

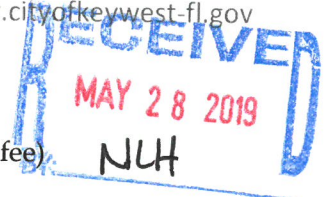
Application



Application - Change of Nonconforming Use

City of Key West, Florida • Planning Department

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



Application Fee: \$1,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 612 Fleming St, Key West, FL 33040
Real Estate (RE) #: 00009160-000000 Alternate Key: 1009423
Zoning District: _____ Total Land Area (sq ft): 600
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Delbert Brixey
Mailing Address: 614 Fleming St, Key West
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305.942.1656 Office: same Fax: _____
Email: Delbrixey@gmail.com

PROPERTY OWNER: (if different than above)

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: _____

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

If yes, please describe and attach relevant documents: _____

Description of existing use and proposed use. If there is more than one use please describe each use:

Vacant right now. It was 'Debra Butler Design Studio'

Proposed use: Yoga Classes (Gretchen Mills/Christian Haler)

Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary):

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Delbert Brixey, 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:

612 Fleming St. Key West

Street address of subject property

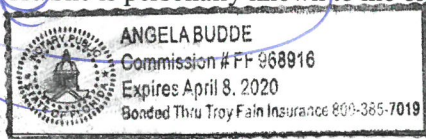
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Delbert Brixey
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 22 Aug 2019 by
date

Name of Authorized Representative

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



Notary's Signature and Seal

Angela Budde

ANGELA BUDE
Name of Acknowledger typed, printed or stamped

FF # 968916

Commission Number, if any

Warranty Deed

943580

OFF REC 1401 PAGE 0234

Doc Stamps 1050.00
RECORD 6.00
1056.00

Return to: FELDMAN AND KOENIG, P.A.
(DJM) 417 Eaton Street
Key West, Florida 33040

This instrument prepared by: Robert T. Feldman

DS Paid 1050.00
1-30-96
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By *[Signature]*

THIS INDENTURE

Made this 19 day of April, 1996, between DELBERT PAUL BRIXEY, party of the first part, and LINCOLN FERRY and ANN BEATTIE, his wife, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), to him 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 their heirs and assigns forever the following described land, situated lying and being in the County of Monroe State of Florida, to wit:

An undivided one-half interest in and to the following described property:
In the City of Key West and known and designated on the map or plat of said City as delineated by William A. Whitehead in February 1829, as part of Lot Three (3) in square forty-nine (49). COMMENCING at a point on the line of Fleming Street one hundred (100) feet and six (6) inches from the Southeast corner of Simonton and Fleming Streets, and running along Fleming Street in a Northeasterly direction fifty (50) feet and three (3) inches; thence Southeasterly parallel with Simonton Street one hundred and thirteen (113) feet; thence Southwesterly parallel with Fleming Street fifty (50) feet and three (3) inches; thence Northwesterly one hundred and thirteen (113) feet to the Point of Beginning.

SUBJECT TO conditions, restrictions, limitations and easements of record and to taxes for the current and subsequent years.

And 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 hereunto set his hand and seal the day and year first above written.

Witnesses as to both:

[Signature]
Witness
Robert T. Feldman
Print Name
[Signature]
Witness
Dorinda J. McCord
Print Name

[Signature]
DELBERT PAUL BRIXEY

Recorded in Official Records of
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, DELBERT PAUL BRIXEY, to me well known to be the person described in the above Deed, who did take an oath, and who acknowledged that the executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal this 19 day of April, 1996.

FILED FOR RECORD

96 APR 30 NO 54

DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

[Signature]
Notary Public-State of Florida
Commission expires: (Seal)
Robert T. Feldman



ROBERT T. FELDMAN
MY COMMISSION # CO 205841 EXPIRES
June 4, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

Boundary Survey

MAP OF BOUNDARY SURVEY

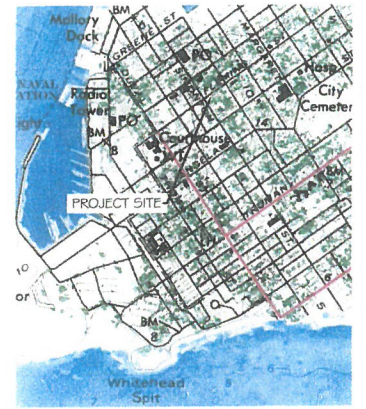
BEARING BASE:
ALL BEARINGS ARE BASED
ON N58°04'44"E ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

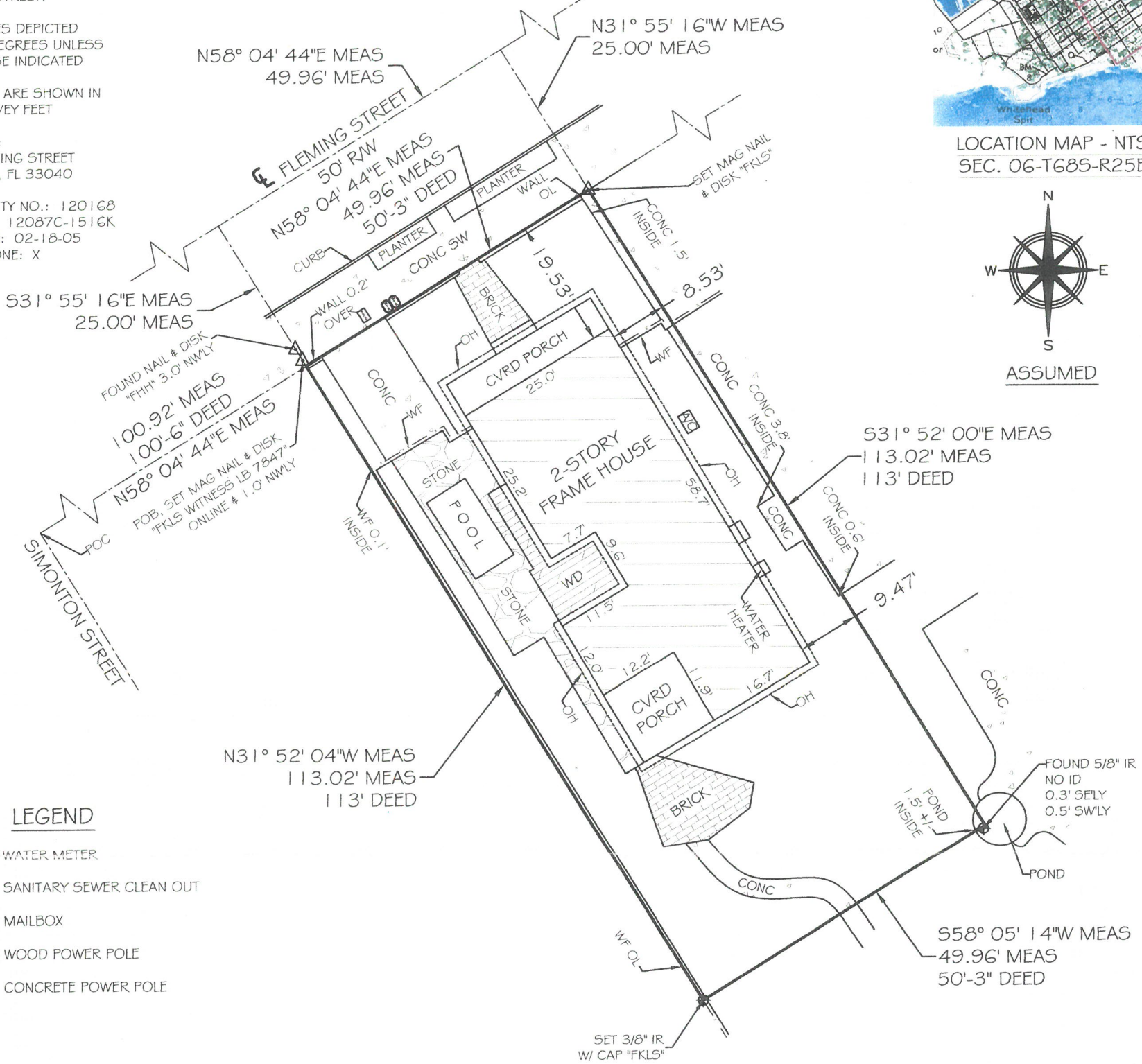
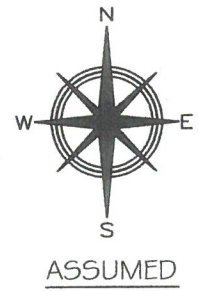
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
612 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X



LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

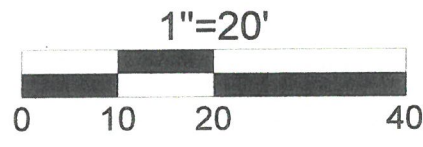
TOTAL AREA = 5,646.29 SQFT±

LEGAL DESCRIPTION -

In the City of Key West and known and designated on the map or plat of said City as delineated by William A. Whitehead in February 1829, as part of Lot Three (3) in Square Forty-nine (49). COMMENCING at a point on the line of Fleming Street One Hundred (100) feet and Six (6) inches from the Southeast corner of Simonton and Fleming Streets, and running along Fleming Street in a Northeasterly direction Fifty (50) feet and Three (3) inches; thence Southeasterly parallel with with Simonton Street One Hundred and Thirteen (113) feet; thence Southwesterly parallel with Fleming Street Fifty (50) feet and Three (3) inches; thence Northwesterly One Hundred and Thirteen (113) feet to the Point of Beginning.

CERTIFIED TO -

Delbert Brixley;
Lincoln Perry;
Ann Beattie;



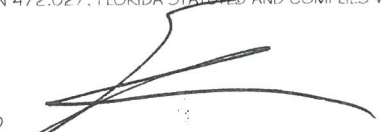
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	06/26/2014
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED 

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

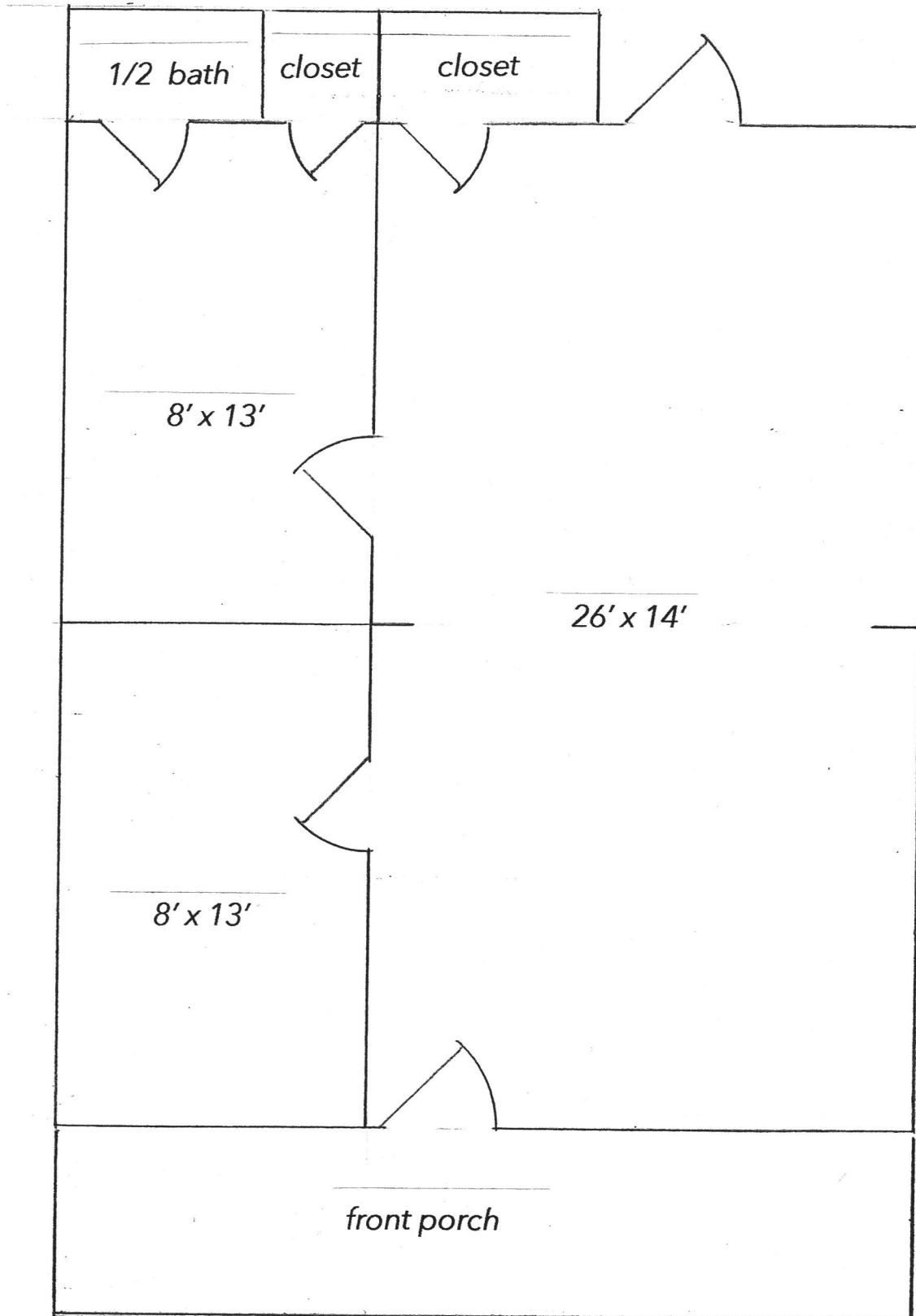


**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

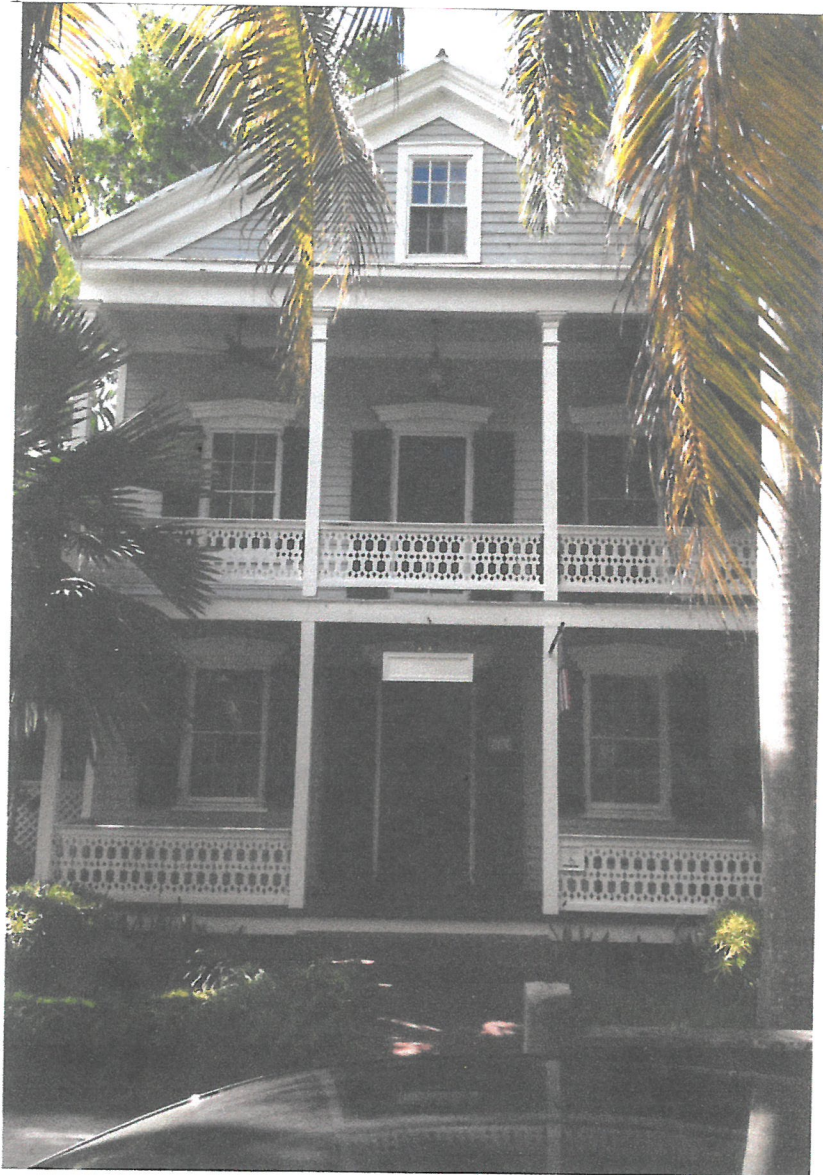
Floor Plan

Floor Plan

612 Fleming St. Key West, Fl 33040



612 Fleming St. Key West, Fl 33040



Nothing is being changed.

Site Elevation is 16 feet (one of the highest points in Key West)

Historic Property Record Card

HASKINS, MARIE P.
614 FLEMING ST
CITY

5000

R#
PT LOT 3 SQR 49
B5-47
COUNTY JUDGE'S SERIES 3-H9
COUNTY JUDGE'S DOCKET 8-133

LAND COMPUTATIONS						
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE:
	50 X 110	50	1.03		51.50	2580
	50 X 110	62.50	1.03		64.37	3218
TOTAL						3218

916
REAL PROPERTY RECORD CARD
MONROE COUNTY, FLORIDA
1009473
0000-1160-00000

VALUATION TOTALS	
1966	LAND 2580
	IMPROVEMENTS 6720
	TOTAL 9300
1974	LAND 3218
	IMPROVEMENTS 8560
	TOTAL 11,800
19__	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL

PC-01



612 Fleming

PHOTO
IMP #2

PHOTO
IMP #3

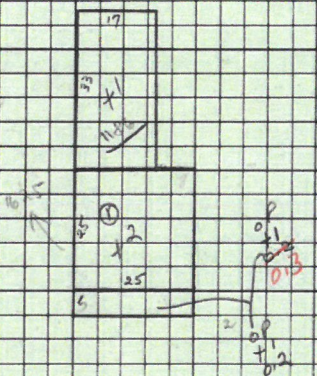
PHOTO
IMP #4

— NOTES —



9/14/77
ADD 45% RA

4/23/74-45% RA



CARD	/	SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA										
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4	
TYPE OF STRUCTURE	Res RES				INTERIOR FINISH					
					Unfinished					
					Wd. or Ceil. Bds.	✓	28	✓	18	
					Wallboard					
					Plaster, No Furring					
YEAR BUILT					Plaster, Furring					
					Drywall					
					Wood Panel					
					FLOORS					
					None					
				Single Pine	✓	7	✓	5		
				Concrete						
				Conc., Asph. Tile						
				Conc., Terrazzo						
				Double Pine						
				Double Hardwood						
				Precast Conc.						
				Parquet						
				Conc. Q. Tile						
				Conc. Cer. Tile						
				Marble						
				PLUMBING						
				None						
				Poor						
				Good, Plain	✓	8	✓	8		
				Good, Tile						
				HEATING						
				None						
				Unit Heat						
				Centri. Heating						
				Centri. Cooling						
				Centri. Cool & Heat						
				ELECTRICITY						
				None						
				Poor						
				Average	✓	3	✓	3		
				Good						
				CLASS & SCALE	H/E+		H/E+			
				CONST. UNITS	88		80			
				CLASS UNITS	-8		-8			
				TOTAL UNITS	80		72			
				BASE RATE	10.75		14.82			
				ADJ. RATE	8.60		10.67			
				AREA	1736		1736			
				E.F.			500			
				E.F.						
				REP. COST NEW	14934		19,023			
				CONDITION	15		15			
				DEP. REP. VALUE	6720		8560			
				DEPRECIATION ADJUSTMENT E						
NO.	PHY.	ADJUSTMENT	%	COND.						
1										
2										
3										
4										
				ROOF TYPE						
				Flat, Shed						
				Hip, Gable	✓	8	✓	8		
				Bar Joist						
				Wood Truss						
				Prestressed						
				Steel Truss						
				ROOF MATERIAL						
				Sht. Mtl. Roll						
				T. & G. B.U.						
				Shing., Wd., Etc.	✓	4	✓	4		
				Shing., Asbestos						
				Tile, Cement						
				Tile, Clay						
				Bermuda						
				Slate						
				Gypsum						

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 00009160-000000
 Account# 1009423
 Property ID 1009423
 Millage Group 10KW
 Location 612 FLEMING St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 49 B5-47 COUNTY JUDGE SERIES 3-H9 COUNTY JUDGE'S
 Description DOCKET 8-133 OR938-2371/72 OR948-1829/30 OR964-1758/1760 OR1340-2132/42 OR1401-2034
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PERRY LINCOLN
 614 Fleming St
 Key West FL 33040

PERRY BEATTIE ANN
 614 Fleming St
 Key West FL 33040

BRIXEY DELBERT P

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$199,811	\$208,758	\$240,676	\$240,676
+ Market Misc Value	\$12,398	\$12,398	\$12,871	\$11,265
+ Market Land Value	\$785,400	\$457,380	\$454,930	\$454,930
= Just Market Value	\$997,609	\$678,536	\$708,477	\$706,871
= Total Assessed Value	\$746,390	\$678,536	\$708,477	\$706,871
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$997,609	\$678,536	\$708,477	\$706,871

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,650.00	Square Foot	50	110

Commercial Buildings

Style OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 3,944
 Finished Sq Ft 2,318
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1923
 Year Remodeled
 Effective Year Built 1993

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	845	0	0
FAT	FINISHED ATTIC	775	0	0
FLA	FLOOR LIV AREA	2,318	2,318	0
SBF	UTIL FIN BLK	6	0	0
TOTAL		3,944	2,318	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1986	1987	1	138 SF	2
RES POOL	1986	1987	1	160 SF	5
CONC PATIO	1986	1987	1	220 SF	2
WOOD DECK	1986	1987	1	297 SF	2
WALL AIR COND	1986	1987	1	3 UT	2

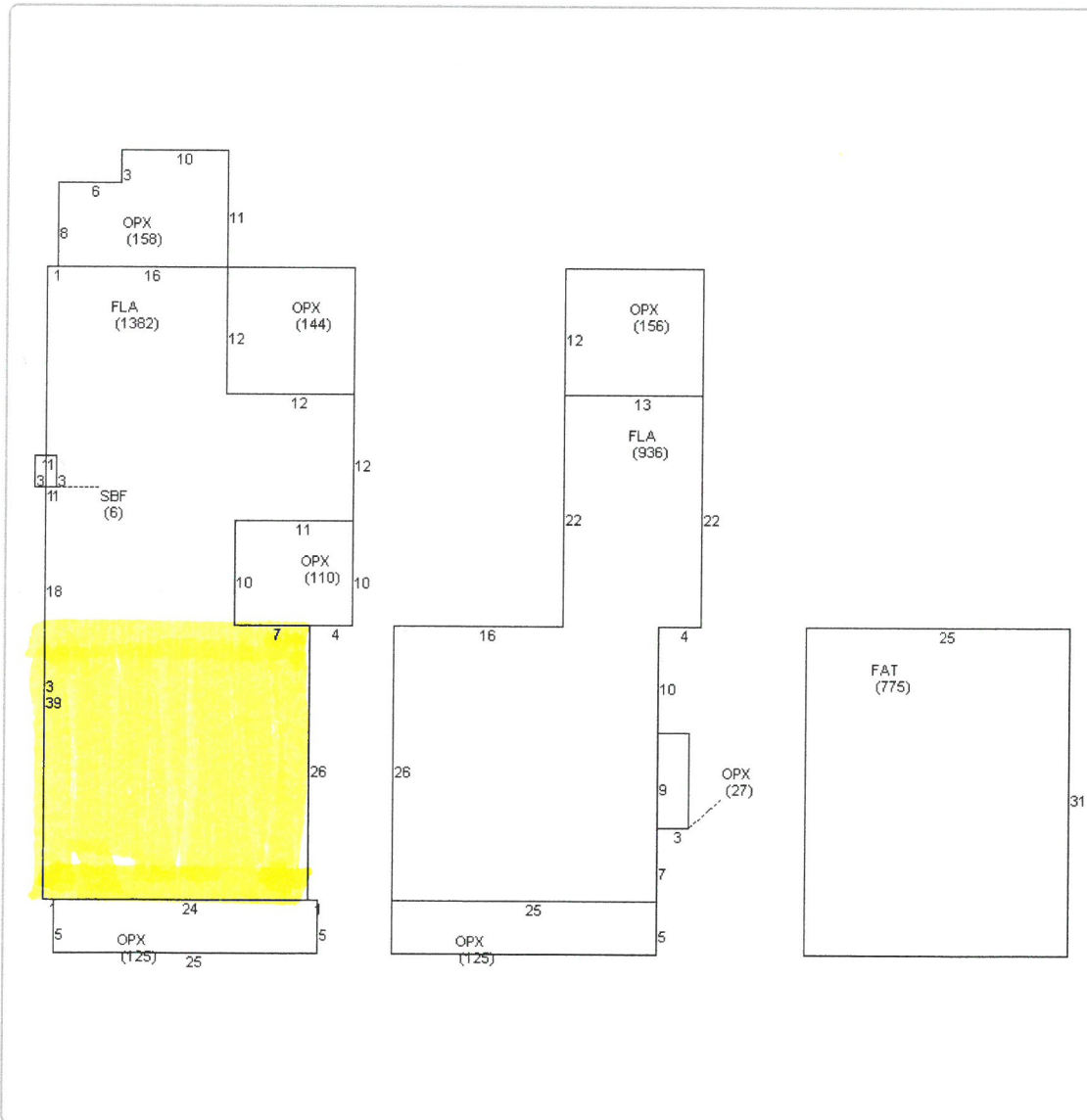
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/1/1996	\$150,000	Warranty Deed		1401	0234	H - Unqualified	Improved
1/1/1986	\$100,000	Warranty Deed		964	1758	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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Last Data Upload: 5/20/2019, 5:36:16 AM

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Site Photos



