records Book
in Monroe Co., Florida
Record No. 11141
DANNY L. KOLHAGE
Clerk Circuit Court

I Hereby Certify, That on this 18th day of November A. D. 1988,
before me personally appeared WILLIAM R. JONES, as General Partner ~~XXXX~~
~~XXXXXXXXXX~~ partnership
of HARBOR HOUSE ENTERPRISES, LTD., a limited ~~XXXXXXXXXX~~
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to
THE OLD HARBOR HOUSE, INC., a Florida corporation,

and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned, and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at Key West
in the County of Monroe and State of Florida, the day and
year last aforesaid.

240-40 11-18-88
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
BY *Danny L. Kolhage*

Robert L. Hedman
Notary Public
My Commission Expires 4-1-91

RECIEVER LICENSES

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name OLD HARBOR HOUSE INC
Location Addr 423 FRONT ST 201
Lic NBR/Class LIC2023- PROPERTY RENTAL
 000683
Issued Date 7/18/2024 **Expiration Date: September 30, 2025**

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: DWE5405208 (10/01/24)

OLD HARBOR HOUSE INC
C/O DUVAL GROUP INC
7820 PETERS RD STE E-104
PLANTATION , FL 33324

This document must be prominently displayed.

OLD HARBOR HOUSE INC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name THE OLD HARBOR HOUSE LLC
Location Addr 423 FRONT ST 201
Lic NBR/Class LIC2022-001664 PROPERTY RENTAL
Issued Date 7/18/2024 Expiration Date: September 30, 2025

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT (AKA 422 WALL ST 200

Restrictions: ONE ADDITIONAL BPAS RECOGNIZED PER RES PB2023-012

THE OLD HARBOR HOUSE LLC
C/O CHARLES ITTAH
7820 PETERS ROAD, UNIT E 104
PLANTATION, FL 33324

This document must be prominently displayed.

THE OLD HARBOR HOUSE LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name OLD HARBOR HOUSE INC (TR)
Location Addr 423 FRONT ST 201
Lic NBR/Class LIC2023- REGULATORY LICENSES AND PERMITS
 000685
Issued Date 9/26/2023 **Expiration Date: September 30, 2024**

TRANSIENT RENTAL MEDALLION

Comments: ONE TRANSIENT RENTAL UNIT/ MEDALLION #1199

Restrictions: DWE5405208 (10/01/23)

OLD HARBOR HOUSE INC (TR)
C/O DUVAL GROUP INC
7820 PETERS RD STE E-104
PLANTATION, FL 33324

This document must be prominently displayed.

OLD HARBOR HOUSE INC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name OLD HARBOR HOUSE INC (REV)
Location Addr 423 FRONT ST 201
Lic NBR/Class LIC2024- REGULATORY LICENSES AND PERMITS
 000182
Issued Date 3/12/2024 **Expiration Date: August 04, 2024**

REVOCABLE LICENSE FOR AWNINGS OR SIGNS

Comments: AWNING OVER CITY R.O.W / BLD PERMIT #2024-0540

Restrictions: L2290031240 (08/04/24)

OLD HARBOR HOUSE INC (REV)
C/O DUVAL GROUP INC
7820 PETERS RD STE E-104
PLANTATION, FL 33324

This document must be prominently displayed.

OLD HARBOR HOUSE INC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name BLISS JEWELERS INC
Location Addr 423 FRONT ST
Lic NBR/Class LIC2021- RETAIL WHOLESALE OR MAIL ORDER
 000046
Issued Date 7/31/2024 **Expiration Date: September 30, 2025**

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments:

Restrictions:

BLISS JEWELERS INC
C/O MINOJ MIRPURI
P O BOX 600204
ST THOMAS, VI 00801

This document must be prominently displayed.

BLISS JEWELERS INC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name HIGH 5 DOLLAR INC
Location Addr 423 FRONT ST A
Lic NBR/Class LIC2020- RETAIL WHOLESALE OR MAIL ORDER
 000358
Issued Date 8/2/2023 **Expiration Date: September 30, 2024**

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments:

Restrictions:

HIGH 5 DOLLAR INC
C/O EIZIK SHVERO
3132 FLAGLER AVE
KEY WEST, FL 33040

This document must be prominently displayed.

SHVERO, EIZIK

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ISLAND BOUTIQUE LLC
Location Addr 423 FRONT ST
Lic NBR/Class 28173 RETAIL WHOLESALE OR MAIL ORDER
Issued Date 7/26/2023 Expiration Date: September 30, 2024

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments:

Restrictions:

ISLAND BOUTIQUE LLC
423 FRONT ST 2ND FLOOR
KEY WEST, FL 33040

This document must be prominently displayed.

SHVERO, EIZIK

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name 211 DUVAL COMPANY (REV)
Location Addr 423 FRONT ST
Lic NBR/Class 30769 REGULATORY LICENSES AND PERMITS
Issued Date 5/7/2024 **Expiration Date: August 04, 2024**

REVOCABLE LICENSE FOR AWNINGS OR SIGNS

Comments: SIGN OVER CITY R.O.W./ISLAND BOUTIQUE

Restrictions: BLDG PERMIT #15-412/ 977B000539 (8/4/24)

211 DUVAL COMPANY (REV)
C/O ADI NAIM
3132 FLAGLER AVE
KEY WEST, FL 33040

This document must be prominently displayed.

211 DUVAL STREET CO

RECIEVER PROPERTY CARD

Monroe County, FL

** 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 00000160-000000
 Account# 1000159
 Property ID 1000159
 Millage Group 10KW
 Location Address 423 FRONT ST, KEY WEST
 Legal Description KW PT LOT 3 SQR 3 OR 131-155 OR 183-575 OR 217-406/07 OR 893-2200/01 OR 894-572/73 OR 1072-2153
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

OLD HARBOR HOUSE INC
 C/O DUVAL GROUP
 7820 Peters Rd Ste E104
 Plantation FL 33324

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$980,514	\$971,601	\$971,601	\$1,452,169
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,357,125	\$1,233,750	\$1,110,375	\$1,110,375
= Just Market Value	\$2,337,639	\$2,205,351	\$2,081,976	\$2,562,544
= Total Assessed Value	\$2,337,639	\$2,205,351	\$2,081,976	\$2,562,544
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,337,639	\$2,205,351	\$2,081,976	\$2,562,544

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,233,750	\$971,601	\$0	\$2,205,351	\$2,205,351	\$0	\$2,205,351	\$0
2021	\$1,110,375	\$971,601	\$0	\$2,081,976	\$2,081,976	\$0	\$2,081,976	\$0
2020	\$1,110,375	\$1,452,169	\$0	\$2,562,544	\$2,562,544	\$0	\$2,562,544	\$0
2019	\$1,061,025	\$1,452,169	\$0	\$2,513,194	\$2,513,194	\$0	\$2,513,194	\$0
2018	\$2,245,425	\$956,624	\$0	\$3,202,049	\$3,202,049	\$0	\$3,202,049	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	4,700.00	Square Foot	47	100

Buildings

Building ID	39028	Exterior Walls	BRICK	
Style	2 STORY ON GRADE	Year Built	1900	
Building Type	COM/RES A / 12A	Effective Year Built	2008	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	9784	Roof Type	GABLE/HIP	
Finished Sq Ft	9024	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	FCD/AIR DUCTED	
Condition	AVERAGE	Heating Type		
Perimeter	572	Bedrooms	4	
Functional Obs	0	Full Bathrooms	8	
Economic Obs	0	Half Bathrooms	2	
Depreciation %	19	Grade	450	
Interior Walls	with 0% DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,024	9,024	0
OPF	OP PRCH FIN LL	352	0	0
OUF	OP PRCH FIN UL	408	0	0
TOTAL		9,784	9,024	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/1/1988	\$952,800	Warranty Deed		1072	2153	Q - Qualified	Improved		
10/1/1983	\$850,000	Warranty Deed		893	2200	U - Unqualified	Improved		

Permits

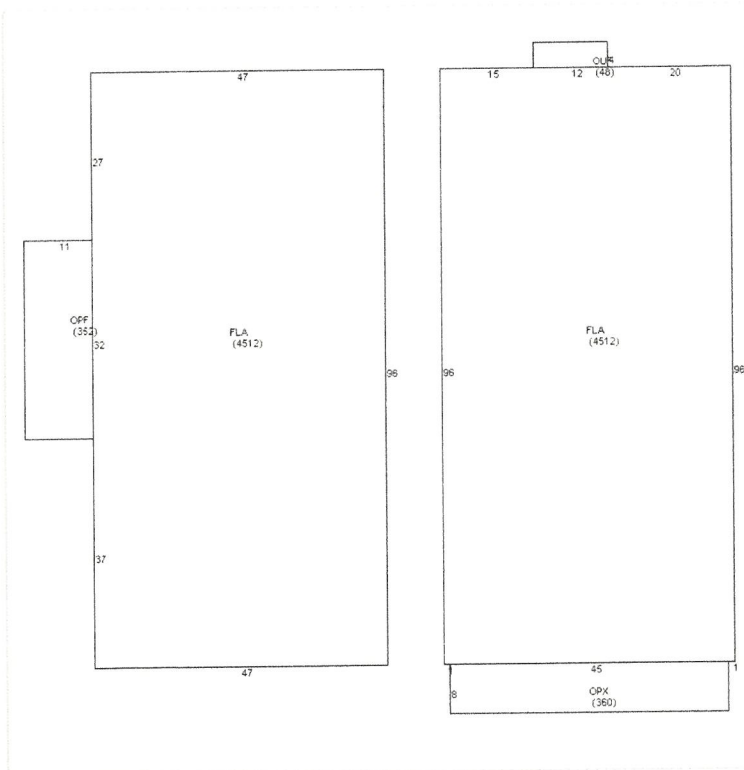
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2024-1363	5/21/2024		\$2,500	Commercial	EMERGENCY: Demo existing window display on side of building, coming off wall and causing safety hazard
2024-0540	3/15/2024	4/15/2024	\$2,014	Commercial	New awning over door to upstairs balcony entrance - Fabric to be black to match other upstairs awnings/ overhang.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2932	10/13/2022	1/19/2023	\$54,950	Commercial	Remove 415Q existing 5V-Crimp metal roofing and replace with new of the same. Remove 165Q flat roofing on edges with a new HydroStop Rubber Membrane roofing system.
BLD2022-0623	5/6/2022	9/21/2022	\$28,000	Commercial	INSTALL OF POWER AS PER PLANS E-220 MAY 28 2018. - INSTALL 2-200A PANELS - ONE FOR EACH SIDE. - INCLUDES LIGHTS, FANS AND DEVICES. **NOC REQUIRED**
BLD2022-0636	4/12/2022	12/7/2022	\$69,000	Commercial	To install two new systems with ductwork also mini split. RHEEM AIR HANDLER MODEL#RHMV6021SEACJA RHEEM, MODEL#RA2048AJVCK, MODEL#RHMV6021SEACJA RHEEM, MODEL#RA2060AJVCK, MITSUBISHIZONE 9K BTU MODEL
BLD2022-0385	2/16/2022	3/21/2023	\$27,420	Commercial	INSTALLATION OF UNDERGROUND FIRE MAIN.
BLD2022-3140	2/16/2022	12/7/2022	\$40,000	Commercial	TIE INTO THE EXISTING 4 INCH RISER AND PLUMB NEW BATHROOMS AND KITCHENS. ALSO, PLUMB LAUNDRY ROOM. TIE INTO THE EXISTING WATER MAIN. THEN PLUMB NEW CPVC WATER LINES TO ALL FIXTURES. SET AND INSTALL ALL FIXTURES. **NOC REQUIRED** **HARC INSPECTION EXEMPT**
BLD2021-2730	2/1/2022	12/7/2022	\$195,000	Commercial	RENOVATION OF INTERIOR - FRAMING, INSULATION, SHEETROCK INCLUDING FIRE RATED CEILING 1ST FLOOR, CABINETS AND COUNTERS, FLOORING - CERAMIC TILE. **NOC REQUIRED** 12/8/2021 6:40:15 AM A FIRE SPRINKLER SYSTEM IS REQUIRED FOR BOTH FLOORS OF THE BUILDING. 1/26/2022 8:16:38 AM EIGHT WALL MOUNTED BIKE RACKS REQUIRED PER PLANS DATED 1.25.22. TWO COMPLETELY SEPARATE UNITS APPROVED PER PLANS DATED 1.25.22.
BLD2021-2730	10/19/2021	4/17/2022	\$0	Residential	DEMO OF SOME OF THE FLOORS AND EXISTING WALLS ON THE 2ND FLOOR. NEW RESIDENTIAL UNIT IN EXISTING STRUCTURE 2ND FLOOR. APPROVED FOR DEMO ONLY. PLEASE CONTACT THE PLANNING DEPARTMENT IN ADVANCE OF SUBMITTING ANY INTERIOR RENOVATION PERMITS.
15-1567	7/18/2016	7/13/2018	\$30,000	Commercial	REMOVE LOOSE STJCCO. APPLY PRIMER AND FINISH COAT OF PAINT TO MATCH EXISTING COLOR DARK RED
13-2827	8/8/2013	4/23/2017	\$900	Commercial	FABRICATE AND INSTALL NEW FABRIC ON EXISTING AWNING FRAME ON THE EXCHANGE STREET SIDE OF THE BUILDING.
13-1994	5/3/2013		\$2,000	Commercial	REMOVE DRESSING ROOM (NON BEARING WALL) AND BUILD NEW ONE 6' X 10'. INSTALL SLOT WALL BOARD APPROX. 40' X 8' & PAINT INTERIOR.
11-2589	7/19/2011		\$2,400	Commercial	INTERIOR WORK ONLY. REPLACE 5 TON A/C IN THE ATTIC WITH EXISTING POWER.
08-0902	3/28/2008		\$38,000	Commercial	TUCK PAINTING OF BRICK WALK
08-0324	2/7/2008		\$1,700	Commercial	CHANGE FACIA BOARD ABOVE PORCH 60 LN FT
07-0111	1/11/2007		\$2,000	Commercial	INSTALL TWO FULL LIGH DOORS(DOORS WERE VANDALIZED)
06-4698	8/9/2006	9/14/2006	\$1,800	Commercial	CHANGE OUT 3 TON CONDENSOR
06-4589	8/2/2006	9/14/2006	\$2,450	Commercial	PAINT BRICKS ON WEST SIDE
04-3390	11/8/2004	12/17/2004	\$49,302	Commercial	STUCCO / METAL REPAIRS
04-2955	9/16/2004	12/17/2004	\$2,000	Commercial	SIGNS
04-2726	8/27/2004	12/17/2004	\$480,350	Commercial	RENOVATE
04-0423	2/11/2004	9/30/2004	\$800	Commercial	R&R EXT LIGHTS
04-0341	2/9/2004	9/30/2004	\$20,000	Commercial	R&R TRIM - PAINT
03-3132	9/4/2003	10/7/2003	\$3,500	Commercial	CHANAGE OUT 7.5 A/C
03-0059	1/9/2003	10/7/2003	\$6,000	Commercial	ROOFING
02-1976	7/22/2002	8/30/2002	\$5,000	Commercial	REPLACE LATERAL
01-1377	3/27/2001	10/30/2001	\$2,500	Commercial	REPLACE 5 TON COND.
01-1058	3/14/2001	10/30/2001	\$1,100	Commercial	SIGN
01-0484	1/29/2001	10/30/2001	\$700	Commercial	INSTALL 2 OUTDOOR LIGHTS
00-2733	9/20/2000	11/8/2000	\$3,000	Commercial	HURRICANE SHUTTERS
99-2515	7/19/1999	11/4/1999	\$1,400	Commercial	REPLACE AC UNITS
99-0374	2/2/1999	11/4/1999	\$32,000	Commercial	EXTERIOR REPAIRS
99-0262	1/21/1999	11/4/1999	\$16,000	Commercial	FIRE DAMAGE
98-2291	7/21/1998	11/5/1998	\$2,000	Commercial	MECHANICAL
98-0062	1/8/1998	11/5/1998	\$150	Commercial	ELECTRICAL
97-2429	7/1/1997	8/1/1997	\$3,400	Commercial	CHANGEOUT 5 TON AC
97-1642	5/1/1997	8/1/1997	\$600	Commercial	CHANGEOUT 5 TON AC
96-3739	9/1/1996	12/1/1996	\$7,000	Commercial	REMODELING
96-3252	8/1/1996	12/1/1996	\$4,800	Commercial	MECHANICAL
96-1046	3/1/1996	12/1/1996	\$2,000	Commercial	MECHANICAL
E953602	10/1/1995	12/1/1995	\$685	Commercial	SECURITY ALARM
B94241	1/1/1994	12/1/1994	\$985	Commercial	REPAIR BROKEN WINDOW

View Tax Info

[View Taxes for this Parcel](#)

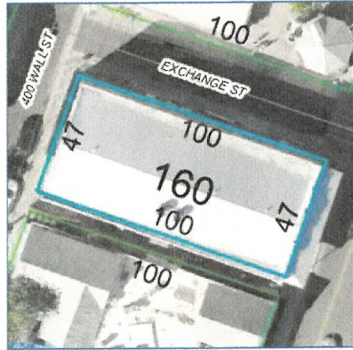
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

The Monroe County Property Appraiser's Office uses data provided by qPublic.net to assist in the purpose of full "disclosure" to ensure a fair and accurate assessment for purposes of a property within the County. The Monroe County Property Appraiser's Office cannot guarantee the accuracy for any other purpose. Please refer to the disclaimer provided regarding this data for more information and users. To learn more about this data, you may want to read and agree to the [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/5/2024, 4:00:42 AM

© 2024 qPublic.net



RECIEVER SUNBIZ INFO



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

Detail by Entity Name

Florida Profit Corporation

DUVAL GROUP INC.

Filing Information

Document Number P00000002607
FEI/EIN Number 65-0974972
Date Filed 01/10/2000
State FL
Status ACTIVE

Principal Address

7820 PETERS ROAD
 UNIT E-104
 PLANTATION, FL 33324

Changed: 05/31/2018

Mailing Address

7820 PETERS ROAD
 UNIT E-104
 PLANTATION, FL 33324

Changed: 05/31/2018

Registered Agent Name & Address

ITTAH, CHARLES
 7820 PETERS ROAD
 UNIT E-104
 PLANTATION, FL 33324

Address Changed: 01/22/2019

Officer/Director Detail

Name & Address

Title P

ITTAH, CHARLES
 7820 PETERS ROAD
 UNIT E-104
 PLANTATION, FL 33324

Title VP

D'JAMAL, SHLOMO
7820 PETERS ROAD
UNIT E-104
PLANTATION, FL 33324

Title VP

GAMAL, URI
7820 PETERS ROAD
UNIT E-104
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	02/21/2023
2024	01/31/2024

Document Images

01/31/2024 -- ANNUAL REPORT	View image in PDF format
02/21/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
01/10/2000 -- Domestic Profit	View image in PDF format

--

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Limited Liability Company
THE OLD HARBOR HOUSE, LLC

Filing Information

Document Number	L17000121081
FEI/EIN Number	65-0084838
Date Filed	06/02/2017
Effective Date	11/18/1988
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/21/2022
Event Effective Date	NONE

Principal Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Mailing Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Registered Agent Name & Address

ITTAH, CHARLES
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Address Changed: 01/27/2020

Authorized Person(s) Detail

Name & Address

Title MGR

D'JAMAL, SHLOMO
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Title MGR

ITTAH, CHARLES
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Title MGR

GAMAL, URI
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	02/21/2023
2024	01/31/2024

Document Images

01/31/2024 -- ANNUAL REPORT	View image in PDF format
02/21/2023 -- ANNUAL REPORT	View image in PDF format
03/21/2022 -- LC Name Change	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
06/02/2017 -- Florida Limited Liability	View image in PDF format

RECIEVER VERIFICATION



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


I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Owen Trepanier and Associates, Inc.
(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:

423 Front St. Key West, FL 33040
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.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/6/2023 by
date
Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal

Nikita Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

RECIEVER 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, Charles Ittah as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of The Old Harbor House, LLC c/o Duval Group, Inc.
Name of office (President, Managing Member) Name of owner from deed

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

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

DocuSigned by:
Charles Ittah
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this January 6, 2023
Date

by Charles Ittah
Name of person with authority to execute documents on behalf of entity owner

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

Nikita L Stange
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

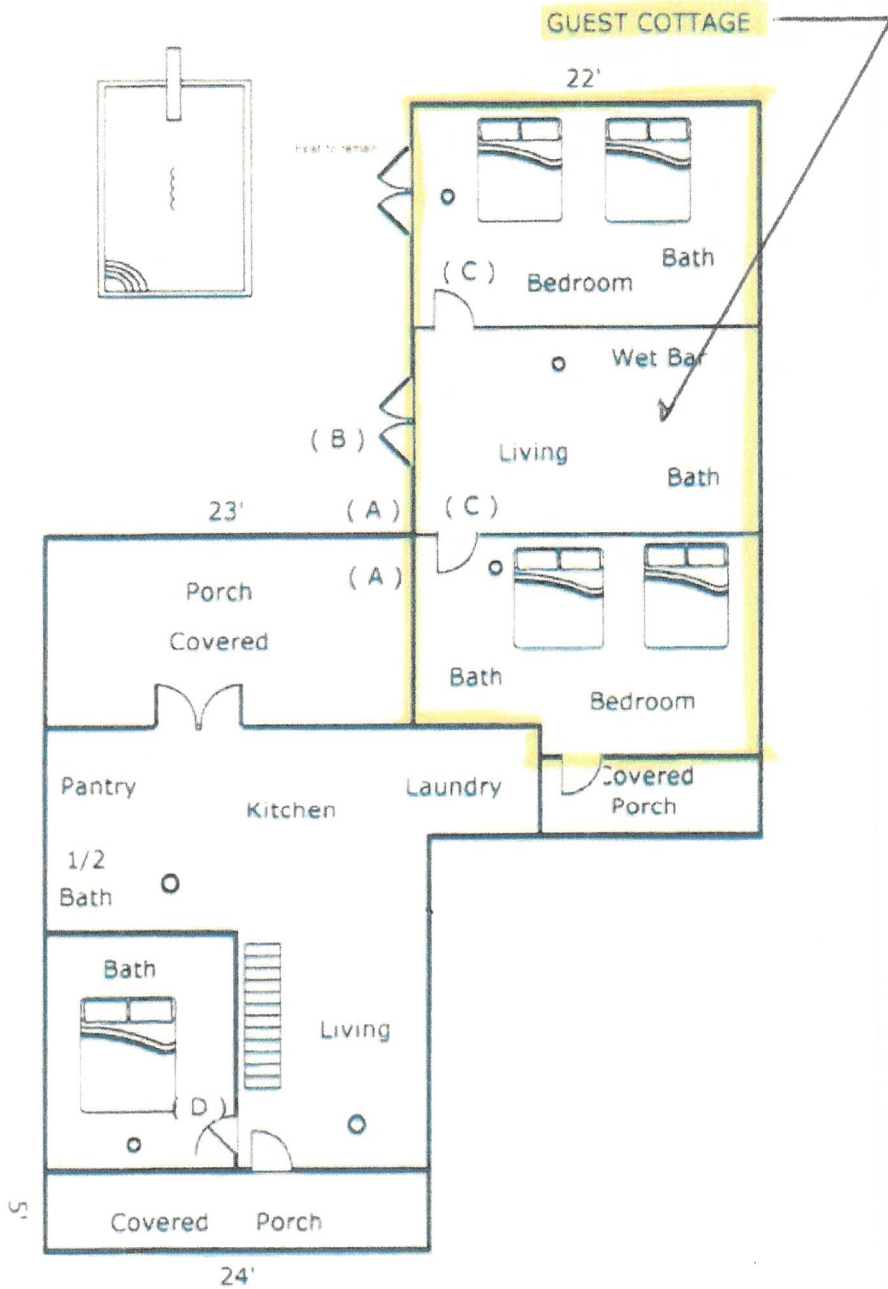
HH 149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

SENDER SITE FLOOR PLAN

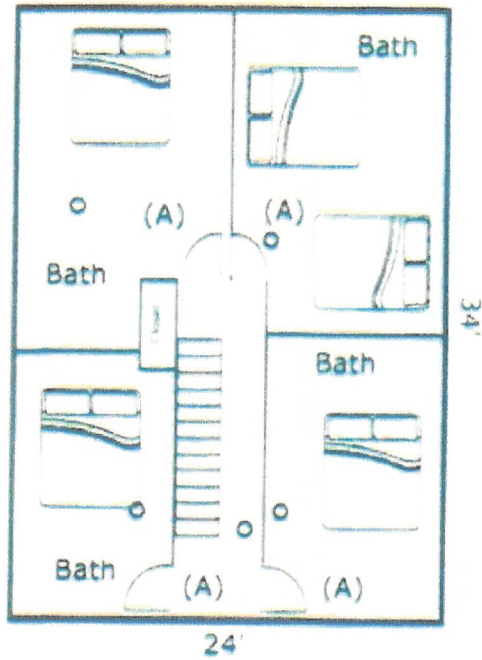
KNOWLES HOUSE
 1004 EATON ST.
 KEY WEST, FL



DRAWN BY: MM
 DATE: JUNE, 2023
 305-797-1066

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

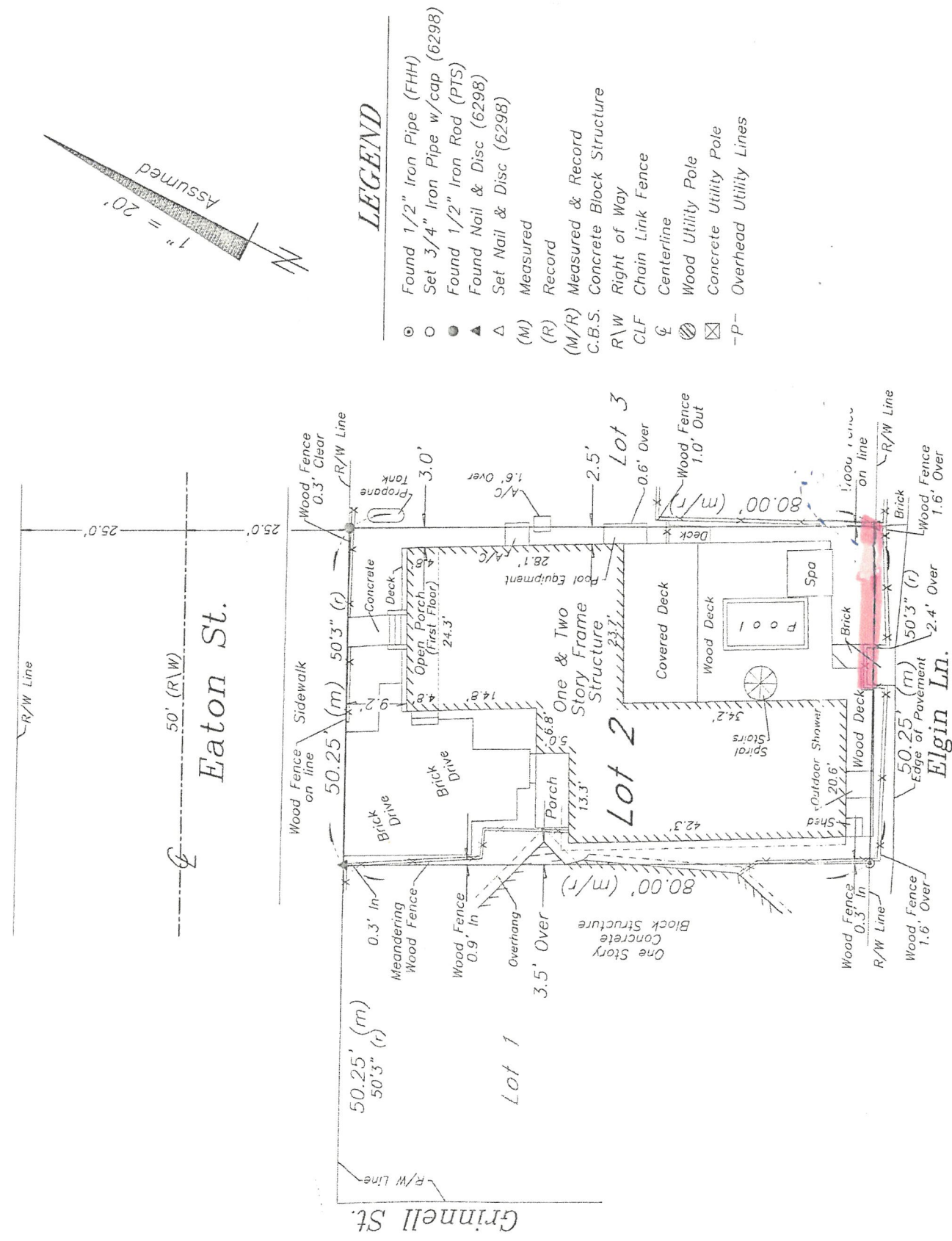
SECOND FLOOR PLAN



DRAW BY: MM
DATE: JUNE, 2023
305 797-1066

SENDER SITE SURVEY

Boundary Survey Map of part of Lot 3, Square 32 Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1004 Eaton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: July 25, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

BOUNDARY SURVEY FOR: Leslie J. Vollmert;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

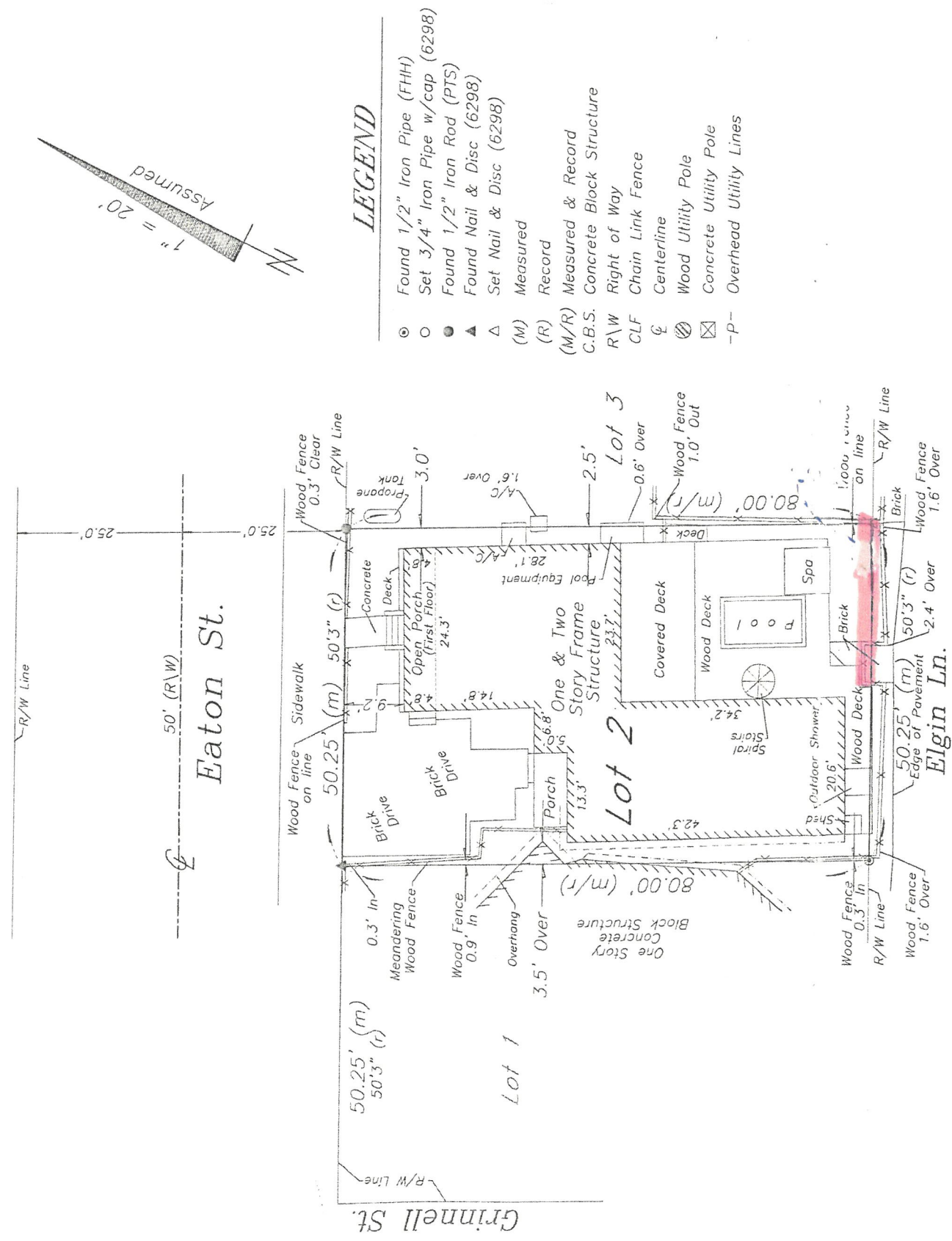
J. LYNN O'FLYNN, INC.
[Signature]
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298

August 6, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of part of Lot 3, Square 32
Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1004 Eaton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: July 25, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

BOUNDARY SURVEY FOR: Leslie J. Vollmert;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 6, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



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

SENDER PROPERTY CARD

Monroe County, FL

****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 00005290-000000
 Account# 1005479
 Property ID 1005479
 Millage Group 10KW
 Location 1004 EATON ST, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 32 B5-192 OR 923-1576/77 OR 924-241/44 OR 939-2027/29 OR 961-1423 OR 1010-1435 OR 1070-2435 OR 1129-1651 OR 1207-2209/12
 Description OR 1207-2213/14 OR 1224-1412 OR 1436-1493/94 OR 1436-1495/97 OR 1440-1892/94 OR 2496-524/25 OR 2511-470/71 OR 3097-0471
 (Not to be used on legal documents.)
 Neighborhood 32090
 Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KEY ENDEAVORS LLC
 702 Commercial St
 Ste 3A
 Emporia KS 66801

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$971,506	\$969,517	\$1,172,972	\$1,420,464
+ Market Misc Value	\$138,787	\$138,502	\$130,330	\$142,046
+ Market Land Value	\$1,665,439	\$1,662,029	\$1,303,302	\$1,278,417
= Just Market Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927
= Total Assessed Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,717,229
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,662,029	\$969,517	\$138,502	\$2,770,048	\$2,770,048	\$0	\$2,770,048	\$0
2021	\$1,303,302	\$1,172,972	\$130,330	\$2,606,604	\$2,606,604	\$0	\$2,606,604	\$0
2020	\$1,278,417	\$1,420,464	\$142,046	\$2,840,927	\$2,717,229	\$0	\$2,840,927	\$0
2019	\$1,235,105	\$1,111,594	\$123,510	\$2,470,209	\$2,470,209	\$0	\$2,470,209	\$0
2018	\$1,207,318	\$1,086,586	\$120,732	\$2,414,636	\$2,414,636	\$0	\$2,414,636	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	4,020.00	Square Foot	50	80

Buildings

Building ID 39345
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Building Name
 Gross Sq Ft 3325
 Finished Sq Ft 2438
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 393
 Functional Obs 0
 Economic Obs 0
 Depreciation % 26
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Year Built 1933
 Effective Year Built 2005
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 0
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,438	2,438	412
OPU	OP PR UNFIN LL	65	0	36
OUU	OP PR UNFIN UL	405	0	84
OPF	OP PRCH FIN LL	408	0	130
SBF	UTIL FIN BLK	9	0	12
TOTAL		3,325	2,438	674

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0x0	1	12 SF	2
FENCES	1985	1986	0x0	1	1207 SF	2
WOOD DECK	1985	1986	0x0	1	486 SF	2
FENCES	1996	1997	25x5	1	125 SF	2
WOOD DECK	1996	1997	0x0	1	272 SF	2
WALL AIR COND	1997	1997	0x0	1	3 UT	2
BRICK PATIO	1999	2000	25x25	1	625 SF	2
COMM POOL	1999	2000	8x13	1	104 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2021	\$100	Quit Claim Deed	2324676	3104	1559	11 - Unqualified	Improved		
4/30/2021	\$2,700,000	Warranty Deed	2319433	3097	0471	01 - Qualified	Improved		
3/8/2011	\$100	Warranty Deed		2511	470	11 - Unqualified	Improved		
11/26/2010	\$100	Warranty Deed		2496	524	11 - Unqualified	Improved		
12/1/1996	\$400,000	Warranty Deed		1436	1493	Q - Qualified	Improved		
3/1/1992	\$163,000	Warranty Deed		1207	2209	U - Unqualified	Improved		
4/1/1990	\$199,000	Warranty Deed		1129	1651	Q - Qualified	Improved		
12/1/1985	\$89,900	Warranty Deed		961	1423	Q - Qualified	Improved		
4/1/1985	\$85,000	Warranty Deed		939	2027	Q - Qualified	Improved		

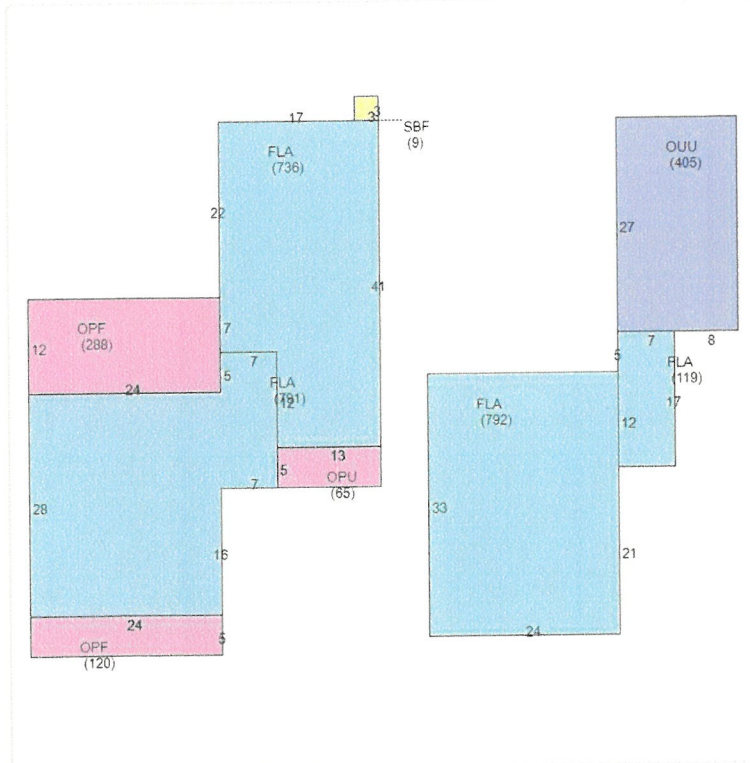
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2023-2800	10/10/2023	1/12/2024	\$22,000	Commercial	Paint and crown moulding and door trim. Repair bathroom tile, there is no structural beam work it's water damage to tongue and groove.
BLD2023-1992	9/1/2023	9/15/2023	\$1,000		Upgrade smoke detectors for conversion of 8 unit guest house to a transient single family residence with accessory cottage.
BLD2023-1885	8/17/2023	10/4/2023	\$73,500	Residential	<p>CONVERT 8 UNIT TRANSIENT GUESTHOUSE TO A SINGLE FAMILY TRANSIENT RESIDENCE WITH A ACCESSORY COTTAGE. APPROVAL OF WORK OUTLINED IN 7/12/23 CLARIFICATION SHEET AND INTERIOR WORK OUTLINED ON PAGE 2 OF THE DRAWINGS. IN ITS PROPOSED CONFIGURATION THE PROPERTY OWNER IS REQUIRED TO RETAIN A MINIMUM OF TWO TRANSIENT UNITS AND TWO TRANSIENT LICENSES AT 1004 EATON STREET. RENTAL ACTIVITY MUST BE COMPLIANT WITH RESPECT TO CITY OF KEY WEST CODE 86-9 ENTITLED "DEFINITION OF TERMS" FAMILY: DP**** CERTIFICATE OF APPROPRIATENESS APPROVED FOR THE REPLACEMENT OF WINDOWS TO DOORS AS SUBMITTED IN THE PLANS AND ONE DOOR REMOVAL AND REPLACE WITH WOOD SIDING. PAINT TO MATCH.</p> <p>HURRICANE REPAIRS TO ROOF. INSTALLED 300 SF OF 26 VCRIMP METAL ROOFING.</p> <p>CLARIFICATION FORM SUBMITTED POOL TO BE RE-PLASTERED AND RE-TILED</p> <p>EMERGENCY ELECTRIC REPAIRS REPLACED A/C UNIT PAINT EXTERIOR RESURFACE POOL INSTALL BRICK PAVING NEW SEWER LINE 8 WINDOWS/JACUZZI NEW ADDITION ROOF PLUMBING 2ND FLOOR BATH ELECTRICAL PLUMBING SIGN</p>
2017-00004589	11/28/2021	11/3/2020	\$0		
BLD2018-1395	12/20/2018	5/21/2019	\$0		
05-3700	8/29/2005	10/31/2005	\$500		
03-2264	3/26/2003	10/7/2004	\$2,300		
0003490	10/24/2000	11/3/2000	\$1,500		
0002609	9/13/2000	11/3/2000	\$1,750		
9901001	5/21/1999	8/16/1999	\$1,000		
9900849	3/9/1999	8/16/1999	\$53,800		
9802351	8/4/1998	11/3/1998	\$9,000		
9702772	10/1/1997	12/1/1997	\$115,000		
9703312	10/1/1997	12/1/1997	\$3,966		
9703380	10/1/1997	12/1/1997	\$4,500		
9703577	10/1/1997	12/1/1997	\$5,000		
9703703	10/1/1997	12/1/1997	\$11,500		
9703736	10/1/1997	12/1/1997	\$1,500		
9700160	1/1/1997	12/1/1997	\$500		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

This Monroe County Property Appraiser's office maintains public property within the County solely for the purpose of building development. To receive a public record for advertising purposes of a property within the County, the Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. The office does not warrant or represent any liability for any use of the data or information. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Updated: 8/5/2024, 4:00:42 AM

Contacts



SENDER LICENSES

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KNOWLES HOUSE
Location Addr 1004 EATON ST
Lic NBR/Class LIC2023- PROPERTY RENTAL
 000504
Issued Date 10/5/2023 Expiration Date: September 30, 2024

TRANSIENT NO USE PERMITTED

Comments: 4 NO USE PERMITTED TRANSIENT UNITS

Restrictions: NO USE PERMITTED

KNOWLES HOUSE
KEY ENDEAVORS LLC
702 COMMERCIAL ST STE 3A
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KNOWLES HOUSE
Location Addr 1004 EATON ST
Lic NBR/Class LIC2021- PROPERTY RENTAL
 000517
Issued Date 10/5/2023 **Expiration Date: September 30, 2024**

TRANSIENT GUESTHOUSE UNITS

Comments: 2 GUESTHOUSE ROOMS

Restrictions: BNB5402187 (10/01/23)

KNOWLES HOUSE
KEY ENDEAVORS LLC
702 COMMERCIAL ST STE 3A
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name 921 WINDSOR LANE LLC
Location Addr 1004 EATON ST
Lic NBR/Class LIC2024-000218 PROPERTY RENTAL
Issued Date 7/29/2024 Expiration Date: September 30, 2025

TRANSIENT NO USE PERMITTED

Comments: ONE NO USE PERMITTED TRANSIENT UNIT

Restrictions: RESOLUTION #2024-001

921 WINDSOR LANE LLC
C/O SONI, KRISHNA & ASHISH &
TEJAS
830 TRUMAN AVE
KEY WEST , FL 33040

This document must be prominently displayed.

921 WINDSOR LANE LLC

**CORPORATE/BUSINESS
OWNERSHIP RECORDS**



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

Detail by Entity Name

Florida Limited Liability Company
KEY ENDEAVORS LLC

Filing Information

Document Number	L21000150913
FEI/EIN Number	86-2973199
Date Filed	03/31/2021
Effective Date	03/31/2021
State	FL
Status	ACTIVE

Principal Address

1004 EATON STREET
KEY WEST, FL 33040

Mailing Address

1004 Eaton Street
Key West, FL 33040

Changed: 05/01/2024

Registered Agent Name & Address

NGOV, MICHAEL
425 GREENE ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

Ngov, Sophak
425 GREENE ST.
KEY WEST, FL 33040

Title Member

Ngov, Michael
425 GREENE ST.
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/29/2022
2023	02/13/2023
2024	05/01/2024

Document Images

05/01/2024 -- ANNUAL REPORT	View image in PDF format
02/13/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- Florida Limited Liability	View image in PDF format

SENDER DEED

Doc # 2319433 Bk# 3097 Pg# 471 Recorded 5/14/2021 at 10:10 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$18,900.00

Prepared by and return to:

Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-449
Consideration: \$2,700,000.00

Parcel Identification No. 00005290-000000

[Space Above This Line For Recording Data]

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

This Indenture made this 30 day of April, 2021 between Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010 whose post office address is 1004 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Key Endeavors LLC, a Florida limited liability company whose post office address is 702 Commercial Street, Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Monroe County, Florida, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.



and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

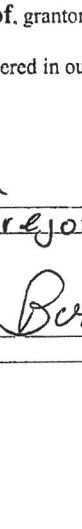
DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

 Witness Name: Gregory Oropeza Leslie J. Vollmert, individually and as Trustee

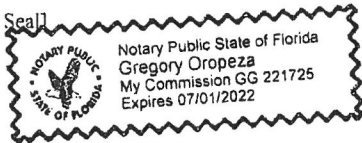


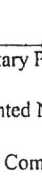
 Witness Name: _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2021 by Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010, who is personally known or has produced a driver's license as identification.

[Notary Seal]





 Notary Public
 Printed Name: _____
 My Commission Expires: _____

SENDER VERIFICATION



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

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

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:

1004 Eaton Street, Key West, FL 33040
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.

[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/4/23 by
date
Owen Trepanier
Name of Applicant

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

[Handwritten Signature]
Notary's Signature and Seal

Jeffrey A. Burgess
Name of Notary Public, typed or stamped
Commission # PH 140043
Expires June 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any



City of Key West Planning Department

Authorization Form (Where Owner is a Business Entity)

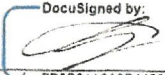
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Shlomo D'Jamal as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of The Old Harbor House, LLC c/o Duval Group, Inc.
Name of office (President, Managing Member) Name of owner from deed

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

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


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

Subscribed and sworn to (or affirmed) before me on this January 6, 2023
Date

by: Sholmo D'Jamal
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

SENDER 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, Sophak Ngov as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Key Endeavors LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)
Please Print Name of Representative

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

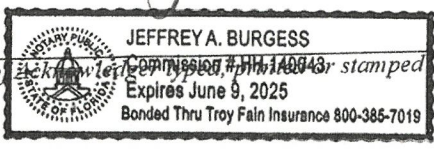
Sophak Ngov
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this AUGUST 1, 2024
Date

by SOPHAK NGOV
Name of person with authority to execute documents on behalf of entity owner

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

Jeffrey A. Burgess
Notary's Signature and Seal



Commission Number, if any