532 MARGARET ST.
APPLICATION

Variance Information sheet

City of Key West, Florida • Planning Department

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

Application Fee: $2,625.25 / After-the-Fact: $4,830.25

(includes $310.00 advertising/noticing fee and $110.25 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Boardof Adjustment member about the variance outside of the hearing.

RECEIVED
MAR 18 2022
BY: JM

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.

2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.

3. Sign and Sealed site plan(s) of the subject site, indicating the following:

    a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.

    b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.

    c. All proposed changes to what exist, including those which make the variance(s) necessary.

    d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.

    e. Dimensions **(existing and proposed)** of all the items in (a) above, including the height and number of stories of the structure.

    f. Parking spaces and dimensions **(existing and proposed)**.

    g. Easements or other encumbrances on the property.

4. A survey of the property no more than ten years old

5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road

6. Floor Plans of existing and proposed development

7. Stormwater management plan

8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.

Application for Variance

City of Key West, Florida • Planning Department

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

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(includes $310.00 advertising/noticing fee and $110.25 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: 532 Margaret Street

Zoning District: HNC-2

Real Estate (RE) #: 8110

Property located within the Historic District? X Yes ☐No

APPLICANT: ☐Owner X Authorized Representative

Name: William P. Horn Architect, PA Mailing Address: 915 Eaton St.

City: Key West State: Fl Zip: 33040

Home/Mobile Phone Office: 305-296-8302 Fax:

Email: William@wphornarchitect.com

PROPERTY OWNER: (if different than above)

Name: Bean Job, LLC (Bob Pollman) Mailing Address: 7791 Highway 42 (PO Box 87)

City: Egg Harbor State: WI Zip: 54209

Home/Mobile Phone: 920-333-0192 Office: Fax:

Email: bpollman@bellsouth.net

Description of Proposed Construction, Development, and Use: Interior & exterior renovations to an existing restaurant and second floor apartment. See attached drawings.

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

Rebuilding deteriorating exit stairs and balcony to code, rebuilding cooler addition. We are improving all conditions, but site exceeds lot coverage, impervious area amounts and is under minimum landscape and open space. Front and side setback variance needed to rebuild stairs and balcony.

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

If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property? ☐Yes **X No**
If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? ☐Yes **X No**

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

Site Data Table				
	Code Requirement	**Existing**	**Proposed**	**Variance Request**
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area orNumber of seats				

See Site Data Table Sheet A-1

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

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

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Existing conditions, which are unique to this site as a neighborhood restaurant, such as minimum seating area needed and exit stairs within setbacks require us to need variances in order to improve life safety items (stairs and fire department access).

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

Existing deteriorating non-conforming conditions were done in the past by previous owners. We are just trying to improve everything, reduce non-conforming conditions and rebuild deteriorating items.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Other properties within this zoning district have been allowed to rebuild deteriorating stairs and small additions to improve life safety in the past.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Without obtaining a variance we would not be able to rebuild the deteriorating exit stairs and balcony to code and provide better fire department access to the rear of the site.

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

We made every effort to minimize all conditions needing a variance (see site date table on sheet A-1).

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

All new work for this project will improve life safety and fire department access.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Other property non-conforming uses have nothing to do with our needs to improve the property and rebuild deteriorating items.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: ***All*** **of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

X Correct application fee, made payable to "City of Key West."

X Pre-application meeting form

X Notarized verification form signed by property owner or authorized representative.

X Notarized authorization form signed by property owner, if applicant is not the owner.

X Copy of recorded warranty deed

X Monroe County Property record card

X Signed and sealed survey (Survey must be within 10 years from submittal of this application)

X Sign and sealed site plan (sign and sealed by an Engineer or Architect)

X Floor plans

X Any additional supplemental information necessary to render a determination related to the variance request

AUTHORIZATION & VERIFICATION

Detail by Document Number

Florida Limited Liability Company
BEAN JOB LLC

Filing Information

Document Number	L21000511424
FEI/EIN Number	87-3894757
Date Filed	12/02/2021
Effective Date	12/10/2021
State	FL
Status	ACTIVE

Principal Address

628 WILLIAM STREET
KEY WEST, FL 33040

Mailing Address

PO BOX 87
EGG HARBOR, WI 54209

Registered Agent Name & Address

POLLMAN, ROBERT
628 WILLIAM STREET
KEY WEST, FL 33040

Name Changed: 05/16/2022

Authorized Person(s) Detail

Name & Address

Title MGR

POLLMAN, ROBERT
628 WILLIAM STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	02/21/2022
2022	05/16/2022

Document Images

City of Key West
Planning Department

Authorization Form
(Individual or Joint Owner)

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

I, Bean Job LLC (Robert P. Pollman) authorize
Please Print Name(s) of Owner(s) as appears on the deed

WILLIAM P. HORN, ARCHITECT
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 Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this March 10, 2022
Date

by Robert Pollman.
Name of Owner

He/She is personally known to me or has presented WIDL # P455 775 493 4207 as identification.

Notary's Signature and Seal

Notary Public State of Florida
Charlotte A. Burns
My Commission GG 970782
Expires 03/18/2024

Charlotte Burns
Name of Acknowledger typed, printed or stamped

GG 970782
Commission Number, if any

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

I, WILLIAM P. HORN, in my capacity as OWNER / PRINCIPAL
(print name) *(print position; president, managing member)*

of WILLIAM P. HORN ARCHITECT, P.A.
(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:

532 MARGARET STREET, KEY WEST, FL.
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 03/16/2022 by
date
William P Horn.
Name of Applicant

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

Lori Reader
Notary's Signature and Seal

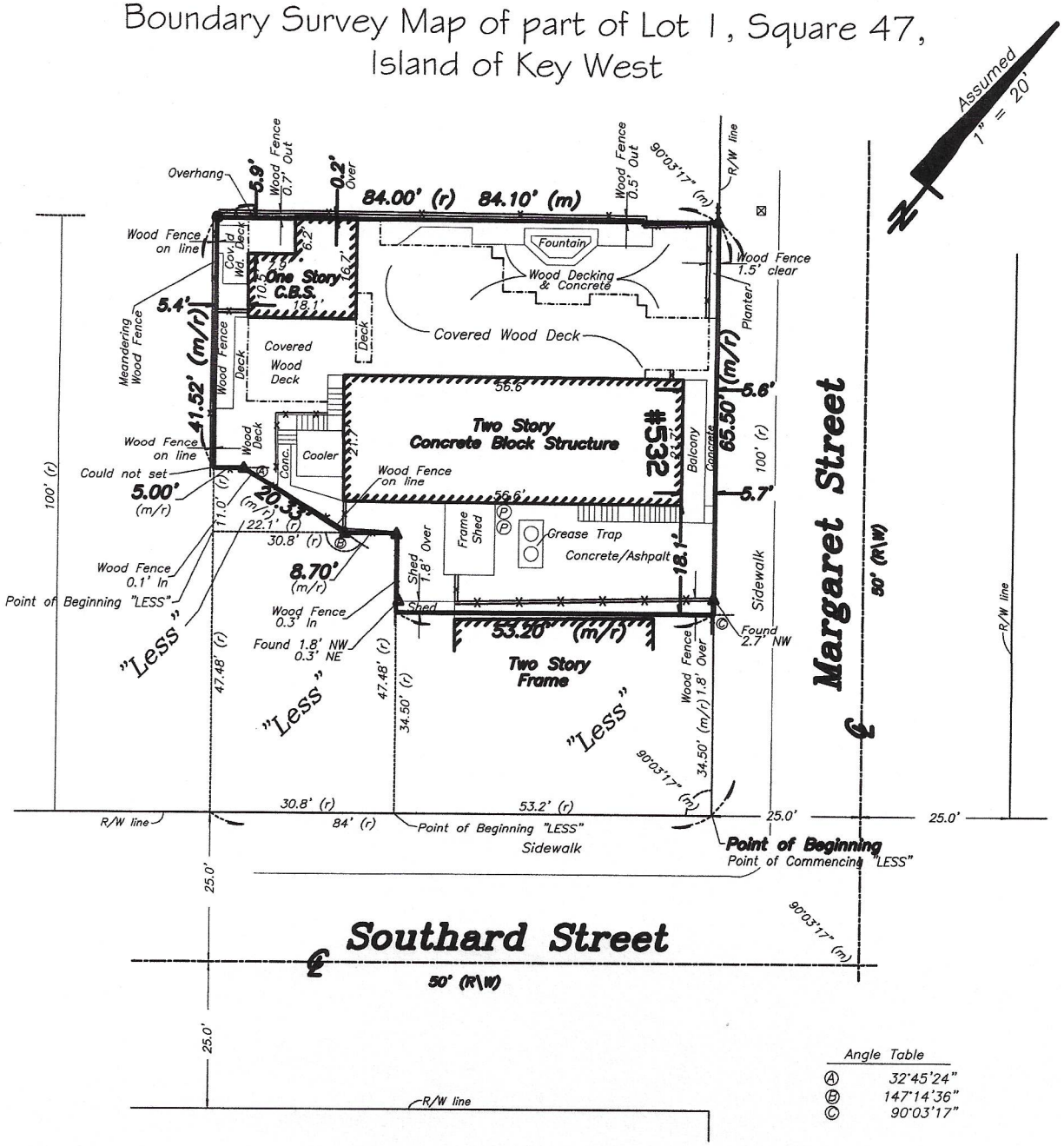
Lori Reader
Name of Acknowledger typed, printed or stamped

HH78038
Commission Number, if any

NOTARY PUBLIC
LORI READER
Notary Public, State of Florida
Commission# HH 78038
My comm. expires Jan. 6, 2025

SURVEY & ELEVATION CERTIFICATE

Boundary Survey Map of part of Lot 1, Square 47, Island of Key West



Angle Table	
Ⓐ	32°45'24"
Ⓑ	147°14'36"
Ⓒ	90°03'17"

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 532 Margaret 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. Date of field work: December 2, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

LEGEND

●	Found 2" Iron Pipe (Fence Post)	C.B.S.	Concrete Block Structure
○	Set 3/4" Iron Pipe w/cap (6298)	R\W	Right of Way
●	Found 1/2" Iron Rod (2863)	CLF	Chain Link Fence
▲	Found Nail & Disc (PTS)	℄	Centerline
△	Set Nail & Disc (6298)	⊘	Wood Utility Pole
(M)	Measured	☒	Concrete Utility Pole
(R)	Record	-P-	Overhead Utility Lines
(M/R)	Measured & Record	Ⓟ	Propane Tank

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 Report of part of Lot 1, Square 47, Island of Key West

BOUNDARY SURVEY OF: *On the Island of Key West, Monroe County, Florida, known as Part of Lot One (1), Square Forty-Seven (47) (The N.W. quadrant of the Intersection of Margaret Street and Southard Street; being 100 feet fronting Margaret Street and 84 Feet fronting Southard Street).*

Being Better Described as:

A Parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described as follows: BEGIN at the Intersection of the NW'ly right-of-way-line (ROWL) of Southard Street with the SW'ly ROWL of Margaret Street and run thence SW'ly along the ROWL of the said Southard Street for a distance of 84 feet; thence NW'ly and at right angles for a distance of 100 feet ; thence NE'ly and at right angles for a distance of 84 feet to the SW'ly ROWL of the said Margaret Street; thence SE'ly and along the SW'ly ROWL of the said Margaret Street for a distance of 100 back to the Point of Beginning.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Margaret Street and run thence Southwesterly along said Northwesterly right of way line of Southard Street for a distance of 53.2 feet to the POINT OF BEGINNING; thence continue along said Southard Street in a Southwesterly direction for a distance of 30.8 feet; thence at right angles in a Northwesterly direction for a distance of 47.48 feet; thence at right angles in a Northeasterly direction for a distance of 30.8 feet; thence at right angles in a Southeasterly direction for a distance of 47.48 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 in Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly along said NW'ly right of way line of Southard Street for a distance of 84.0 feet; thence at right angles in a NW'ly direction for a distance of 47.48 feet to the POINT OF BEGINNING; thence continue in a NW'ly direction for a distance of 11.0 feet; thence at right angles in a NE'ly direction for a distance of 5.0 feet; thence in a E'ly direction with a deflection angle of 32°45'24" to the right and a distance of 20.33 feet; thence in a SW'ly direction with a deflection angle 147°14'36" to the right and a distance of 22.1 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel land on the Island of Key West and known as a part of Lot 1, in Square 47, according to W.A. Whitehead's map of said Wand delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and nut thence SW'ly to the NW'ly right of way line of the said Southard Street for a distance of 53.20 feet; thence NW'ly and at right angles for a distance of 34.50 feet; thence NE'ly and at right angles for a distance of 53.20 feet the SW'ly right of way line of the said Margaret Street; thence SE'ly with a deflected angle of 90°03'17" to the right and along the SW'ly tight of way line of said Margaret Street for a distance of 34.50 that back to the Point of Beginning.

BOUNDARY SURVEY FOR: ***B&N LLC;***
Oropeza Stones Cardenas PLLC;
Old Republic National Title Insurance Company;

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

THIS SURVEY IS NOT ASSIGNABLE

December 13, 2021

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

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name ALEXNENA3357 INVESTMENT LLC	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET	Company NAIC Number:

City	State	ZIP Code
KEY WEST	Florida	33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
(TAX PARCEL #00008110-000000) (KW PT LOT 1 SQR 47)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) NON-RESIDENTIAL

A5. Latitude/Longitude: Lat. 24.5578 N Long. -81.7974 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF KEY WEST 120168	MONROE	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12087C1516	K	02-18-2005	02-18-2005	AE	6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			FOR INSURANCE COMPANY USE
532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.0	☒ feet	☐ meters
b) Top of the next higher floor	17.1	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	10.1	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.0	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.9	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298		Place Seal Here
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida	ZIP Code 33040	
Signature	Date 07-02-2021	Telephone (305) 296-7422	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) - ELECTRICAL EQUIPMENT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

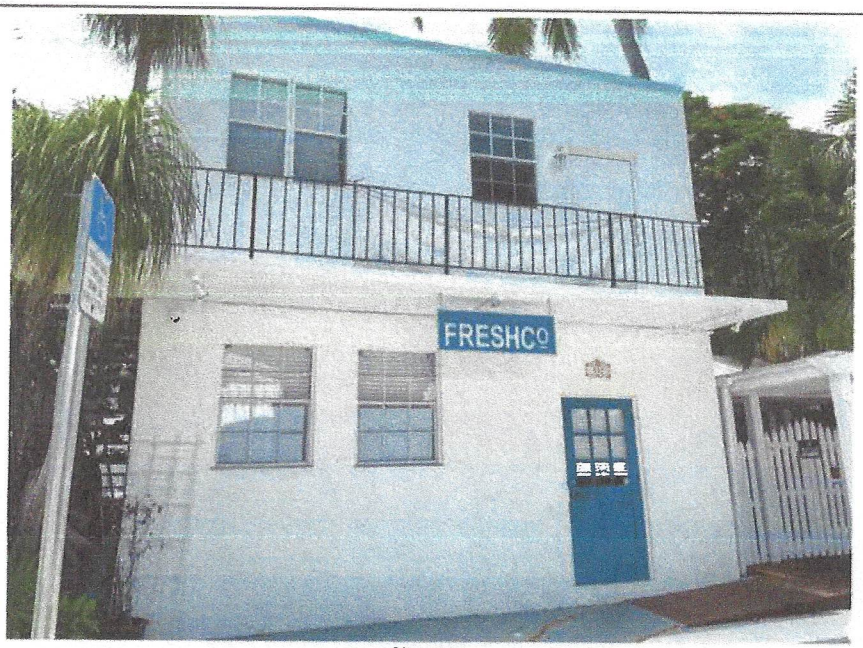


Photo One

Photo One Caption	FRONT VIEW & FOUNDATION	07-02-2021	Clear Photo One

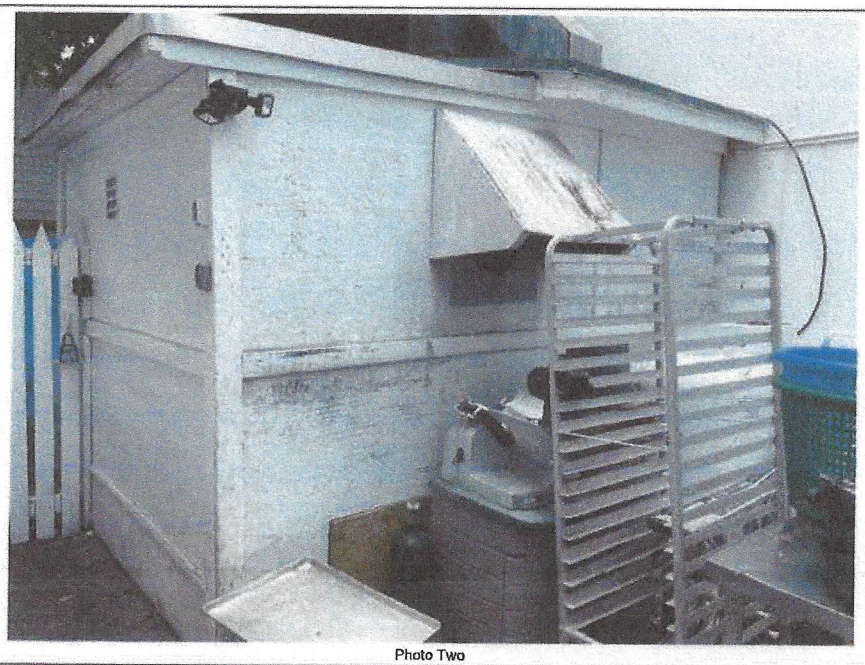


Photo Two

Photo Two Caption	SHED	07-02-2021	Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 532 MARGARET STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

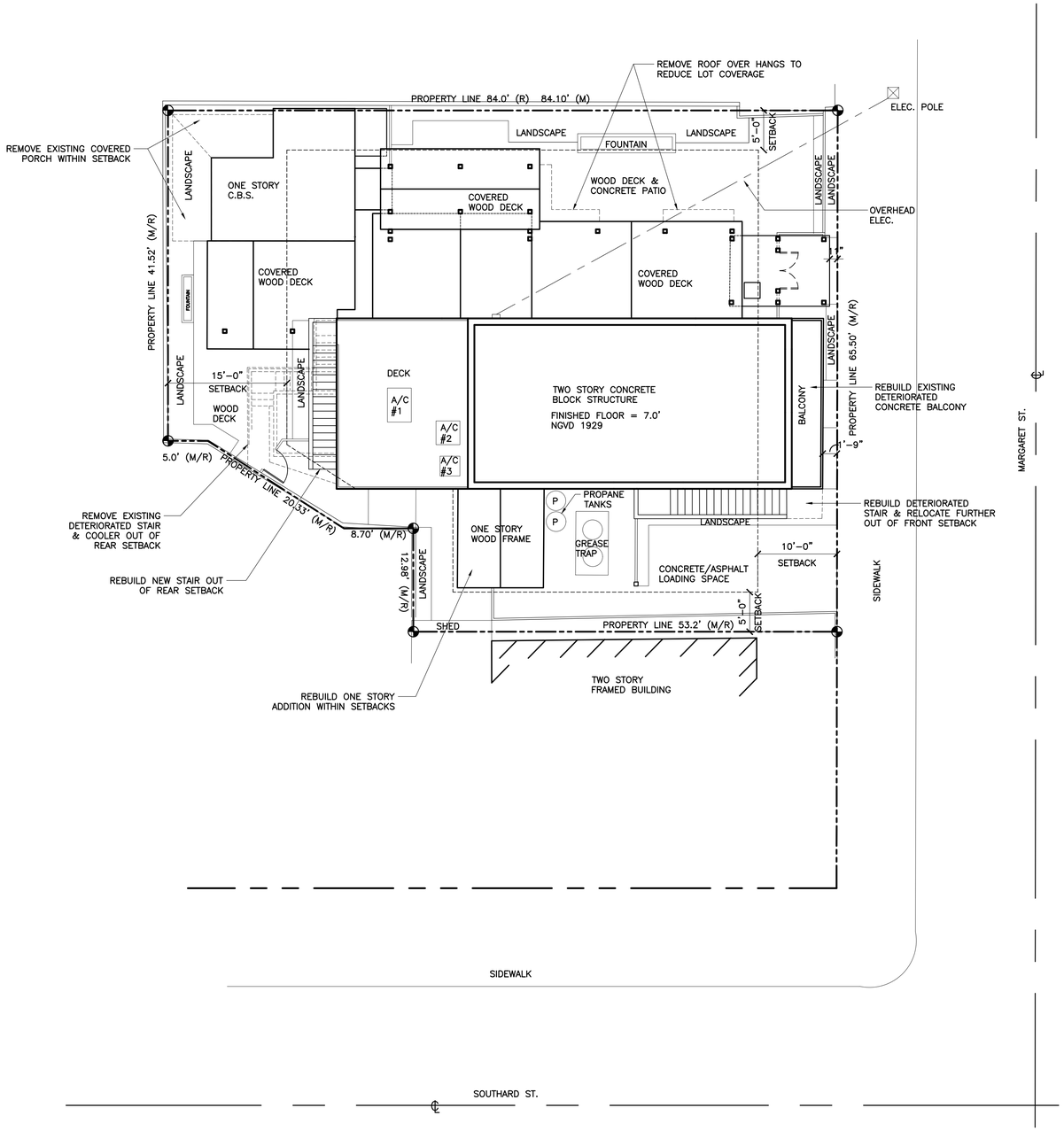
Photo Three

Photo Three Caption	SIDE VIEW & FOUNDATION	07-02-2021	Clear Photo Three

Photo Four

Photo Four Caption	SIDE VIEW	07-02-2021	Clear Photo Four

SITE PLAN



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/8"=1'-0"

SITE DATA

ZONING	:	HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)
FLOOD ZONE	:	AE +6.0'
(EXISTING FLOOR)	:	+7.0'
LOT AREA	:	4,974 S.F.
MIN. LOT SIZE	:	4,000 S.F.
F.A.R. MAX	:	1.0 (4,974 S.F.)
EXISTING	:	79.9% (3,976.67 S.F.)
PROPOSED	:	79.3% (3,945.41 S.F.)
MAX. LOT COVERAGE	:	1,989.6 S.F. (40%)
EXISTING LOT COVERAGE	:	3,095.17 S.F. (62.2%)
PROPOSED LOT COVERAGE	:	3,063.91 S.F. (61.5%) REDUCED BY 31.26 S.F.
MAX. IMPERVIOUS SURFACE	:	2,984.4 S.F. (60%)
EXISTING IMPERVIOUS SURFACE	:	4,150.95 S.F. (83.4%)
PROPOSED IMPERVIOUS SURFACE	:	3,940.17 S.F. (79.2%) REDUCED BY 210.78 S.F.
MIN. LANDSCAPE	:	994.8 S.F. (20%)
EXISTING LANDSCAPE	:	407.9 S.F. (8.2%)
PROPOSED LANDSCAPE	:	666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MIN. OPEN SPACE	:	994.8 S.F. (20%)
EXISTING OPEN SPACE	:	407.9 S.F. (8.2%)
PROPOSED OPEN SPACE	:	666.8 S.F. (13.4%) INCREASED BY 258.9 S.F.
MAX. HEIGHT	:	30 FEET
EXISTING HEIGHT	:	22 FEET
PROPOSED HEIGHT	:	22 FEET

SETBACKS:

FRONT SETBACK:
REQUIRED: 10'
EXISTING: FRONT STAIR: 1'-9"
PROPOSED: FRONT STAIR: 6'-4" IMPROVED BY 4'-7"
EXISTING: BALCONY: 1'-9"
PROPOSED: BALCONY: 1'-9"

NORTH SIDE SETBACK:
REQUIRED: 5'
EXISTING: 0'
PROPOSED: 0' (REMOVED COVERED PORCH WITHIN SETBACK)

SOUTH SIDE SETBACK:
REQUIRED: 5'
EXISTING REAR STAIR & COOLER: 3'-0"
PROPOSED REAR STAIR: 4'-0"

REAR SETBACK:
REQUIRED: 15'
EXISTING: 0'
PROPOSED: 5' (REMOVED COVERED PORCH WITHIN SETBACK AND EXISTING STAIR & COOLER)

WILLIAM P. HORN
ARCHITECT, P.A.

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LICENSE NO.
AA 0003040

532 MARGARET ST.
KEY WEST, FLORIDA.

SEAL

DATE
12-27-2021
03-16-2022 VAR.

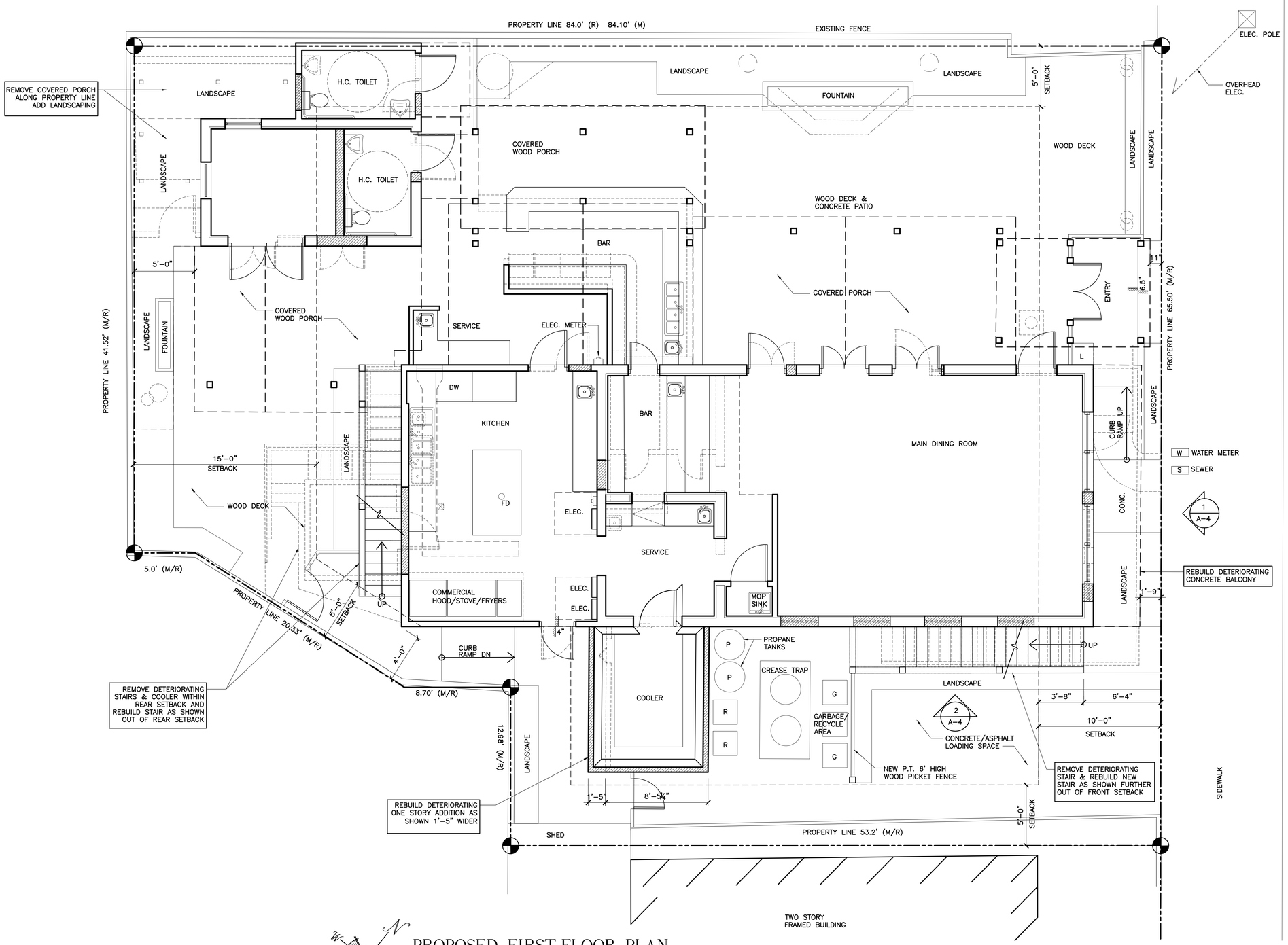
REVISIONS

DRAWN BY
CAB

PROJECT NUMBER
2134

A-1

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

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A-2

532 MARGARET STREET
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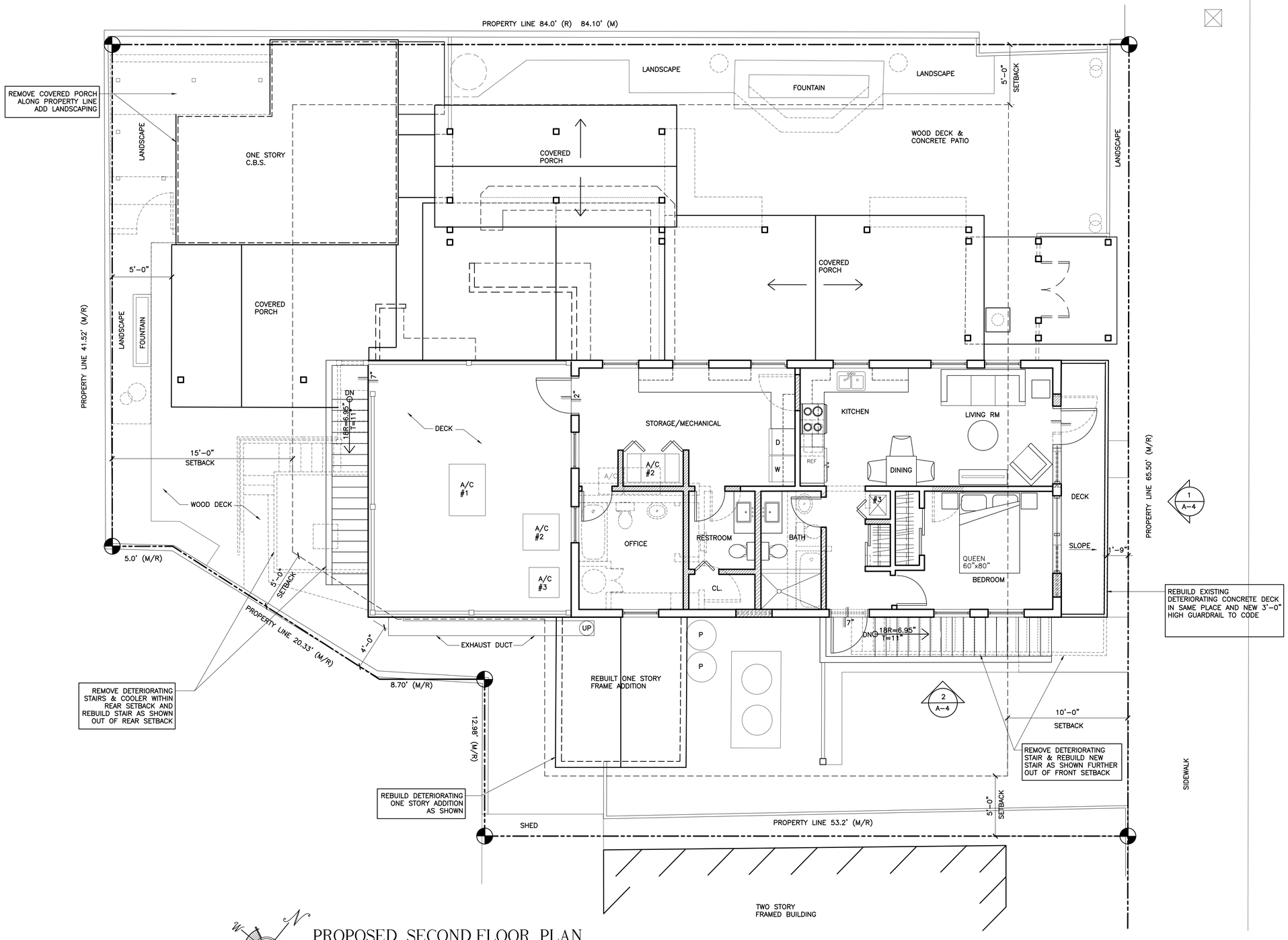
KEY WEST, FLORIDA



PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

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A-3

532 MARGARET STREET

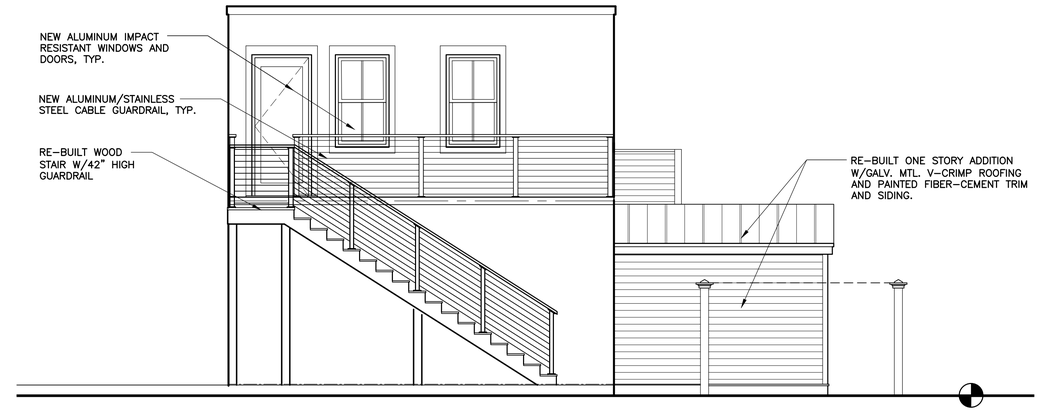
532 MARGARET STREET

KEY WEST, FLORIDA

1
A-4

PROPOSED FRONT ELEVATION

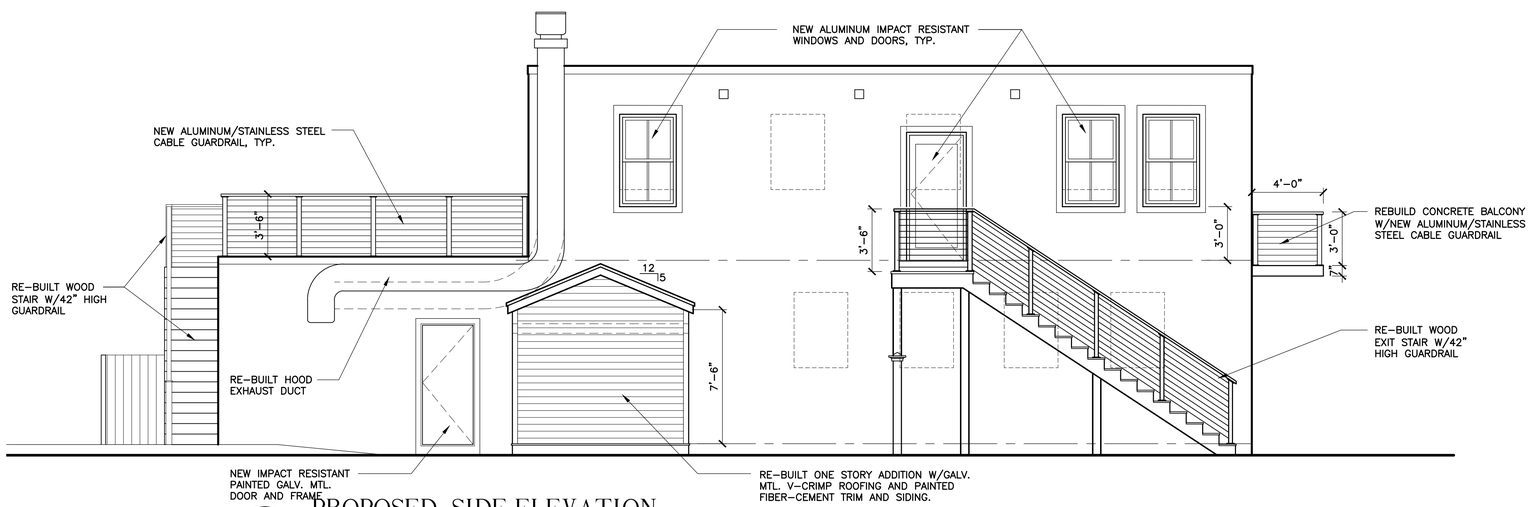
SCALE: 1/4"=1'-0"



2
A-4

PROPOSED REAR ELEVATION

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



3
A-4

PROPOSED SIDE ELEVATION

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

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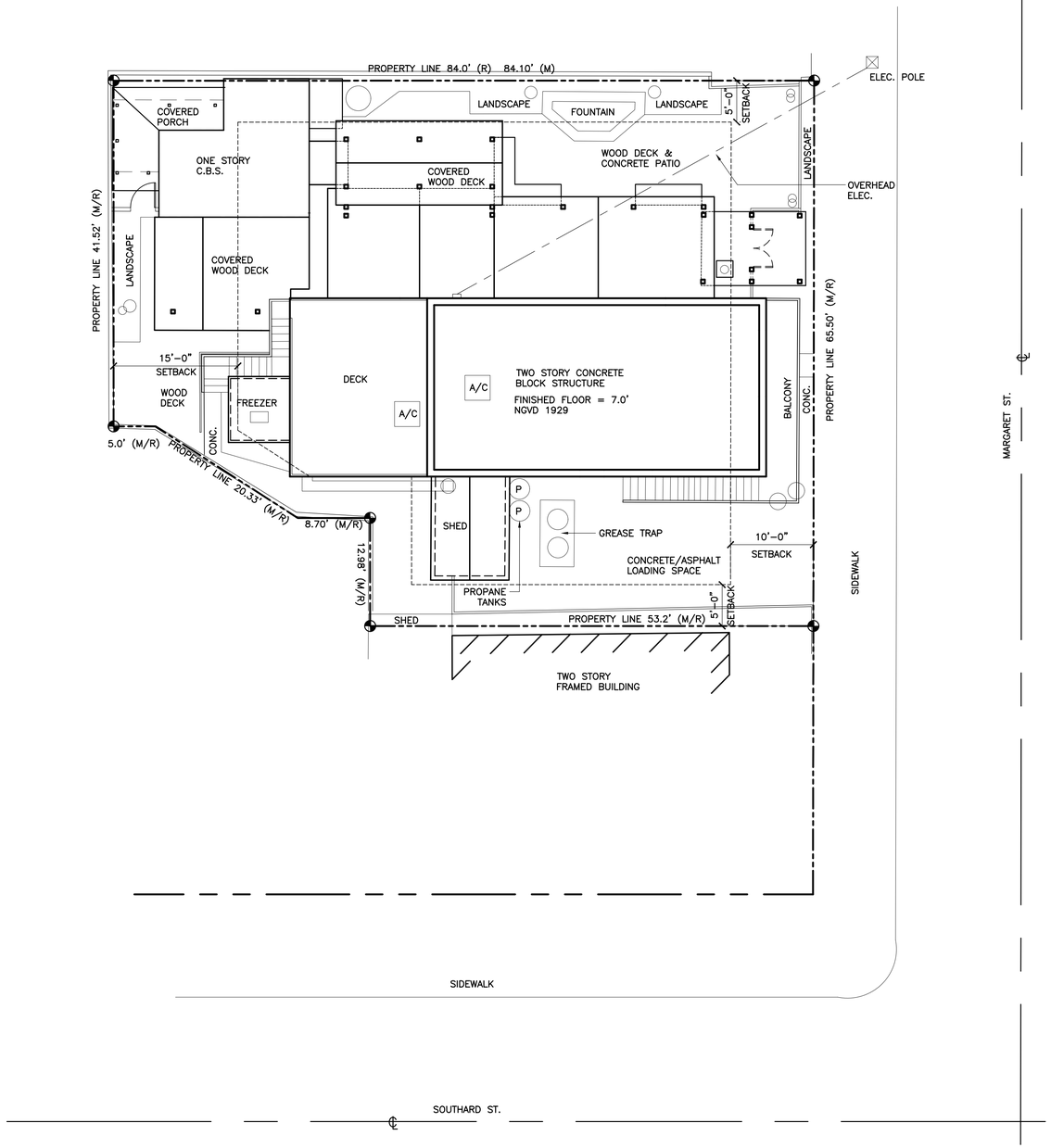
A-4

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/8"=1'-0"

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EX-1

532 MARGARET STREET
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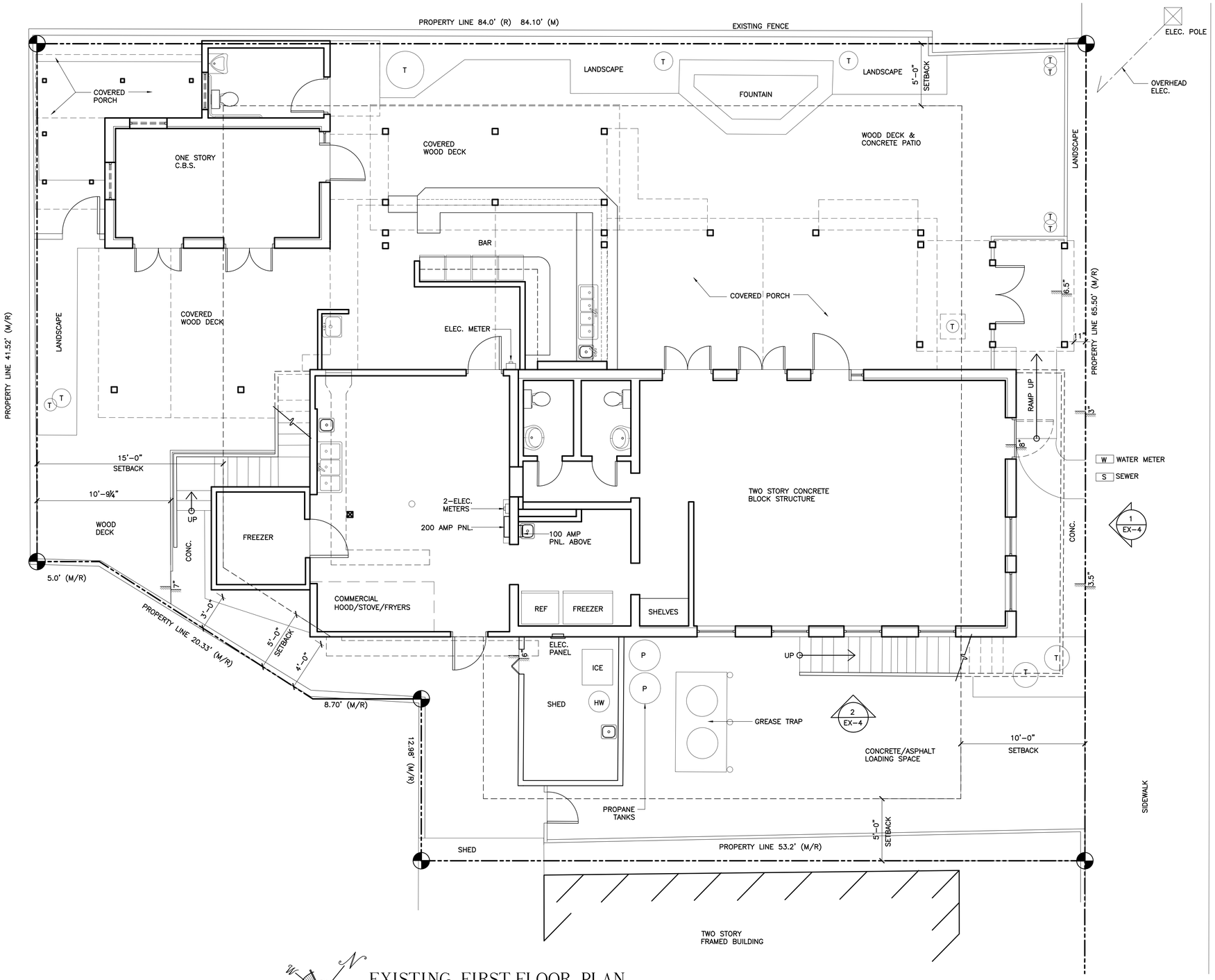
KEY WEST, FLORIDA



EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

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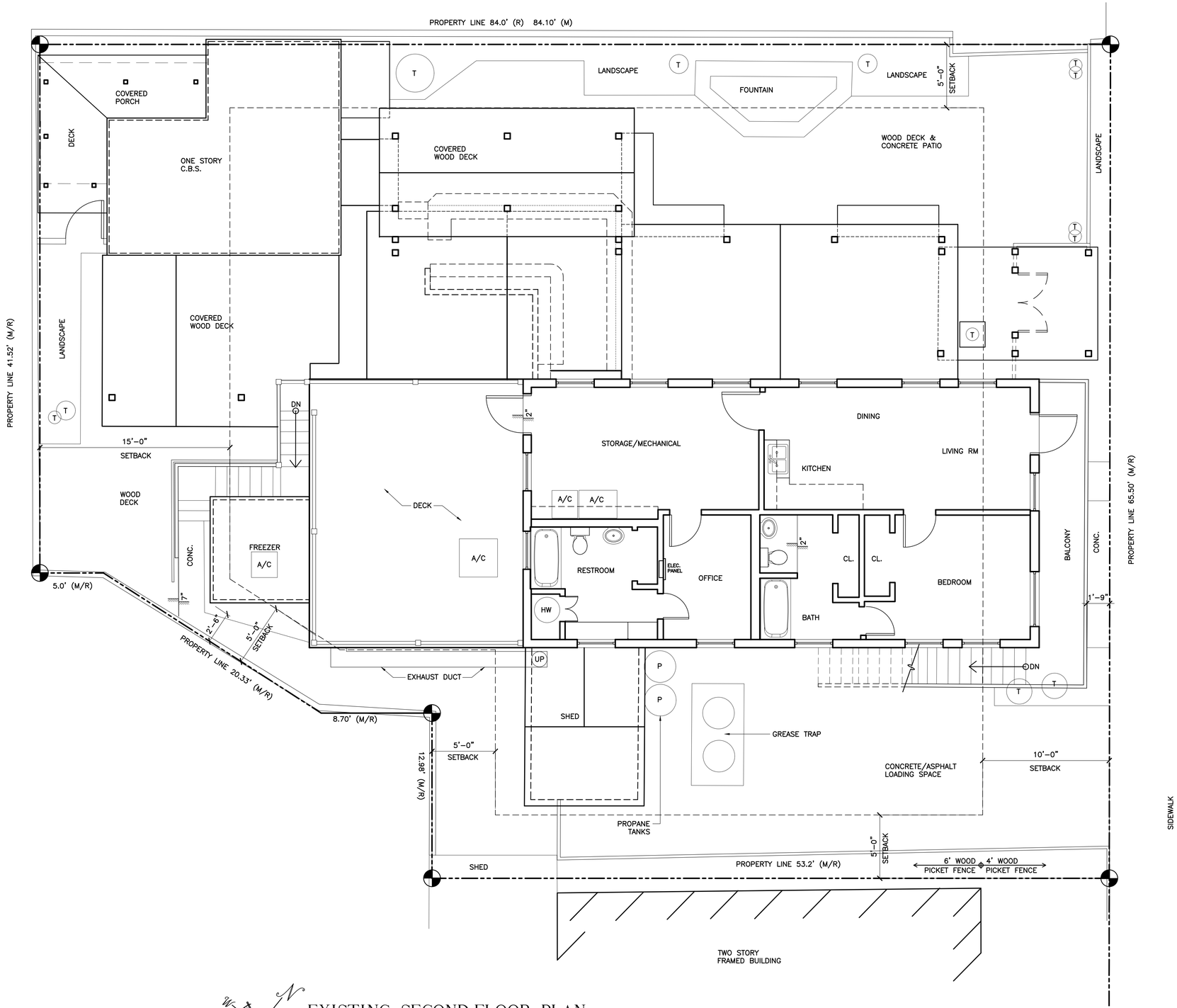
PROJECT NUMBER
2134

EX-2

532 MARGARET STREET

532 MARGARET STREET

KEY WEST, FLORIDA



EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

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

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EX-3

532 MARGARET STREET

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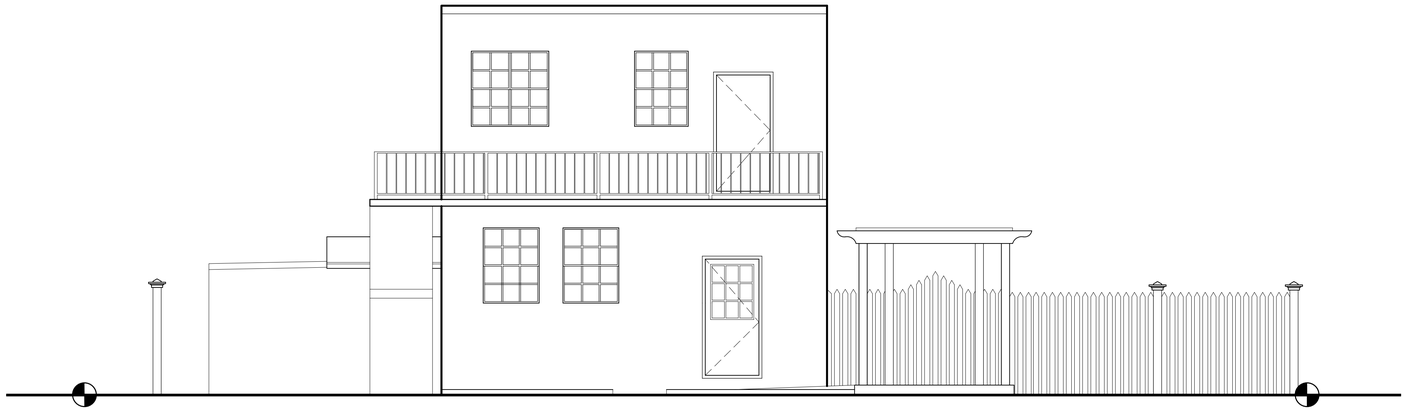
KEY WEST, FLORIDA



1
EX-4

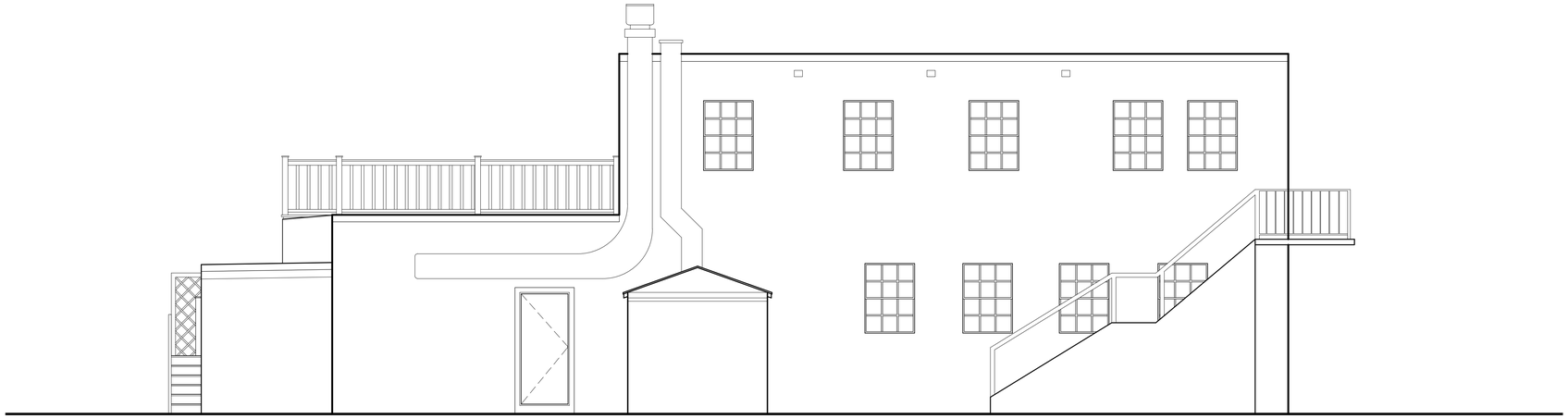
EXISTING FRONT ELEVATION

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

1
EX-4

EXISTING REAR ELEVATION

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



2
EX-4

EXISTING SIDE ELEVATION

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

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EX-4

532 MARGARET STREET
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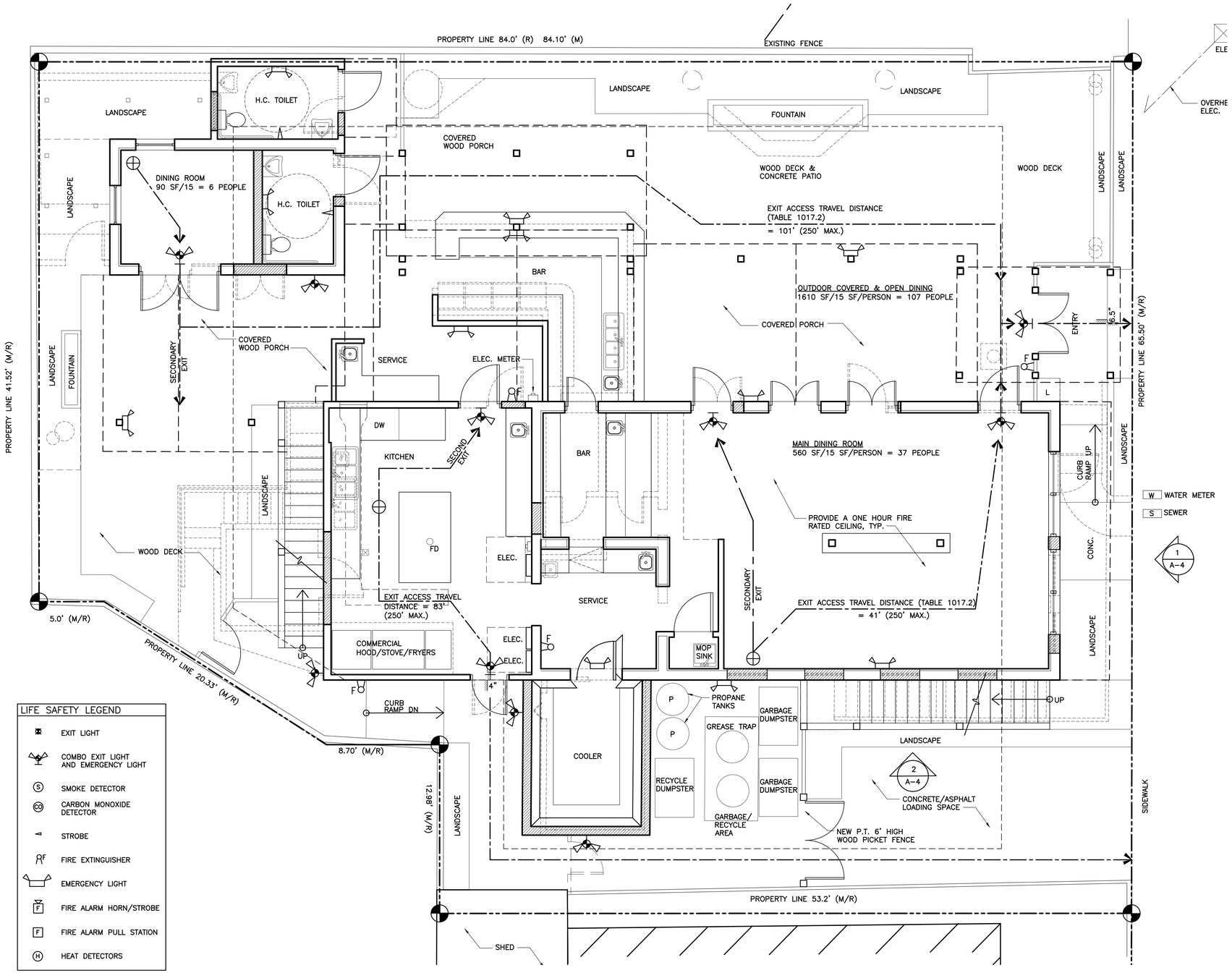

LIFE SAFETY LEGEND

- EXIT LIGHT
- COMBO EXIT LIGHT AND EMERGENCY LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- STROBE
- FIRE EXTINGUISHER
- EMERGENCY LIGHT
- FIRE ALARM HORN/STROBE
- FIRE ALARM PULL STATION
- HEAT DETECTORS

PROPOSED LIFE SAFETY FIRST FLOOR PLAN

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

BUILDING CODE ANALYSIS

EXISTING BUILDING CODE, 2020
- ALTERATION – LEVEL 3 (WORK AREA EXCEEDS 50% OF FLOOR AREA)
- NO CHANGE OF OCCUPANCY

EXISTING BUILDING IS TWO STORIES WITH RESTAURANT USE (A–2) ON LOWER FLOOR AND 2ND FLOOR HAS A 1–BEDROOM APARTMENT (R–3) AND OFFICE/STORAGE USE (B, S–2)

CONSTRUCTION TYPE = V B, SPRINKLERED

FIRE SPRINKLER SYSTEM (804.1, 804.2, 804.2.2, 904.1.4):
FIRE SPRINKLER SYSTEM REQUIRED IF WORK AREA EXCEEDS 50% OF FLOOR AREA AND OCCUPANCY LOAD IS GREATER THAN 30 PEOPLE – PROVIDE NEW SPRINKLER & FIRE ALARM SYSTEM (CONTRACTOR TO PROVIDE FULL SET OF FIRE SPRINKLER & FIRE ALARM SHOP DRAWINGS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER TO BE APPROVED BY THE FIRE DEPARTMENT.)

BUILDING CODE, 2020

HEIGHT (TABLE 504.3A)	ALLOWABLE	= 60' (TYPE V B)
	PROVIDED	= 22'
STORIES (TABLE 504.4)	ALLOWABLE	= 2 STORY (A–2), 3 STORY (B, S–2), 4 STORY (R–3)
	PROVIDED	= 2 STORY
AREA (TABLE 506.2)	ALLOWABLE	= S–2= 40,500 S.F., B= 27,000 S.F., A–2= 18,000 S.F., R–3 = UL
	PROVIDED	= TOTAL BUILDING = 3,945 S.F.

SEPARATION OF OCCUPANCY'S (TABLE 508.4)
ONE HOUR SEPARATION REQUIRED BETWEEN B/R–3 AND A–2

EXIT STAIRS (805.1) FROM EXISTING BUILDING CODE –
SECTION DOES NOT APPLY TO OUR PROJECT PER SECTION 805.1. USE BUILDING CODE 2020.

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):
ASSEMBLY (SPRINKLERED) = 250 FT MAX, 101' PROVIDED
BUSINESS (SPRINKLERED) = 300 FT MAX, 135' PROVIDED
STORAGE (SPRINKLERED) = 400 FT MAX, 135' PROVIDED
RESIDENTIAL (SPRINKLERED) = 250 FT MAX, 57' PROVIDED

STORIES WITH ONE EXIT (TABLE 1006.3.3 (2)):
SECOND FLOOR ABOVE GRADE PLANE
STORAGE/BUSINESS = 75' MAX. COMMON PATH OF EGRESS TRAVEL, 57' PROVIDED

OCCUPANCY COUNT: (TABLE 1004.5)

A–2, (ASSEMBLY) RESTAURANT	= 15 S.F./PERSON	
B (BUSINESS) OFFICE	= 150 S.F./PERSON	
KITCHENS (COMMERCIAL)	= 200 S.F./PERSON	
S–2 (STORAGE)	= 300 S.F./PERSON	

SQUARE FEET BASED ON INTERIOR SF, NOT COUNTING EXTERIOR WALL THICKNESS

A–2 – (ASSEMBLY) DINING	= 2,260 S.F./15SF/P	=	150.7 PEOPLE (151)
B – OFFICES	= 90 S.F./150	=	0.6 PEOPLE (1)
KITCHEN (COMMERCIAL)	= 1,148 S.F./200	=	5.74 PEOPLE (6)
S–2 – (STORAGE)	= 555 S.F./300	=	1.85 PEOPLE (2)

TOTAL = 160 PEOPLE

PLUMBING FIXTURES REQUIRED (TABLE 2902.1)
TOTAL OCCUPANCY = 160 PEOPLE

RESTAURANT USE REQUIRES 1–TOILET/75 PERSONS, 1–LAV/200 PERSONS, 1–DRINKING FOUNTAIN/500 PEOPLE AND 1–SERVICE SINK

FIXTURES PROVIDED = 3–TOILETS, 3–SINKS, 1–SERVICE SINK AND WATER WILL BE SERVED AT EACH TABLE.

SECOND FLOOR COMMERCIAL AREA IS NOT ACCESSIBLE TO THE PUBLIC AND HAS AN OCCUPANCY LOAD OF 5 OR LESS SO IS NOT REQUIRED TO BE HANDICAP ACCESSIBLE.

WILLIAM P. HORN
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SEAL

DATE
12-27-2021
03-16-2022 VAR.

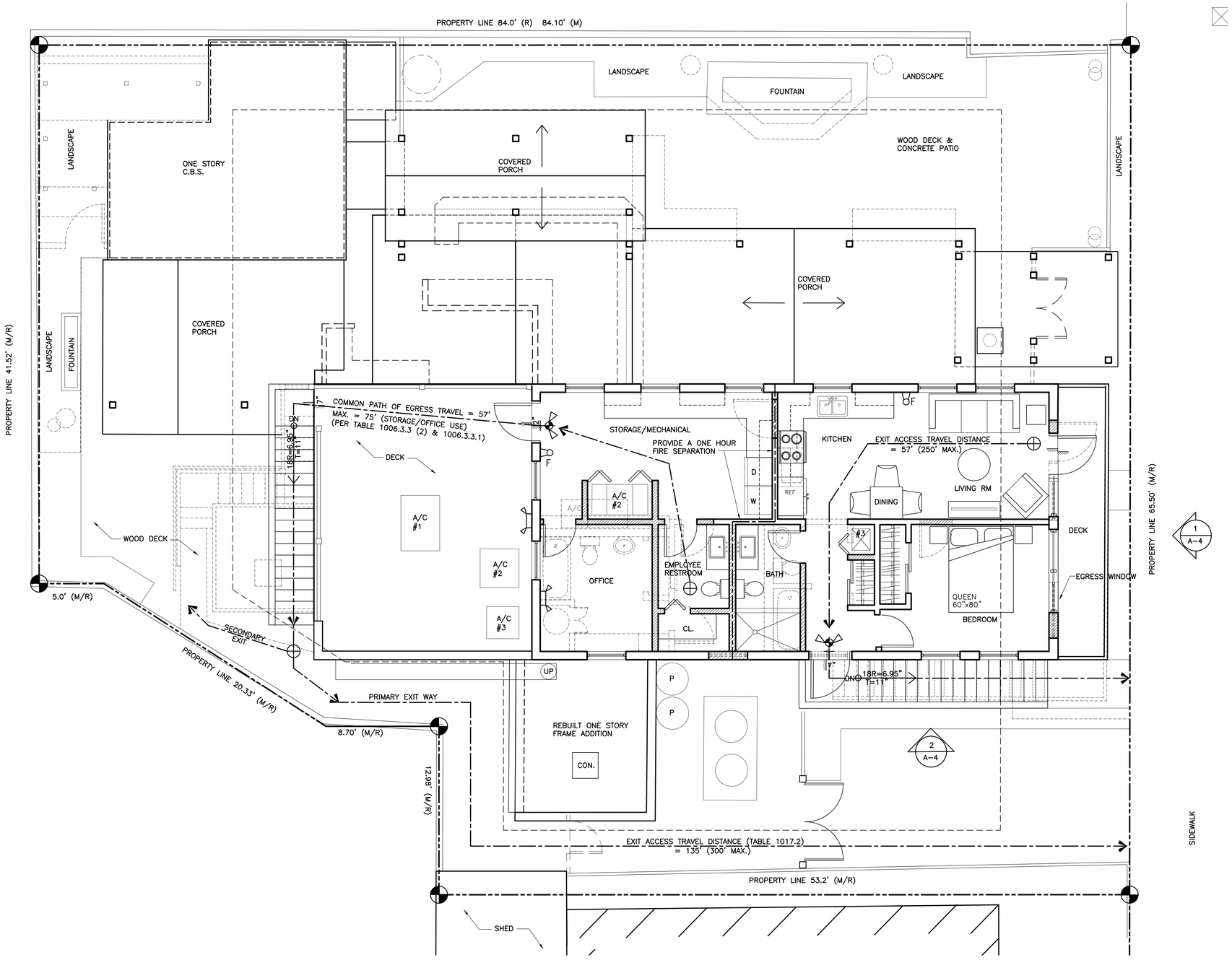
REVISIONS

DRAWN BY
CAB

PROJECT NUMBER
2134

LS-1

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA



PROPOSED LIFE SAFETY SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

LIFE SAFETY LEGEND

- EXIT LIGHT
- COMBO EXIT LIGHT AND EMERGENCY LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- STROBE
- FIRE EXTINGUISHER
- EMERGENCY LIGHT
- FIRE ALARM HORN/STROBE
- FIRE ALARM PULL STATION
- HEAT DETECTORS

WILLIAM P. HORN
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SEAL

DATE
12-27-2021
03-16-2022 VAR.

REVISIONS

DRAWN BY
CAB

PROJECT NUMBER
2134

LS-2

532 MARGARET STREET
532 MARGARET STREET
KEY WEST, FLORIDA

WARRANTY DEED & PROPERTY CARD

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: **21-1217**
Consideration: **$1,250,000.00**

Parcel Identification No. **00008110-000000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 16th day of **December**, **2021** between **Alexnena3357 Investment, LLC, a Florida limited liability company** whose post office address is **3357 Flagler Avenue, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Bean Job, LLC, a Florida limited liability company** whose post office address is **P.O. Box 87, Egg Harbor, WI 54209** of the County of **Door**, State of **Wisconsin**, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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.

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: Madison Fallon

Witness Name: Gregory Oropeza

Alexnena3357 Investment LLC, a Florida limited liability company

By: _____
Monica M. Waterbury De Meo, Manager

(Corporate Seal)

State of Fl

County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 16 day of December, 2021 by Monica M. Waterbury De Meo, Manager of Alexnena3357 Investment LLC, a Florida limited liability company, on behalf of the company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal] Notary Public State of Florida
Gregory Oropeza
My Commission GG 221725
Expires 07/01/2022

_____
Notary Public

Printed Name: Gregory Oropeza

My Commission Expires: 7/1/22

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Exhibit A

On the Island of Key West, Monroe County, Florida, known as Part of Lot One (1), Square Forty-Seven (47) (The N.W. quadrant of the Intersection of Margaret Street and Southard Street; being 100 feet fronting Margaret Street and 84 Feet fronting Southard Street).

Being Better Described as:

A Parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described as follows: BEGIN at the Intersection of the NW'ly right-of-way-line (ROWL) of Southard Street with the SW'ly ROWL of Margaret Street and run thence SW'ly along the ROWL of the said Southard Street for a distance of 84 feet; thence NW'ly and at right angles for a distance of 100 feet ; thence NE'ly and at right angles for a distance of 84 feet to the SW'ly ROWL of the said Margaret Street; thence SE'ly and along the SW'ly ROWL of the said Margaret Street for a distance of 100 feet back to the Point of Beginning.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Margaret Street and run thence Southwesterly along said Northwesterly right of way line of Southard Street for a distance of 53.2 feet to the POINT OF BEGINNING; thence continue along said Southard Street in a Southwesterly direction for a distance of 30.8 feet; thence at right angles in a Northwesterly direction for a distance of 47.48 feet; thence at right angles in a Northeasterly direction for a distance of 30.8 feet; thence at right angles in a Southeasterly direction for a distance of 47.48 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February 1829, as a part of Lot 1 in Square 47, said parcel being more particularly described as follows:

COMMENCING at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly along said NW'ly right of way line of Southard Street for a distance of 84.0 feet; thence at right angles in a NW'ly direction for a distance of 47.48 feet to the POINT OF BEGINNING; thence continue in a NW'ly direction for a distance of 11.0 feet; thence at right angles in a NE'ly direction for a distance of 5.0 feet; thence in a E'ly direction with a deflection angle of 32°45'24" to the right and a distance of 20.33 feet; thence in a SW'ly direction with a deflection angle 147°14'36" to the right and a distance of 22.1 feet back to the POINT OF BEGINNING.

Less the following described portion:

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Lot 1, in Square 47, according to W.A. Whitehead's map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Margaret Street and run thence SW'ly to the NW`ly right of way line of the said Southard Street for a distance of 53.20 feet thence NW'ly and at right angles for a distance of 34.50 feet; thence NE'ly and at right angles for a distance of 53.20 feet the SW'ly right of way line of the said Margaret Street; thence SE'ly with a deflected angle of 90°03'17" to the right and along the SW'ly right of way line of said Margaret Street for a distance of 34.50 feet back to the Point of Beginning.

Parcel Identification Number: 00008110-000000

qPublic.net™ Monroe County, FL

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	00008110-000000
Account#	1008371
Property ID	1008371
Millage Group	10KW
Location Address	532 MARGARET St, KEY WEST
Legal Description	KW PT LOT 1 SQR 47 OR520-1006 OR823-2116 OR842-147 OR1250-1952 OR1418-793 OR1481-1072 OR2780-961 OR2906-697 OR2911-534 OR2911-531 OR2951-2488 OR2952-2429 OR2985-0212 OR3144-2016 (Note: Not to be used on legal documents.)
Neighborhood	32090
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BEAN JOB LLC
PO Box 87
Egg Harbor WI 54209

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$322,196	$332,936	$332,936	$317,795
+	Market Misc Value	$5,447	$5,470	$5,493	$5,604
+	Market Land Value	$708,298	$602,053	$752,566	$735,655
=	Just Market Value	**$1,035,941**	**$940,459**	**$1,090,995**	**$1,059,054**
=	Total Assessed Value	**$1,034,504**	**$940,459**	**$1,090,995**	**$827,115**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,035,941**	**$940,459**	**$1,090,995**	**$1,059,054**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,974.00	Square Foot	53	65.5

Buildings

Building ID	39409	**Exterior Walls**	C.B.S.
Style	2 STORY ON GRADE	**Year Built**	1958

Building Type	COM/RES A / 12A
Gross Sq Ft	3984
Finished Sq Ft	2368
Stories	2 Floor
Condition	EXCELLENT
Perimeter	350
Functional Obs	0
Economic Obs	0
Depreciation %	35
Interior Walls	DRYWALL

EffectiveYearBuilt	1995
Foundation	CONCRETE SLAB
Roof Type	FLAT OR SHED
Roof Coverage	MIN/PAINT CONC
Flooring Type	VINYL/LAMINATE
Heating Type	FCD/AIR DUCTED
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	1
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	360	0	0
FLA	FLOOR LIV AREA	2,368	2,368	0
OUU	OP PR UNFIN UL	404	0	0
OPF	OP PRCH FIN LL	209	0	0
PDO	PATIO DIN OPEN	619	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		**3,984**	**2,368**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1991	1992	1	112 SF	2
WALL AIR COND	1991	1992	1	3 UT	2
WATER FEATURE	1995	1996	1	1 UT	1
WOOD DECK	1995	1996	1	420 SF	1
FENCES	1995	1996	1	584 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/16/2021	$1,250,000	Warranty Deed	2354011	3144	2016	03 - Qualified	Improved
9/12/2019	$100	Quit Claim Deed	$0.70	2985	0212	11 - Unqualified	Improved
2/28/2019	$100	Warranty Deed	2210236	2952	2429	11 - Unqualified	Improved
2/28/2019	$100	Warranty Deed	2209451	2951	2488	30 - Unqualified	Improved
5/10/2018	$100	Warranty Deed	2168687	2906	697	30 - Unqualified	Improved
12/30/2015	$100	Warranty Deed		2780	961	11 - Unqualified	Improved
8/1/1996	$750,000	Warranty Deed		1418	0793	Q - Qualified	Improved
2/1/1972	$35,000	Conversion Code		520	1006	Q - Qualified	Improved

Permits

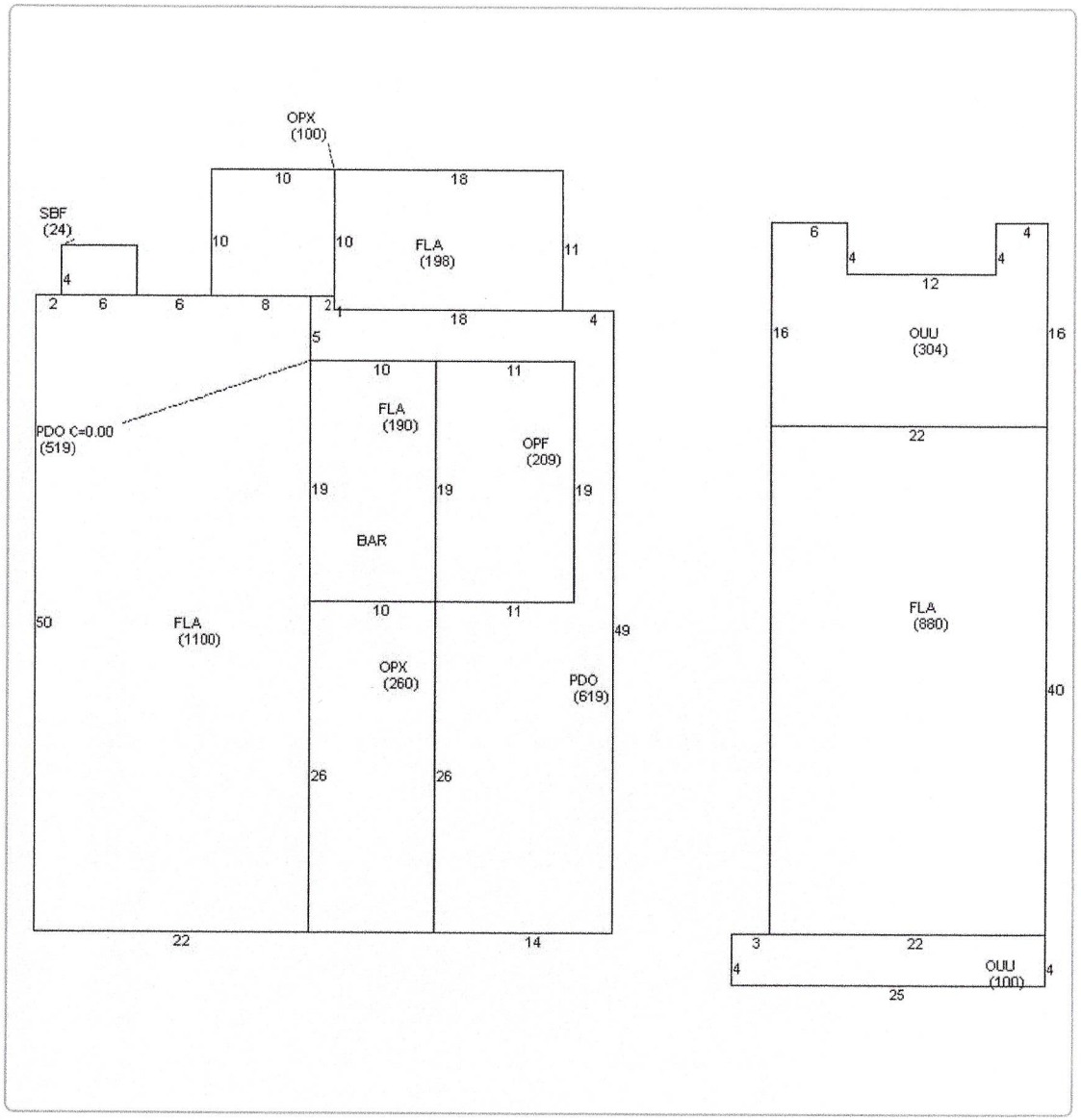
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-0900	3/24/2020		$7,500	Commercial	REMOVE EXISTING WOOD DECK (ROTTED) IN COURT YARD 300 SQ/FT REMOVE WINDOWS COVERINGS INSIDE PAINT INTERIOR DOWNSTAIRS ONLY.
07-5028	11/13/2007	11/21/2007	$5,800	Commercial	RE-ROUTE PIPES TO NEW INSTALL GREASE TRAP
04-3328	12/9/2004	10/16/2004	$9,900	Commercial	BUILD A NEW HANDICAP BATHROOM 5X8
04-2159	10/15/2004	12/17/2004	$4,500	Commercial	REPLACE 14 JAL WINDOWS
04-1414	7/14/2004	12/16/2004	$1,950	Commercial	re-asphalt between bldgs
03-3603	10/27/2003	10/16/2004	$38,500	Commercial	RENOVATION
03-3558	10/9/2003	10/16/2004	$1,000	Commercial	SEWER LINE
03-3380	9/29/2003	10/16/2004	$8,900	Commercial	2- CENTRAL A/C'S
03-3286	9/12/2003	12/16/2004	$7,500	Commercial	a/c bldg 2

03-3118	9/9/2003	12/15/2003	$600	Commercial	DEMO SHEETROCK
0000610	3/8/2000	8/1/2000	$1,500	Commercial	FIRE SUPPRESSION IN HOOD
0000447	2/23/2000	8/1/2000	$6,200	Commercial	INSTALL KITCHEN HOOD
9902533	9/1/1999	11/15/1999	$4,800	Commercial	3 FRENCH DOORS
9900607	2/19/1999	8/18/1999	$2,000	Commercial	ROOF REPAIRS
9800299	1/22/1999	8/18/1999	$180		SIGN
9802844	11/23/1998	1/1/1999	$15,000	Commercial	REMOVE LIGHTS/ADD FANS
9802844	11/23/1998	8/18/1999	$15,000	Commercial	V-CRIMP ROOF
9802844	10/27/1998	1/1/1999	$15,000	Commercial	NEW UNENCLOSED FRAME
9700665	3/1/1997	8/1/1997	$385	Commercial	ELECTRICAL
9604697	12/1/1996	8/1/1997	$1,800	Commercial	MECHANICAL
9604538	11/1/1996	12/1/1996	$2,500		PLUMBING
9604139	10/1/1996	12/1/1996	$1,000		RENOVATIONS
9604140	10/1/1996	12/1/1996	$2,000		RENOVATIONS
9604229	10/1/1996	12/1/1996	$5,000		ELECTRIC
9603662	9/1/1996	8/1/1997	$21,000	Commercial	REMODELING
9603818	9/1/1996	12/1/1996	$730		SIGN
9603459	8/1/1996	8/1/1997	$1		REMODELING
9603523	8/1/1996	8/1/1997	$5,000		MECHANICAL

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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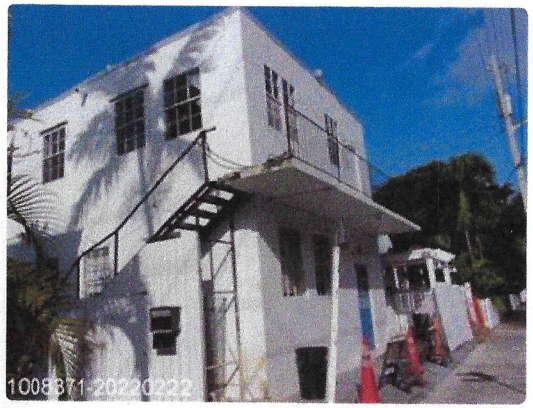
Photos



Map

TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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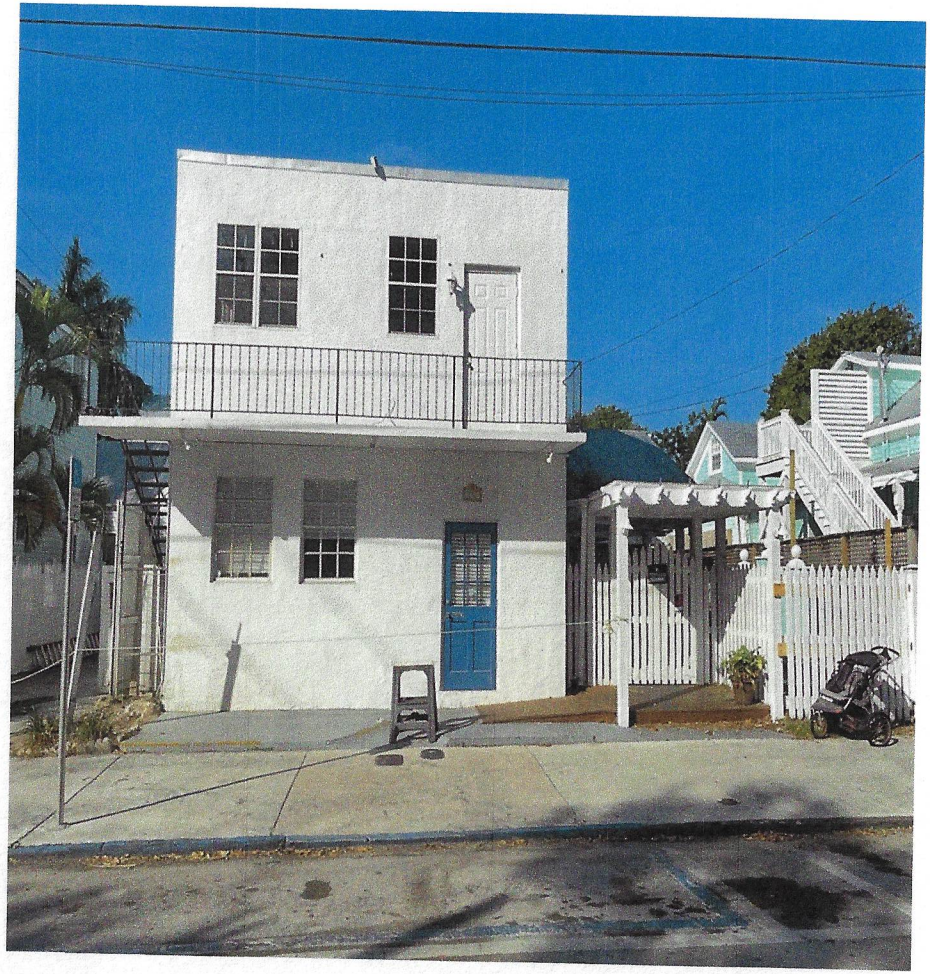

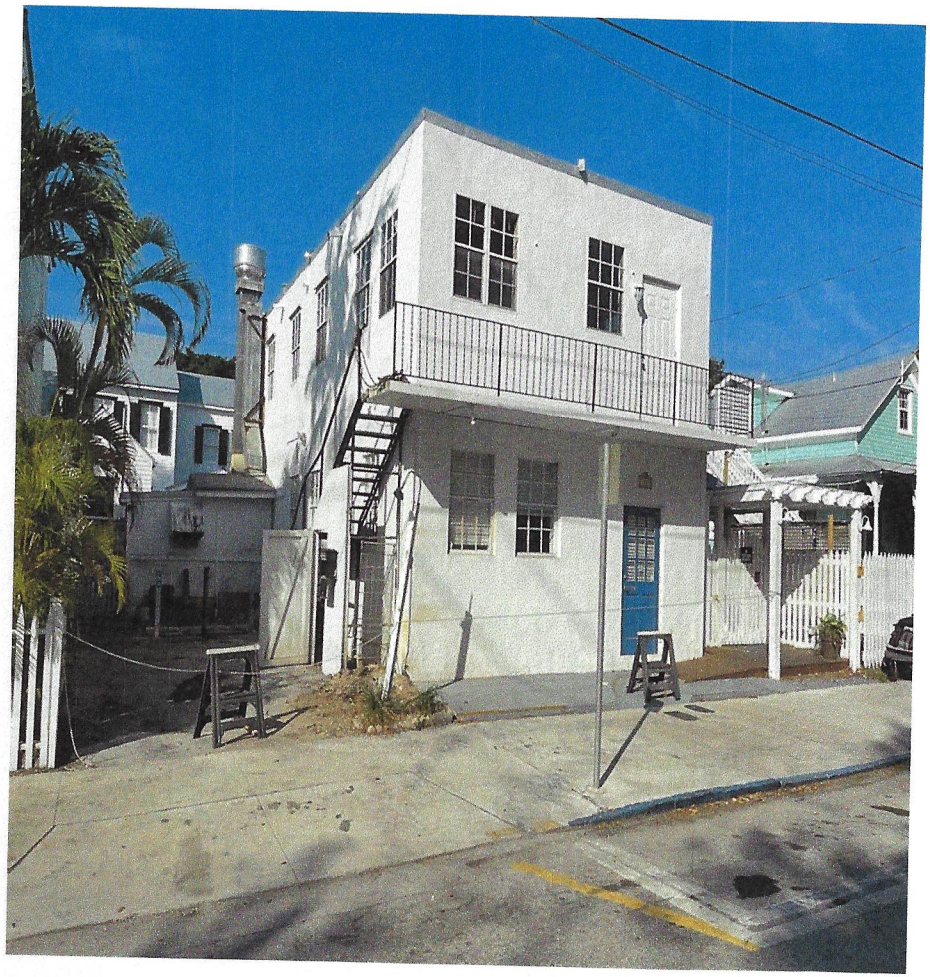

532 MARGARET STREET
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302
WWW.WPHORNARCHITECT.COM

532 MARGARET STREET
SIDE VIEW (LEFT SIDE OF BUILDING)

WILLIAM P. HORN ARCHITECT, PA.
915 EATON ST., KEY WEST, FL. 33040 · TEL. 305-296-8302
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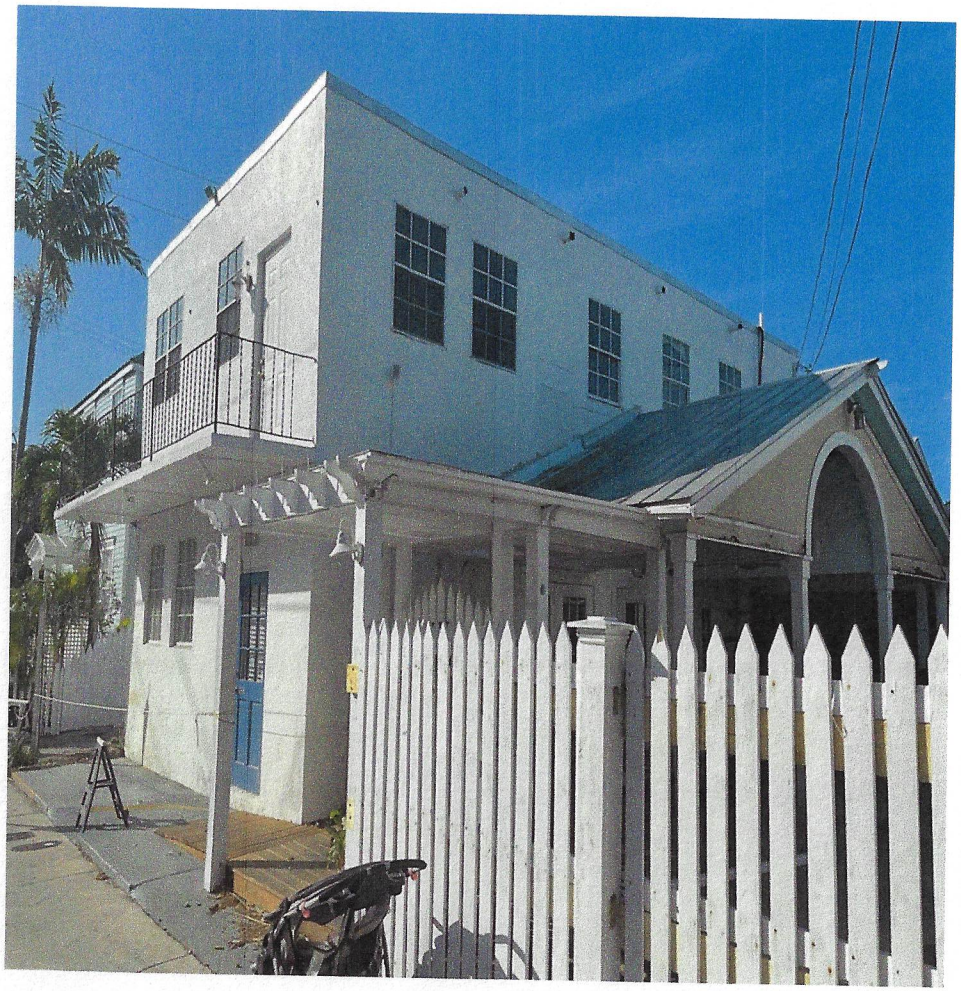

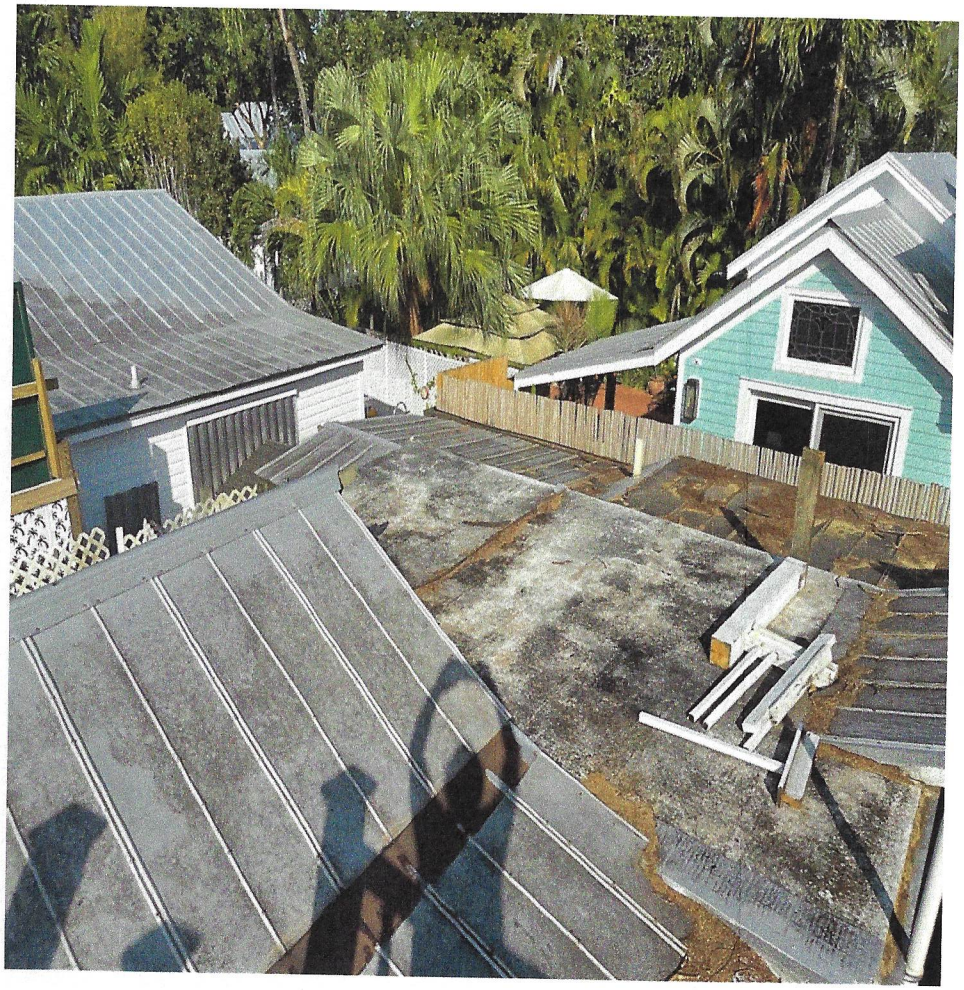

532 MARGARET STREET

SIDE VIEW (RIGHT SIDE OF BUILDING)

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532 MARGARET STREET
REAR VIEW

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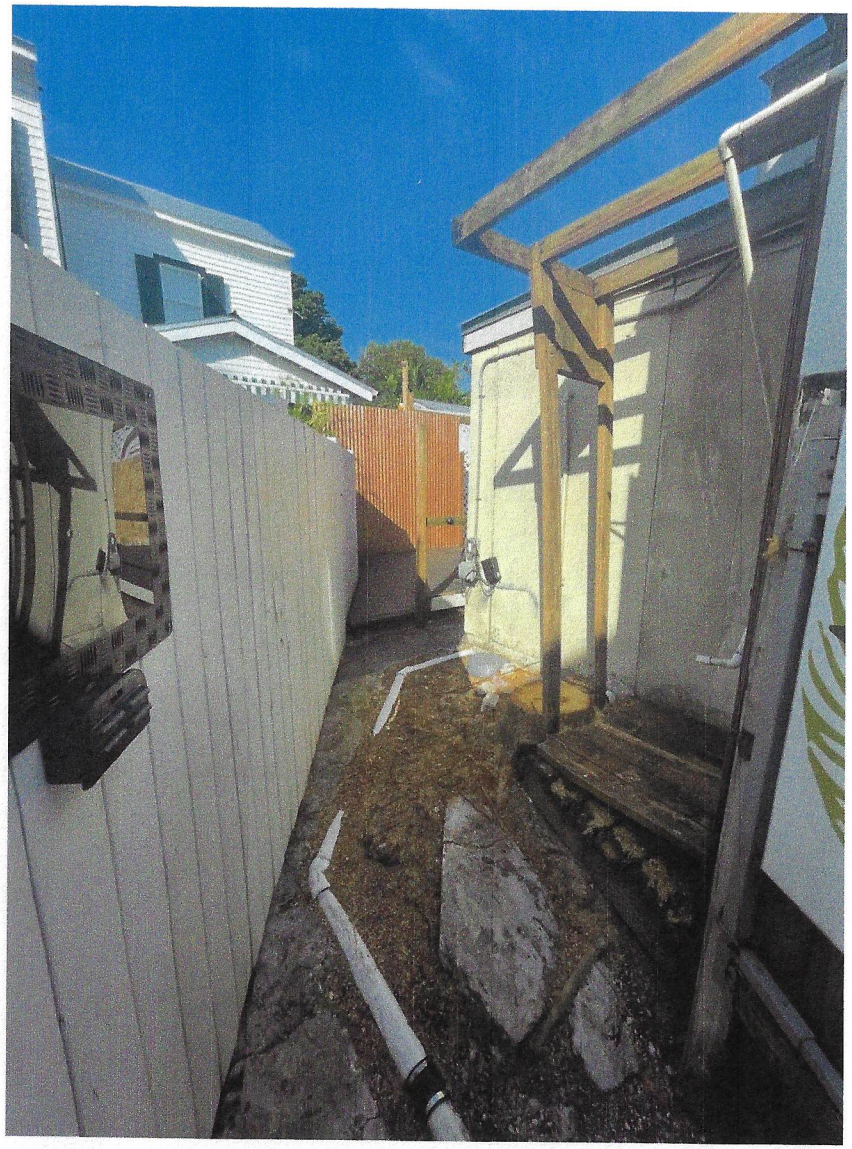

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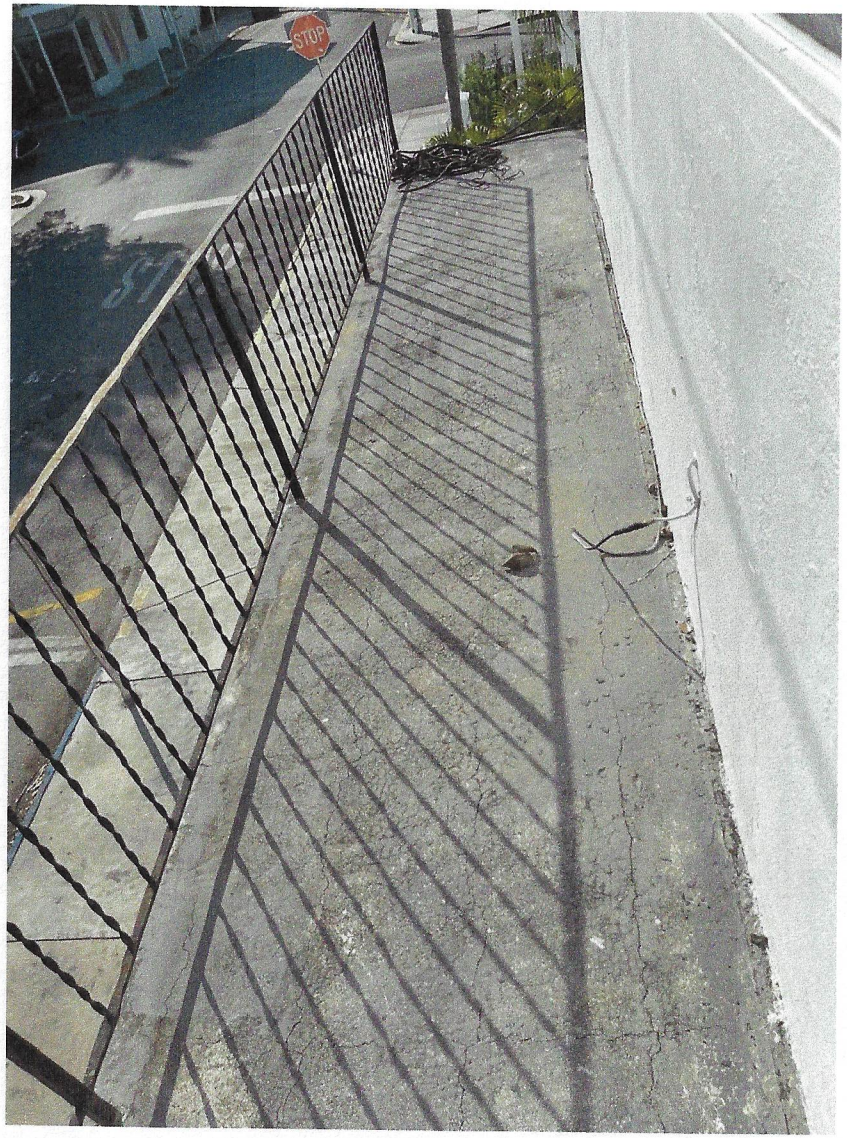

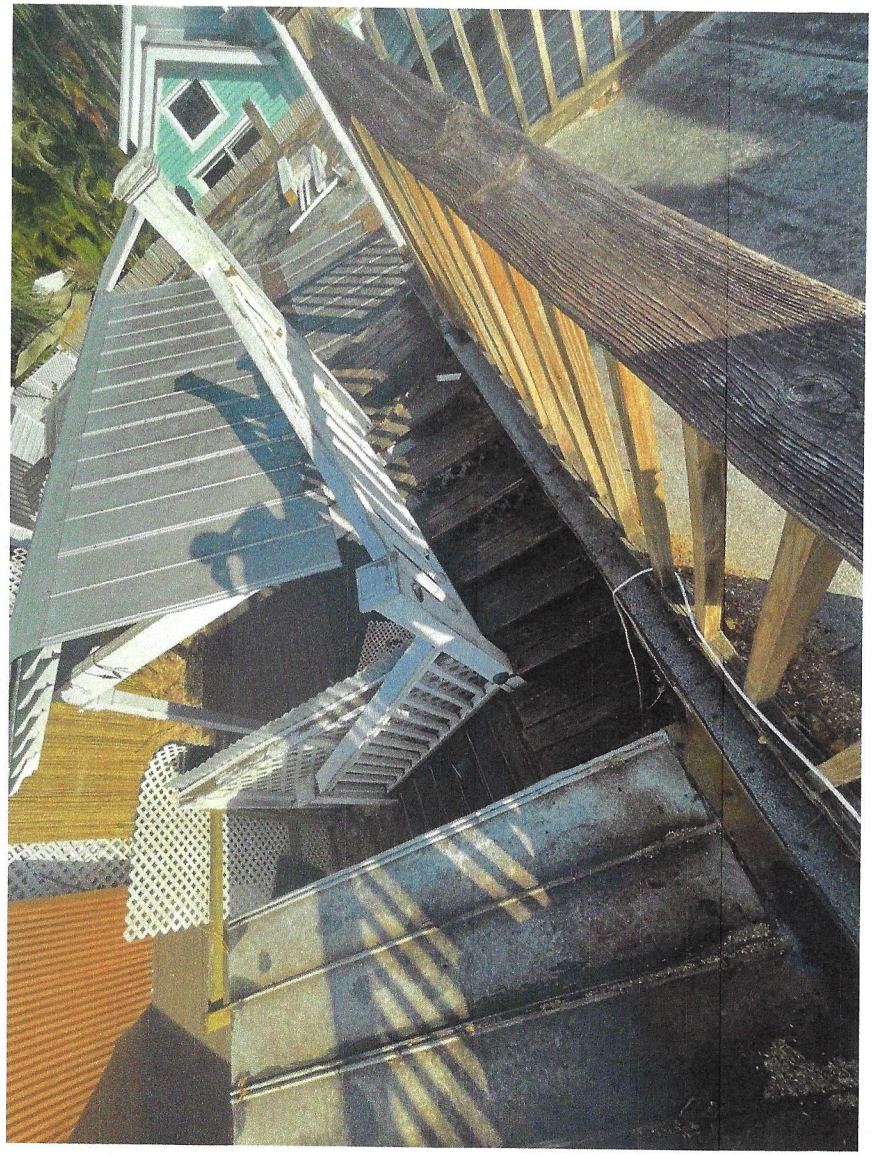

532 MARGARET STREET
FRONT BALCONY & REAR STAIRS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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