

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.,
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.,
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

October 7, 2022

**VIA ELECTRONIC MAIL AND
HAND DELIVERY:**

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Transient License Transfer Application – 529 Eaton Street, Key West, Florida
33040 to 500 Duval Street, Key West, Florida 33040

Ms. Halloran:

Please allow this letter to act as a revised Application Cover Letter for the transient license transfer application submitted on August 15, 2022, for the transfer of one (1) transient business tax receipt, currently associated with 529 Eaton Street, Key West, Florida 33040 (“Sender Site”) which is located in the HNC-1 zoning district, to 430 Fleming Street, Penthouse, Key West, Florida 33040 (“Receiver Site”), which is located in the HRCC-1 zoning district. This application is made pursuant to City of Key West Code Section (“Code”) 122-1339 and 122-1342. The transfer of the transient license will be used for the development of one transient residential unit in the Penthouse at the Receiver Site. The Receiver Site is known locally as the Kress Building. The Penthouse of the Kress Building contains one residential unit.

The structure at the Sender Site is currently in the early phase of a large restoration project which will result in the structure being used to house visiting artists as part of The Studios of Key West Artists In Residence Program.

Section 122-1339 allows for transfers of licenses from the HNC-1 zoning district to a district where transient use is permitted. Section 122-1339(b) provides that the planning board shall consider whether the receiver site is suitable for transient use...and shall consider the relative size of the unit from which the license is transferred and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants. However, Section 122-1342 provides that “... if the receiver site is an historic structure, the planning board may

consider retaining the room layout (notwithstanding sections 122-1338(5) and 122-1339(b) hereof)(**emphasis** added)..."

Following the DRC meeting held on September 22, 2022, several questions were raised and requests which we have attempted to address with the enclosed attachments. Those comments/requests are listed below.

Planning Staff:

Question 1: Where will parking be located?

Response: Enclosed is an aerial showing where parking will be provided for the Receiver Site. However, Neither the Receiver Site nor the Sender Site provide parking for the existing units.

Request 1: Please provide dimensions, room labels and photos of the units.

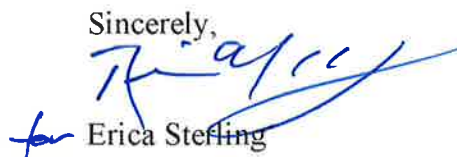
Response 2: Enclosed are photos and site plans with the requested information.

After further review, we determined that the Sender Site is approximately 1,200 sq. ft, which includes a portion of the first floor and landing that was not previously included in our calculations. This unit consists of one bedroom with two queen beds, a living room with a pull-out couch, a bathroom and kitchen. Laundry facilities are located downstairs and were also not previously included in the overall square footage. This unit can accommodate up to 6 persons.

The Receiver site is approximately 1,700 sq. ft., consisting of one bedroom, two baths, an office/den, kitchen and laundry area and spacious living and living/dining areas. This unit currently has only one bedroom. This application proposes to utilize the current office/den area as a second bedroom and thereby matching the occupancy of the sender site.

If you have any questions regarding either the Sender Site or Receiver Site information, please do not hesitate to contact me.

Sincerely,


for Erica Sterling

Enc:

As stated



Application for Transfer of Transient Unit and License

City of Key West, Florida • Planning Department

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

Application Fee: \$4,830.25

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

Please complete this application in its entirety accompanied by a check for **\$4,830.25** made out to the City of Key West. **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.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Address of Site

529 Eaton Street

RE# 00004140-000000

Name(s) of Owner(s):

The Studios of Key West, Inc.

Name of Agent or Person to Contact:

Jed Dodds

Address: 533 Eaton Street

Key West, FL 33040

Telephone (305) 296-0458

Email jed@tskw.org

Receiver Site

Address of Site

500 Duval Street

RE# 00009850-000000

Name(s) of Owner(s):

Old Kress Building Company, Inc.

Name of Agent or Person to Contact:

Billy Spottswood

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 294-9556

Email billyv@oneofonestays.com

For Sender Site:

“Local name” of property Carriage Trade Inn Zoning district HNC-1

Legal description Please see enclosed Sender Site Deed

Current use: 1 Transient rental unit and 1 non-transient rental unit for artist housing

Number of existing transient units: 1

Size of site 4,800 sq. ft. Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 transient BTR

What are your plans for the sender site? The site will be used exclusively for the
Artist in Residency Program operated by The Studios of Key West, which brings
visiting artists to the Island for one month at a time.

For Receiver Site:

“Local name” of property Old Kress Building Zoning district HRCC-1

Legal description Please see enclosed Receiver Site Deed

Current use Mixed use commercial retail, restaurant, storage, office space, and residential

Size of site: 16,475 sq. ft. Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area Approximately 27,262 sq. ft.

What will be transferred to the receiver site? 1 transient BTR

What are your plans for the receiver site? The vacant rooftop apartment will be
turned into a transient rental unit with 3 bedrooms. The rest of the property will
continue to operate as is.

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 The Studios of Key West, Inc.
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Richard McChesney - President Francis Wormouth -- Treasurer
Jackson Kaufelt - Vice President Kim McGuire - Secretary

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:

Richard McChesney - President
TELEPHONE(S) (305) 293-8791 FAX _____

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 Kress Building Company, Inc.
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

John Cohan - President John Wiseman - Secretary
Billy Spottswood - Authorized Representative

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:

Billy Spottswood
TELEPHONE(S) (305) 294-9556 FAX _____

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
6. Proposed site plan if changed for future use
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
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.)
6. Proposed site plan if changed for future use
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 ~

Doc# 1988743
Bk# 2692 Pg# 1547

EXHIBIT "A"

A tract of land in a part of Lot 2, Square 51 in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly property line of Fleming Street and the Southwesterly property line of Duval Street said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 56 degrees and 30 minutes West along the Southeasterly property line of Fleming Street for a distance of 100.00 feet to a point; thence bear South 33 degrees and 30 minutes East for a distance of 100.00 feet to a point; thence bear South 56 degrees and 30 minutes West for a distance of 73.20 feet to a point on the Northeasterly property line of Prospect Lane; thence bear South 33 degrees and 30 minutes East along the Northeasterly property line of Prospect Lane for a distance of 42.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 73.20 feet to a point; thence bear North 33 degrees and 30 minutes West for a distance of 8.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 100.00 feet to a point on the Southwesterly property line of Duval Street; thence bear North 33 degrees and 30 minutes West along the Southwesterly property line of Duval Street for a distance of 134.00 feet, back to the Point of Beginning.

Doc# 1988743
Bk# 2692 Pg# 1548

Exhibit B

1. Lease Between Old Kress Building Company, Inc. and The Margaritaville Store Of Key West, LLC, dated May 8, 2012 as assigned to IMCMV Key West Café, LLC
2. Lease Between Old Kress Building Company, Inc. and Margaritaville of Key West, LLC, dated May 8, 2012, as assigned to IMCMV Key West Café, LLC
3. Lease Between Old Kress Building Company, Inc. and Fast Buck Freddie's, Inc. date May 8, 2012
4. Lease Between Old Kress Building Company, Inc. and Jimmy Buffett dated January 1, 2012

EXHIBIT C
DAVID WOLKOWSKY
P.O. Box 1429
Key West, FL 33041

April 15, 2014

Doc# 1988743
Bk# 2692 Pg# 1549

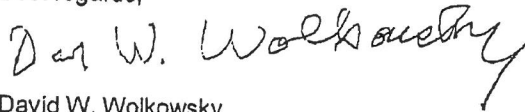
Anthony V. Falcone
500 Duval St.
Key West, FL 33040

re: purchase of one-half interest in Old Kress real estate

Dear Tony,

Thank you for informing me of the pending agreement whereby Southeast Investments, Inc. will purchase a 50% ownership of the real property owned by Old Kress Building Company, Inc. for \$5 million. Please accept this letter as confirmation that I will not be exercising, and I hereby waive, my right of first refusal to purchase a 50% ownership interest in the Old Kress property for \$5 million.

Best regards,



David W. Wolkowsky

Copy: Old Kress Building Company, Inc.

Doc# 1988743
Bk# 2692 Pg# 1550

EXHIBIT D

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable, under Parcel ID #00009850-000000-066825
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida?
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Subject to Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West. (Subject premises are within this area.)
7. Subject to the Restrictions, Reservations, and Right of First Refusal, contained in the Warranty Deed from DAVID WILLIAMS WOLKOWSKY to OLD KRESS BUILDING COMPANY, INC., recorded February 19, 1993, in Official Records Book 1245, Page 1859, of the Public Records of Monroe County, Florida.
8. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

MONROE COUNTY
OFFICIAL RECORDS

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, William Spottswood Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Representative of Old Kress Building Company Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Erica Sterling - Spottswood Law Firm
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]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 8/12/22
Date

by WILLIAM SPOTTSWOOD JR.
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.

[Signature]
Notary's Signature and Seal



12/16/25
Name of Acknowledged Party or Commission Number, if any

RECEIVER SITE

Deed

Doc# 1988743 07/03/2014 10:41AM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

**THIS INSTRUMENT PREPARED BY
 AND RECORD AND RETURN TO:**

C. Guy Bond, Esq.
 Law Offices of C. Guy Bond, P.A.
 11437 Central Parkway, Suite 102
 Jacksonville, Florida 32224

07/03/2014 10:41AM
 DEED DOC STAMP CL: Krys \$35,000.00

Doc# 1988743
 Bk# 2692 Pg# 1545

SPECIAL WARRANTY DEED
 with Assignment of Leases

THIS DEED is made as of this 05th day of June, 2014, by **OLD KRESS BUILDING COMPANY, INC.** a Florida corporation, hereinafter called Grantor, whose address for purposes of this deed is 500 Duval St., Key West, FL 33040, to **J. Thomas Dodson, as Trustee of the PAUL L. FERBER IRREVOCABLE TRUST U/T/D 11/21/68**, hereinafter called Grantee, whose address for purposes of this deed is c/o The Ferber Company, 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082.

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee **AN UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to: (i) the land situate, lying and being in Monroe County, Florida and which is more particularly described in Exhibit "A," (the "Property") attached hereto and by this reference made a part hereof, subject to the life estate held by David Williams Wolkowsky pursuant to the Warranty Deed recorded in Official Records Book 1245, page 1857, of the public records of Monroe County, Florida; and (ii) all tenant leases demising portions of the land including, without limitation, the leases described on Exhibit "B," attached hereto and by this reference made a part hereof. Grantee by acceptance of this deed, assumes, in common with Grantor, the obligations of Grantor under said leases accruing after the date hereof.

TO HAVE AND TO HOLD the same, unto the grantee in fee simple. And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, Grantor has good right, full power and lawful authority to convey the undivided Fifty Percent (50%) interest in the Property, that Grantee may peaceably and quietly enjoy and possess the undivided Fifty Percent (50%) interest in Property, that the undivided Fifty Percent (50%) interest in Property is free from encumbrances made by the Grantor unless set forth in this deed and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

GRANTOR also covenants with Grantee that David Williams Wolkowsky has released the Right of First Refusal contained in the deed to Grantor recorded in Official Records Book 1245, page 1859 of the public records of Monroe County, Florida by virtue of the

Doc# 1988743
Bk# 2692 Pg# 1546

instrument attached hereto as Exhibit "C," attached hereto and by the reference made a part hereof.

This conveyance is subject to the covenants, restrictions, easements and other matters set forth in Exhibit "D," attached hereto and by the reference made a part hereof, and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**OLD KRESS BUILDING COMPANY,
INC.,** a Florida corporation

By Anthony V. Falanga
Its: President

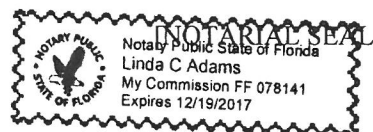
James T. Hendrick
Print Name: JAMES T. HENDRICK

Donna M. Bosold
Print Name: DONNA M. BOSOLD

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 25th day of June, 2014, by Anthony V. Falanga, the President of Old Kress Building Company, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a Florida driver's license as identification.

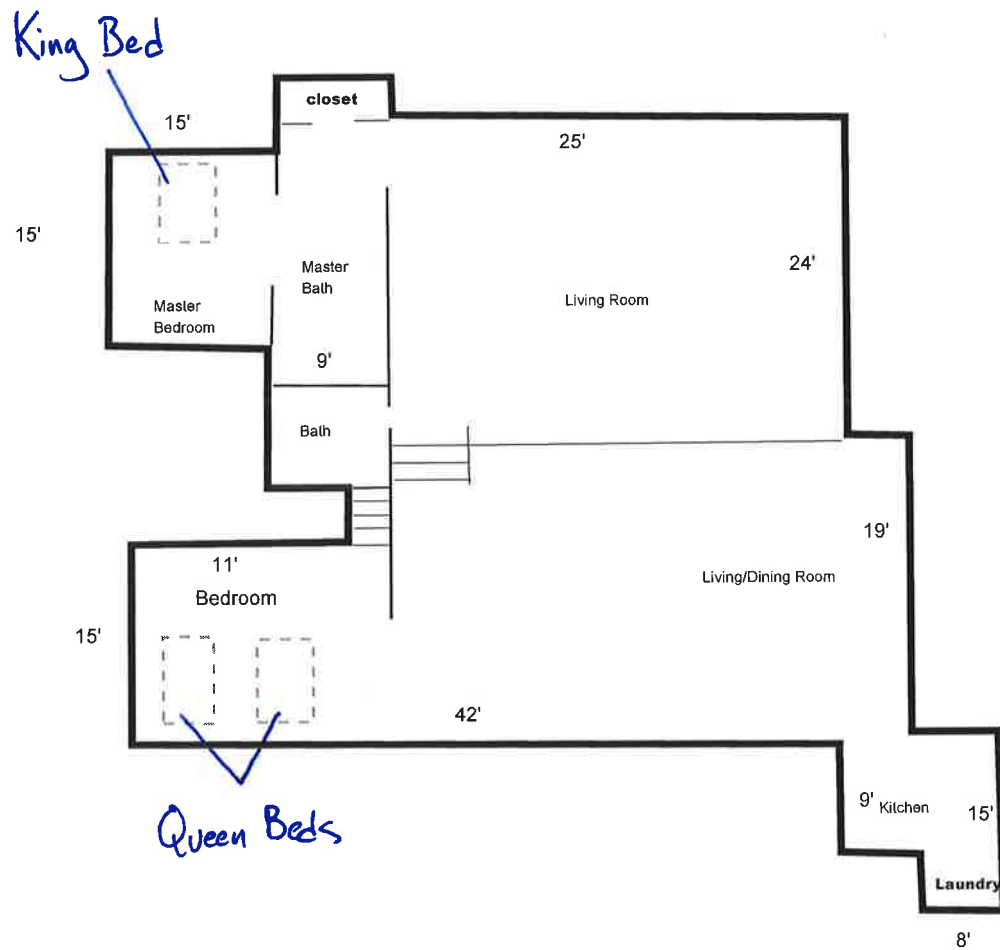
Linda C. Adams
Printed Name: _____



Ukg'Rnc p

500 Duval Street/430 Fleming Street

Receiver Site Floor Plan

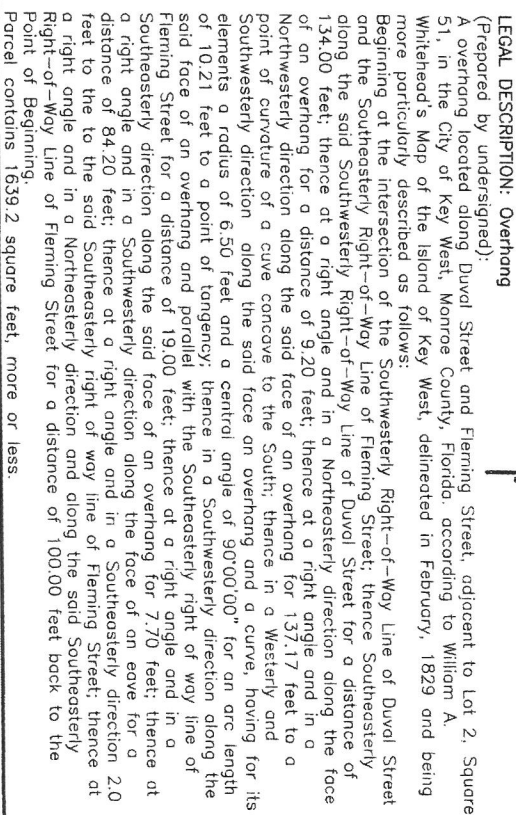


Drawing not to scale

Boundary Survey



FLEMING STREET (50' R/W)



Old Kress Building Company, LLC 500 Duval Street, Key West, Florida 33040			
Specific Purpose Survey Easement for Overhang		Dwn No.: 14-237	
Scale: 1"=20' Date: 4/30/14	Ref. file Flood panel No. 1318 K Flood Zone: AE	Dwn. By: F.H.H. Flood Elev. 6'	
REVISIONS AND/OR ADDITIONS			
5/20/14: Add erove along Fencing			
T:\data\ref\9wg\keywest\block557\600duval			

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

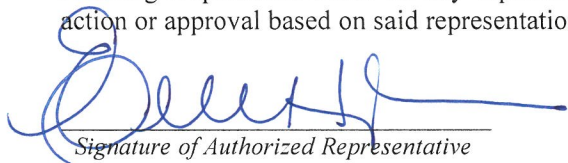
I, Erica Sterling, in my capacity as Partner
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

500 Duval Street, Key West, Florida 33040

Street Address of subject property

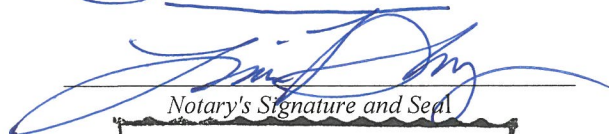
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

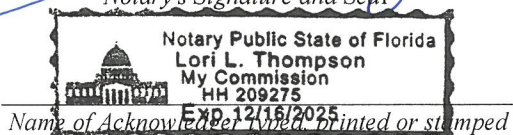

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/12/22 by
date

Erica Sterling
Name of Authorized Representative

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


Notary's Signature and Seal



Commission Number, if any

Authorization Form



City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, Richard McChesney as
Please Print Name of person with authority to execute documents on behalf of entity

President of The Studios of Key West Inc
Name of office (President, Managing Member) Name of owner from deed

authorize Erica Sterling
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]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 8/12/2022
Date

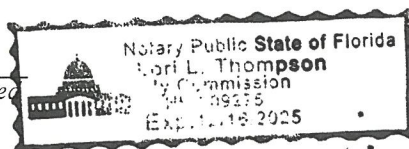
by Richard J. McChesney
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledged Party Richard J. McChesney
Name of Acknowledged Party, printed or stamped

Commission Number, if any



SENDER SITE

Deed

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 160-19.00044 RM
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of April, 2019 between Dr. Joseph E. O'Lear, Individually and as Successor Trustee of the The Carriage Trade Living Trust dated October 22, 2009 whose post office address is 1631 Laird Street, Key West, FL 33040, grantor, and The Studios of Key West, Inc., a Florida not for profit corporation whose post office address is 533 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:

Commencing at a point on the NW'ly side of Eaton Street, distant 96 feet SW'ly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'ly direction 48 feet; thence at right angles in a NW'ly direction 100 feet; thence at right angles in a NE'ly direction 48 feet; thence at right angles in a SE'ly direction 100 feet to the point or place of beginning on the NW'ly side of Eaton Street.

Parcel Identification Number: 00004140-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

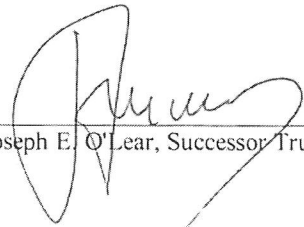
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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: GREGOR D. DAVILA


Witness Name: HEIDI DAVILA


Joseph E. O'Lear, Successor Trustee

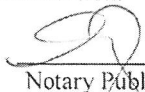
State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Joseph E. O'Lear, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



HEIDI E. DAVILA
MY COMMISSION # GG 010372
EXPIRES: November 11, 2020
Bonded Thru Budget Notary Services


Notary Public

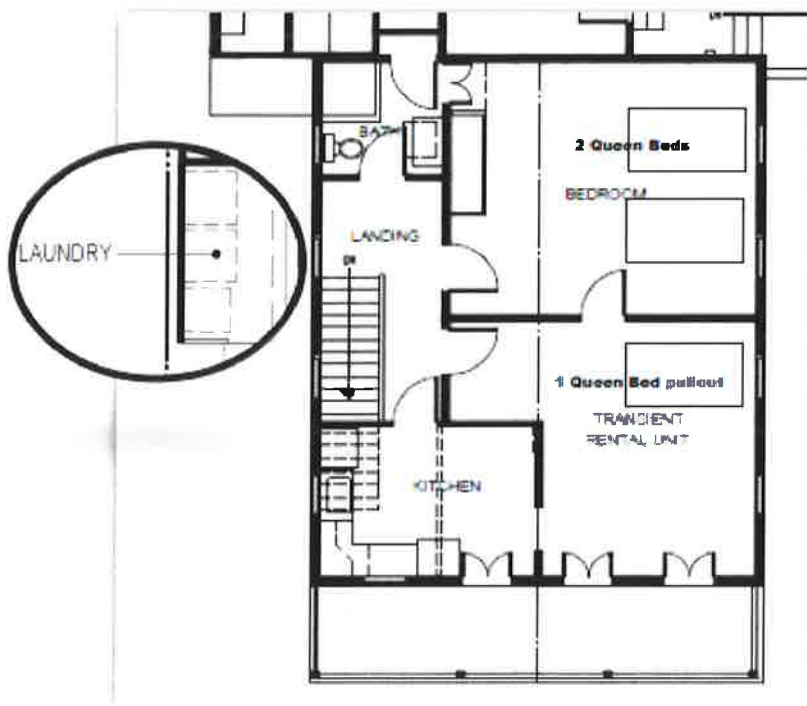
Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2020

Ukg'Rnc p

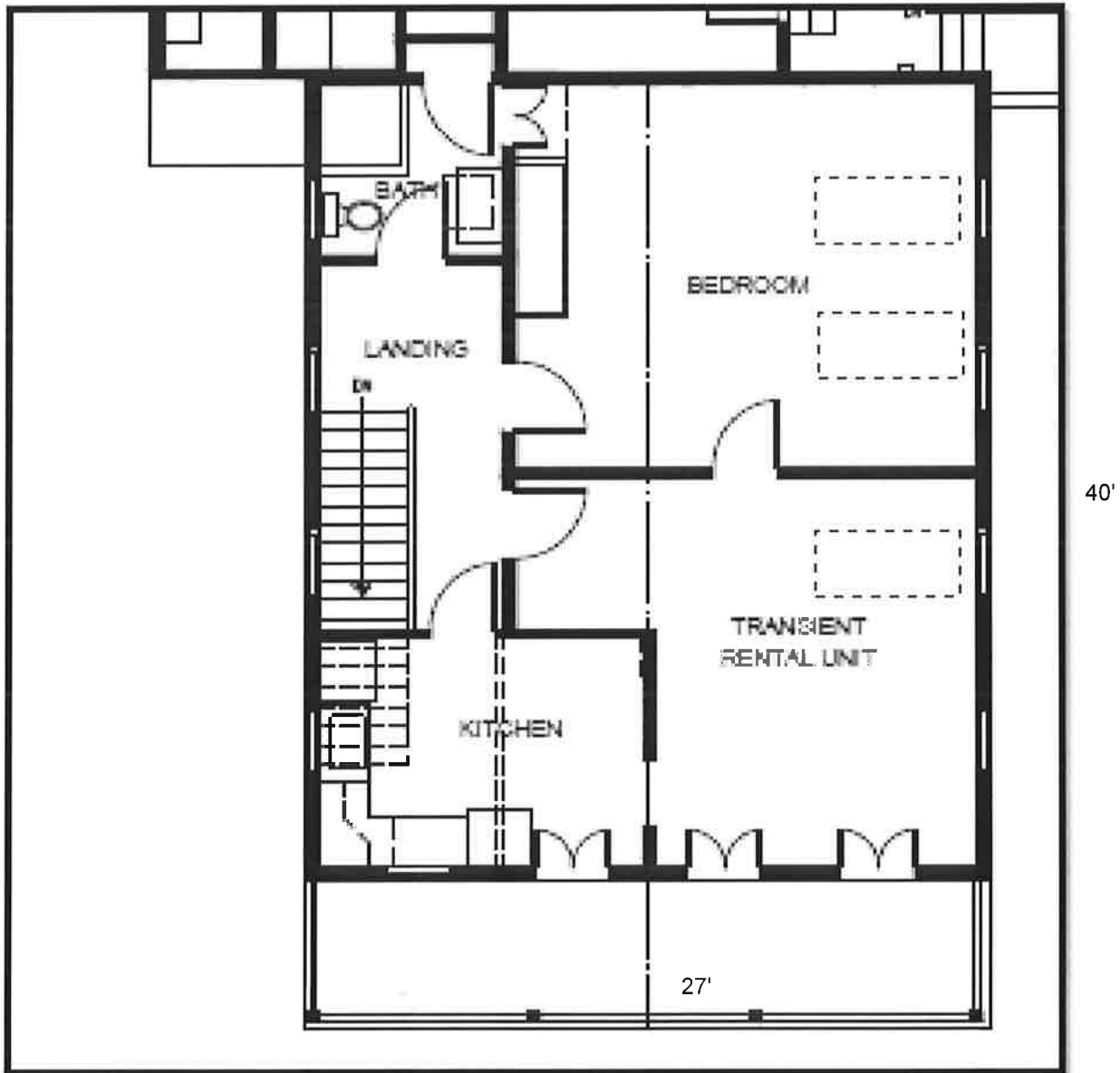


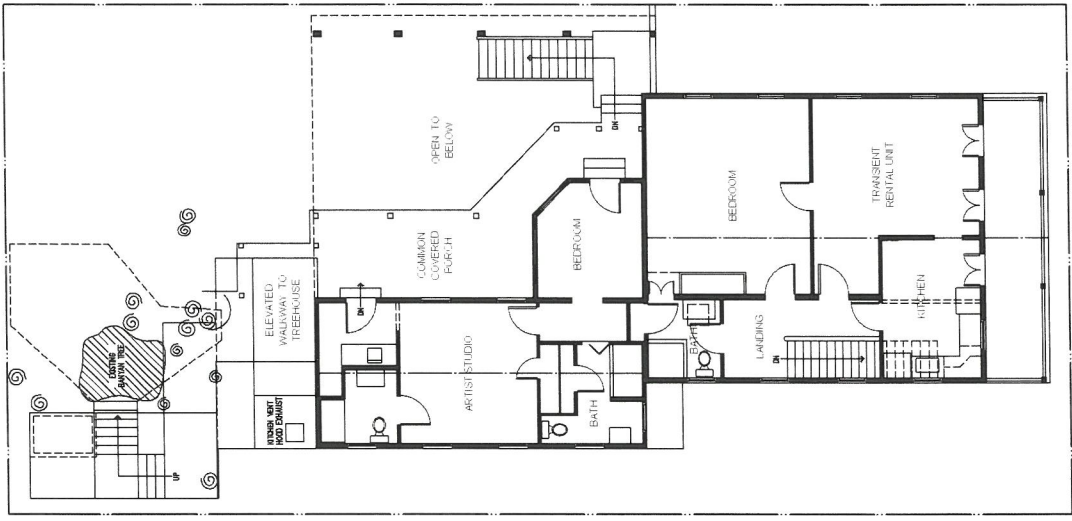
Transient Unit – Second Floor with laundry facilities on first floor



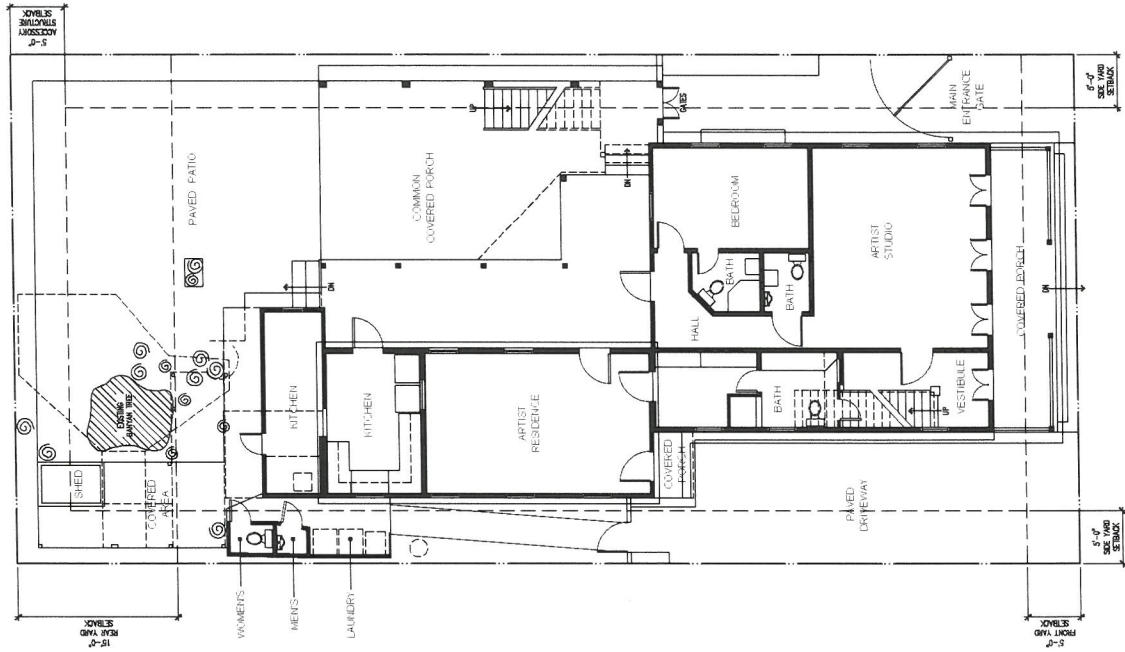
Transient Transfer

Sender Site – 529 Eaton Street – Second floor unit





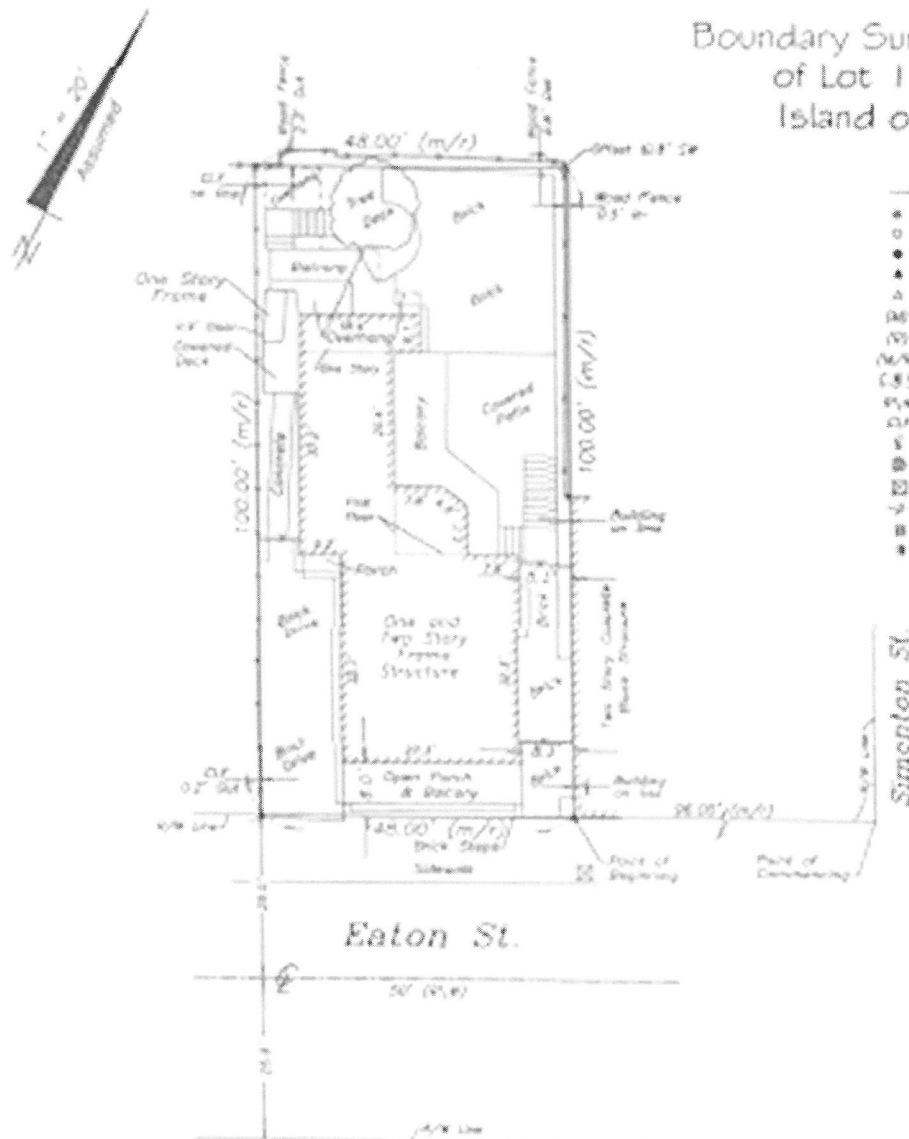
EXISTING SECOND FLOOR PLAN
3/16"=1'-0"



EXISTING FIRST FLOOR PLAN
3/16"=1'-0"

Boundary Survey

Boundary Survey Map of part of Lot 1, Square 24 Island of Key West



LEGEND

- Found 4" Iron Pipe (Fence Post)
- Set 2 1/4" Iron Pipe w/ cap (00296)
- Found 1 1/2" Iron Rod (Old CI)
- ▲ Found Nail & Nail (Unreadable)
- △ Set Nail & Nail (Found)
- (M) Measured
- (V) Assumed
- (M/V) Measured & Assumed
- C.S.S. CONCRETE BLOCK STRUCTURE
- PLW Right of Way
- CLF Chain Link Fence
- S Cantalina
- W Wood Utility Pole
- CU Concrete Utility Pole
- 2- Overhead Utility Lines
- B Sewer Cleanout
- M Meter Meter

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: 529 Eaton Street, Key West, FL.
- 5 This survey is not valid without the signature and the original rated 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: February 27, 2019.
- 9 Ownership of fences is undeterminable, unless otherwise noted.
- 10 Approximate location of trees shown, could not access.

BOUNDARY SURVEY OF: On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1839, and more particularly described as follows: Commencing at a point on the NWly side of Eaton Street, distant 90 feet SWly from the corner of the intersection of Eaton Street and Simenton Street, and running thence along Eaton Street in a SWly direction 88 feet; thence at right angles in a NWly direction 100 feet; thence at right angles in a NEly direction 48 feet; thence at right angles in a SEly direction 100 feet to the point or place of beginning on the NWly side of Eaton Street.

BOUNDARY SURVEY FOR: The Studios of Key West, Inc., a Florida non-profit corporation,
Carriage Trade Living Trust,
Spottedwood, Spottedwood, Spottedwood & Sterling, PLLC,
Chicago 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 52-17, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg #63383

March 1, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.S.M. #63383

3430 Sunk Ave., Key West, FL 33090
(305) 266-7922 Fax (305) 230-2244

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

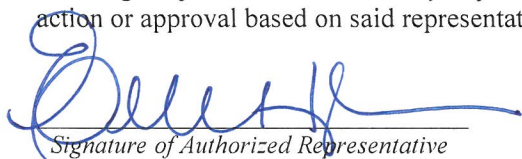
I, Erica Sterling, in my capacity as Partner
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

529 Eaton Street, Key West, Florida 33040

Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/12/2022 by
date

Erica Sterling
Name of Authorized Representative

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

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 STUDIOS OF KEY WEST INC, THE (TR)
Location Addr 529 EATON ST
Lic NBR/Class LIC2019- REGULATORY LICENSES AND PERMITS
 000570
Issued Date 9/23/2021 **Expiration Date: September 30, 2022**

TRANSIENT RENTAL MEDALLION

Comments: ONE TRANSIENT RENTAL UNIT / MEDALLION #778

Restrictions: TAP5402361 (10/01/2022)

STUDIOS OF KEY WEST INC, THE
(TR)
529 EATON ST

KEY WEST, FL 33040

This document must be prominently displayed.

KITSAKOS, STEPHEN

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 00009850-000000
 Account# 1010111
 Property ID 1010111
 Millage Group 10KW
 Location 500 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 51 OR305-314/15 OR767-1760/61 OR767-1762/63 OR768-317/18 OR1245-1859/66 OR2692-1545/50
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

OLD KRESS BUILDING COMPANY INC
 C/O THE FERBER COMPANY
 151 SAWGRASS CORNERS DR STE 202
 Ponte Vedra Beach FL 32082

FERBER PAUL L IRREVOCABLE TRUST 11/21/1968

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$3,882,053	\$3,882,053	\$4,103,885	\$4,103,885
+ Market Misc Value	\$10,426	\$10,426	\$10,426	\$10,426
+ Market Land Value	\$3,165,671	\$3,165,671	\$3,165,671	\$2,512,438
= Just Market Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749
= Total Assessed Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,058,150	\$7,058,150	\$7,279,982	\$6,626,749

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	16,475.00	Square Foot	100	134

Buildings

Building ID 39479
 Style
 Building Type NIGHT CLUBS/BARS-A- / 33A
 Gross Sq Ft 32881
 Finished Sq Ft 28912
 Stories 4 Floor
 Condition GOOD
 Perimeter 1284
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Year Built 1918
 EffectiveYearBuilt 1998
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	1,627	0	0
OPX	EXC OPEN PORCH	105	0	0
FLA	FLOOR LIV AREA	28,912	28,912	0
OPU	OP PR UNFIN LL	100	0	0
OPF	OP PRCH FIN LL	522	0	0

OUF	OP PRCH FIN UL	239	0	0
SBF	UTIL FIN BLK	1,376	0	0
TOTAL		32,881	28,912	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1983	1984	1	2866 SF	1
FENCES	1997	1998	1	360 SF	2

Sales

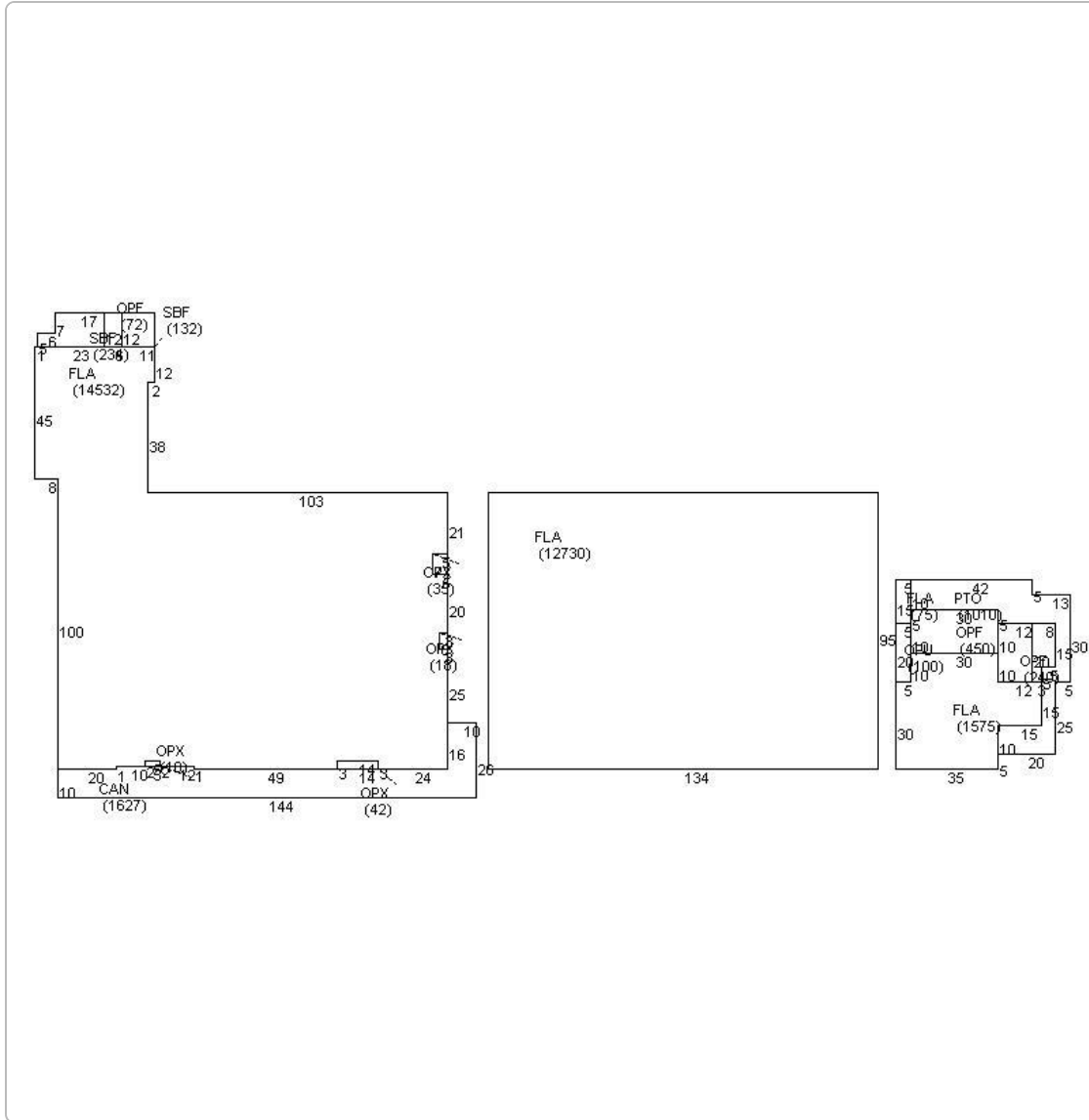
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2014	\$5,000,000	Warranty Deed		2692	1545	16 - Unqualified	Improved
2/1/1993	\$3,000,000	Warranty Deed		1245	1859	O - Unqualified	Improved
8/1/1978	\$210,000	Conversion Code		768	317	Q - Qualified	Improved

Permits

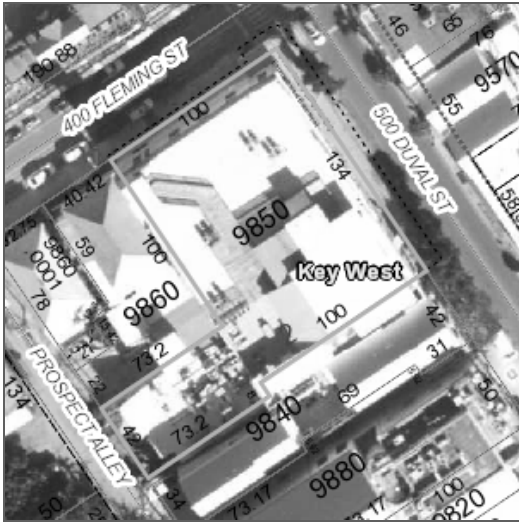
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
BLD2022-1084	4/26/2022		\$439,906	Commercial	REPLACEMENT OF EXISTING NON-IMPACT WIDOWS WITH LARGE MISSILE IMPACT WINDOWS
BLD2021-2046	7/23/2021		\$8,886	Commercial	3RD FLOOR APT. WITH CONDENSER ON ROOF
BLD2019-4126	11/22/2019	3/18/2020	\$5,000		AFTER-THE-FACT - Upstairs refresh. New tile and paint in both restrooms and hall. Exterior front of building small wood repair.
HARC2019-0227	11/22/2019	3/18/2020	\$20,000		PAINT FRONT OF BUILDING
BLD2019-4074	11/18/2019	4/30/2020	\$1,600		R/R upstairs bathroom's fixtures
BLD2019-3569	11/5/2019	3/18/2020	\$4,000	Commercial	REPAIRS-WHILE MAKING LEAK REPAIRS ROTTED WOOD AND OTHER NEEDED REPAIRS WHERE FOUND BAR AND LOWER WALL SECTION.
BLD2019-3615	10/7/2019	11/19/2019	\$2,800	Commercial	AFTER-THE-FACT - Replace two broken floor sinks and 10 feet of the drain. Associated with Building Permit #BLD2019-3569
BLD2019-3560	10/3/2019	3/18/2020	\$2,400	Commercial	AFTER THE FACT: DEMO OF WALL EXPLORATORY INTERIOR BAR AREA
18-00001802	4/25/2018		\$8,400	Commercial	EMERGENCY NO EXTERIOR WORK. REPLACE CEILING TILES (140 PIECES. REMOVE WATER DAMGED TILE, 3RD FLOOR, REPLACE DRYWALL, PAINT AND REPAIR CABINETS FRO SMOKE AND WATER DAME. **NOC REQUIRED**
18-0435	2/22/2018	4/5/2018	\$78,900	Commercial	R/R ROOFING
17-00002160	6/5/2017	1/10/2018	\$5,000	Commercial	DEMO ELECTRIC, INSTALL WIRING PER PLANS LIGHTS, OUTLETS AND EMERGENCY EXIT LIGHTS. NOC REQUIRED.
15-5219	1/19/2016	2/22/2018	\$34,000	Commercial	Remove and replace roof to 2nd floor staircase for fire and life safety compliance.
15-0461	2/10/2015	2/9/2017	\$800		INSTALL EMERGENCY LIGHTING AND LIGHT FIXTURE FOR STAIR EGRESS
15-0294	2/6/2015	3/27/2017	\$47,500		INSTALL SOFFIT OVERHANG CEILING
15-0235	1/27/2015	1/26/2017	\$26,000		INSTALL EXFILTRATION SYSTEM AND CONNECT 2 DOWNSPOUTS. INSTALL 2 PEDESTRIAN GATES.
14-5555	12/11/2014	1/22/2015	\$5,600		REMOVE OLD SHUTTERS
14-5589	12/9/2014	1/22/2015	\$53,000		INSTALL NEW FIRE ESCAPE
13-4501	12/8/2014	1/22/2015	\$648,962		STRUCTAL STEEL CHANGES. VOID SPACE LIGHTING AND POWER ROOM
14-5404	12/2/2014	1/22/2015	\$2,500		INSTALL 9.5 SF EXTERIOR SIGN
14-5404	12/2/2014	1/22/2015	\$2,500		INSTALL EXTERIOR SIGNAGE 9.5 SF
14-5405	12/2/2014	1/22/2015	\$50		CONNECT WALL SIGN TO EXSISTING BUILDING
14-5452	11/25/2014	1/22/2015	\$25,000		INSTALL 2 10 TON AND 2 5 TON AC UNITS WITH DUCT WORK
14-3980	9/10/2014	1/22/2015	\$15,400	Commercial	PROVIDE & INSTALL 4" RPDA BACKFLOW DEVICE INTERIOR OF BUILDING. CONNECT TO 4" ROADWAY VALVE ON SIDEWALK. NOTE: NEW TAPPING SANDLE AND SLEVE SHALL BE INSTALLED ADD PERMITTED THRU FKAA. *
14-3983	9/10/2014	1/22/2015	\$38,000	Commercial	PROVIDE COMPLETE NEW SPRINKLE SYSTEM TO FULLY COVER CVS (FASTBUCK'S SPACE). ALL EXISTING INTERIOR SPRINKLER'S HAVE BEEN CAPPED & PLUGGED. NEW SYSTEM INSTALL HAVE UPRITE AND PEADESTS. NEW DEDICATED FDC STALL RELOCATED ON FLEMING ST AND CLEARLY MARKED. (NEED FILE NOC)
14-3985	8/26/2014	1/22/2015	\$22,895	Commercial	ROUGH & TRIM OF TWO (2) WATER CLOSETS, TWO (2) WALL HUNG LAVATORIES, TWO (2) PRIMED FLOOR DRAINS, TWO(2) FLOOR SINKS ONE (1) DRINKING FOUNTAIN, ONE (1) SINK ONE (1) MOP SINK, ONE (1) WATER HEATER, ONE (1) SINK (TOTAL 15 FIXS.) *** MC *NEED FILE NOTICE OF COMMENCEMENT
14-3986	8/26/2014	1/22/2015	\$10,000	Commercial	LOWER EXISTING SEWER BOX ONLY. *** MC *NEED FILE NOTICE OF COMMENCEMENT*
14-3134	6/30/2014	1/22/2015	\$52,000	Commercial	INSTALLATION OF NEW SERVICE ENTRANCE DISTRIBUTION CONDUIT FEEDERS AND OVER CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY FOR LIGHTING POWER HVAC EMS SYSTEM.
14-3135	6/30/2014	1/22/2015	\$950	Commercial	INSTALLATION OF CONDUIT BOXES AND PULL STRING FOR LOW VOLTAGE TELE DATA POS AND SECURITY.
14-3136	6/30/2014	1/22/2015	\$0		INSTALLATION OF BOXES AND CONCUIT AND PULL STRING FOR FIRE ALARM.

14-2979	6/19/2014	1/22/2015	\$1,500	Commercial	REMOVE EXISTING PLUMBING FIXTURES, CAP OFF AS REQUIRED.
14-2910	6/16/2014	1/22/2015	\$50,000	Commercial	DEMO OF INTERIOR WALLS/CEILING FLOORING
14-1151	3/24/2014	1/22/2015	\$2,000	Commercial	INVESTIGATIVE DEMO, REMOVE DRYWALL AND CEILING PANELS TO ALLOW ACCESS TO SYSTEMS FOR SPRINKLER AND STRUCTURAL ENGINEERS.
13-3206	8/10/2013	1/22/2015	\$1,200	Commercial	REPLACE EXISTING 1/4 CLEAR LAMINATED GLASS WITH NEW 1/4 CLEAR LAMINATED GLASS.
13-2679	6/25/2013	1/22/2015	\$15,000	Commercial	REPLACE EXISTING CENTRAL A/C
13-2073	5/9/2013	1/22/2015	\$6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.
13-0936	3/12/2013	1/22/2015	\$1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT
13-0888	3/6/2013	1/22/2015	\$10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.
13-0160	1/14/2013	1/22/2015	\$12,500	Commercial	CHANGE A/C SYSTEM ON ROOF
11-0894	3/18/2011	1/22/2015	\$3,390	Commercial	ADD CONDUIT, WIRING AND CIRCUIT BREAKER FOR TWO AIR HANDLER UNITS AND TWO CONDENSING UNITS.
11-0340	2/17/2011	1/22/2015	\$17,500	Commercial	INSTALL 2 5-TON SPLIT CENTRAL A/C UNITS. CONDENSING UNITS WILL BE SET ON KITCHEN ROOF ON STANDS TO BE BOLTED DOWN. UNIT 1/3 DROPS, FRONT DINING ROOM AND UNIT2/5 DROPS, BACK DINING ROOM.
10-3425	10/28/2010	1/22/2015	\$800	Commercial	INSTALL 6' SEAMLESS GUTTERS K STYLE ON BACK OF BUILDING AND DS APPROX. 65'
10-3255	10/5/2010	1/22/2015	\$2,100	Commercial	REBUILD AND RE-INSTALL A NEW SIGN 50SF
09-3361	9/29/2009	1/22/2015	\$5,000	Commercial	DISCONNECT KITCHEN EQUIPMENT SURFACE MOUNTED RECEPTACLES ADN DISCONNECTS FOR INSTALLATION OF FRP WALL COVERING. RE-INSTALL SURFACE MOUNTED RECEPTACLES AND DISCONNECTS ATER FRP INSTALLATION. RECONNECT KITCHEN EQUIPMENT. REMOVE SURFACE MOUNT LIGHTS KITCHEN ENTRANCE HALL AND INSTALL RECESSED LIGHTS. REMOVE 8 KITCHEN LIGHTS AND REINSTALL NEW KITCHEN LIGHTS.
09-1195	5/1/2009	1/22/2015	\$45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
08-0788	3/24/2008	1/22/2015	\$12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
07-4002	8/16/2007	8/16/2007	\$1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED
07-0735	2/15/2007	2/15/2007	\$4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
06-5647	11/3/2006	3/8/2007	\$10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
05-2351	12/2/2005	11/2/2005	\$4,600	Commercial	NEW A/C
05-3237	8/3/2005	11/2/2005	\$4,000	Commercial	NEW A/C
03-363	6/5/2003	10/3/2003	\$18,000	Commercial	INSTALL FIRE SYSTEM
02-0781	4/8/2002	8/16/2002	\$800	Commercial	NEW LIGHTING
0103076	9/18/2001	11/16/2001	\$15,000	Commercial	INSTALL KITCHEN HOOD
01-3077	9/18/2001	11/16/2001	\$1,600	Commercial	FIRE SUPPRESSION SYSTEM
00-3550	10/25/2000	11/1/2000	\$700	Commercial	ELECTRICAL
00-0482	7/18/2000	11/1/2000	\$98,124	Commercial	BAHAMA SHUTTERS
00-1921	7/11/2000	11/1/2000	\$6,500	Commercial	10 TON AC
00-0931	4/25/2000	11/1/2000	\$30,000	Commercial	ROOLUP INTERIOR SHUTTERS
0000414	2/17/2000	11/1/2000	\$6,920		GUTTERS
99-4025	12/29/1999	7/14/2000	\$1,500	Commercial	TILE RETAIL SPACE
9902101	6/21/1999	11/3/1999	\$100		SMOKE DETECTOR
98-3878	12/7/1998	12/7/1998	\$14,322	Commercial	ROOF
98-1787	6/5/1998	12/7/1998	\$10,000	Commercial	ELECTRICAL
98-1640	5/26/1998	11/2/1998	\$3,600	Commercial	INSTALL HOOD FIRE SUPPRES
98-0822	3/13/1998	11/2/1998	\$4,000	Commercial	3 FIX BATHROOM
98-0644	3/4/1998	11/2/1998	\$1,875	Commercial	FENCE
98-0265	1/27/1998	11/2/1998	\$3,750	Commercial	MAKE A SERVICE BAR
97-3611	10/24/1997	12/7/1998	\$3,000	Commercial	REPLACE DECKING WALKWAYS
9703014	9/17/1997	12/7/1998	\$600	Commercial	INTERIOR WORK
9703126	9/16/1997	12/7/1998	\$110,363	Commercial	ROOFING
9702816	8/16/1997	12/7/1998	\$1,000		REPLACE WINDOW
9702680	8/7/1997	12/7/1998	\$1,762	Commercial	STORMGUARD
9702599	8/4/1997	12/7/1998	\$400	Commercial	ELECTRICAL
9702142	7/1/1997	12/7/1998	\$2,500	Commercial	A/C
9700201	1/28/1997	12/7/1998	\$4,000	Commercial	ROOF
9704851	1/2/1997	12/7/1998	\$2,400	Commercial	ROOF
9604145	10/1/1996	11/1/1996	\$800		PAINTING
9603877	9/1/1996	11/1/1996	\$3,800		RENOVATIONS
B954211	11/1/1995	11/1/1995	\$20,000		ALTERATIONS
E953886	11/1/1995	11/1/1995	\$1,500		ELECTRICAL
P953891	11/1/1995	11/1/1995	\$10,000		INSTALL FIXTURES
P952543	8/1/1995	11/1/1995	\$17,000		FIRE SPRINKLER SYSTEM
9600588	1/1/1995	11/1/1996	\$500		AWNINGS
P950054	1/1/1995	8/1/1995	\$9,000		PLUMBING
B943773	11/1/1994	8/1/1995	\$2,000		NEW GREEN FABRIC AWNING
M943272	10/1/1994	12/1/1994	\$8,000		10 TON AC(CHANGEOUT)
B940607	2/1/1994	8/1/1995	\$1		REPAIR FASCIA,AWN,SHUTTER

[View Taxes for this Parcel](#)



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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[GDPR Privacy Notice](#)

Last Data Upload: 8/22/2022, 3:08:14 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.214

Disclaimer

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

Summary

Parcel ID 00004140-000000
Account# 1004308
Property ID 1004308
Millage Group 10KW
Location 529 EATON St, KEY WEST
Address
Legal KW PT LOT 1 SQR 24 E647-675 OR45-1/4 OR49-213/16 OR96-421/30 OR756-857
Description OR756-101/02 OR936-1325/26 OR1066-2241/42 OR2437-655/56 OR2958-1208
 (Note: Not to be used on legal documents.)
Neighborhood 32040
Property STORE COMBO (1200)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

STUDIOS OF KEY WEST INC
 533 Eaton St
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$399,597	\$399,597	\$422,431	\$422,431
+ Market Misc Value	\$2,964	\$2,964	\$2,964	\$2,975
+ Market Land Value	\$1,612,800	\$1,267,200	\$982,080	\$839,040
= Just Market Value	\$2,015,361	\$1,669,761	\$1,407,475	\$1,264,446
= Total Assessed Value	\$1,703,044	\$1,548,222	\$1,407,475	\$1,264,446
- School Exempt Value	(\$1,007,681)	(\$834,881)	(\$703,738)	\$0
= School Taxable Value	\$1,007,680	\$834,880	\$703,737	\$1,264,446

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,800.00	Square Foot	48	100

Buildings

Building ID 39287
Style
Building Type APTS-B / 03B
Gross Sq Ft 5160
Finished Sq Ft 2704
Stories 2 Floor
Condition EXCELLENT
Perimeter 404
Functional Obs 0
Economic Obs 0
Depreciation % 30
Interior Walls

Exterior Walls AB AVE WOOD SIDING
Year Built 1938
EffectiveYearBuilt 1998
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,020	0	0
FLA	FLOOR LIV AREA	2,704	2,704	0
OPF	OP PRCH FIN LL	180	0	0
PTO	PATIO	221	0	0
PDO	PATIO DIN OPEN	566	0	0
PDE	PTO DIN ENCL	469	0	0

TOTAL	5,160	2,704	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	2
WROUGHT IRON	1984	1985	1	48 SF	2
TILE PATIO	1987	1988	1	462 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2019	\$1,800,000	Warranty Deed	2215030	2958	1208	30 - Unqualified	Improved
10/22/2009	\$0	Warranty Deed		2437	655	30 - Unqualified	Improved
9/1/1988	\$75,000	Warranty Deed		1066	2241	U - Unqualified	Improved

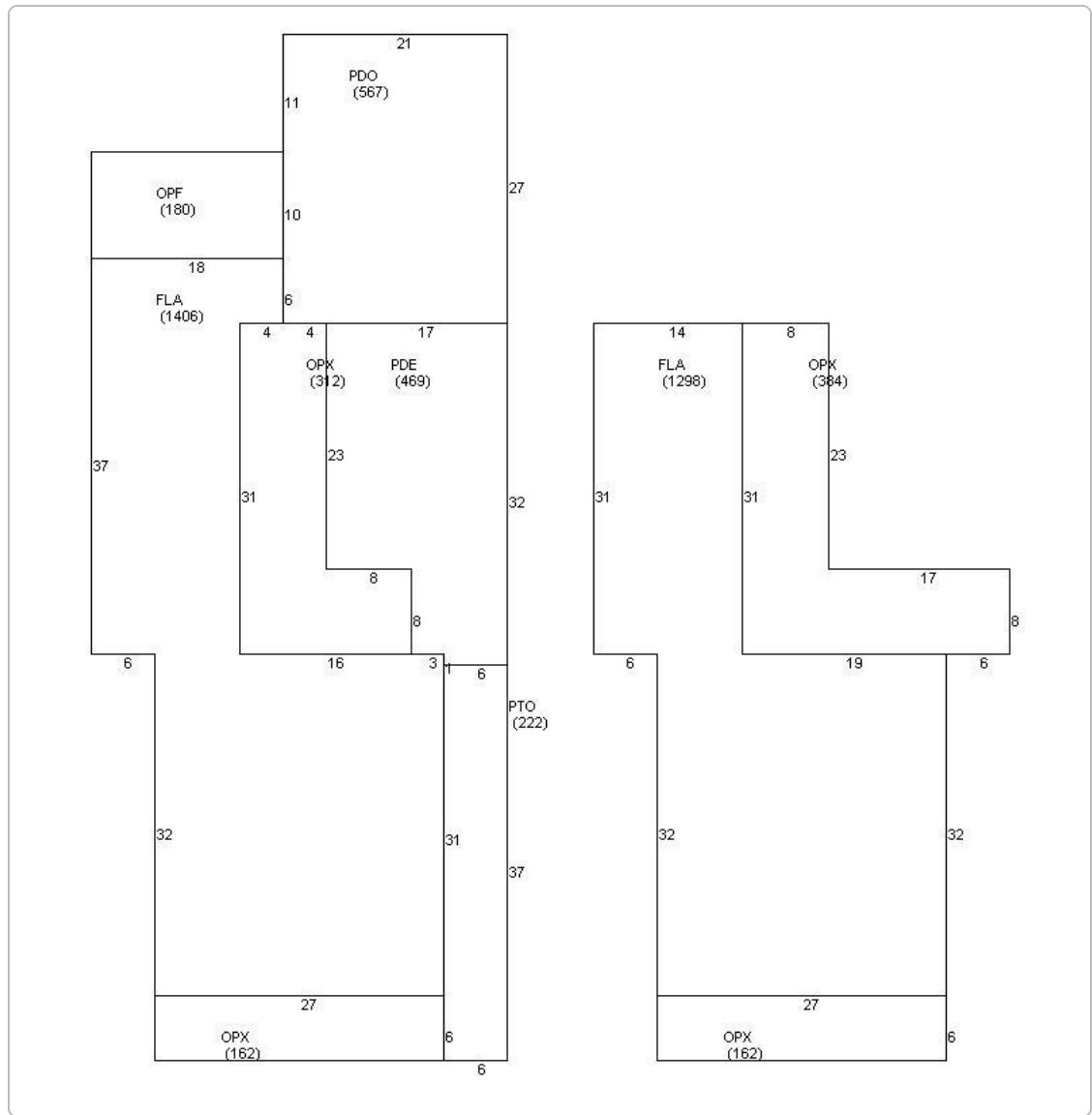
Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
BLD2022-1869	7/6/2022		\$8,250	Commercial	REPAIR AND PAINT EXISTING WOOD FENCING AT EAST SIDE AND REAR OF PROPERTY. ADD NEW PICKET FENCING AND GATE ALONG WEST SIDE OF PROPERTY.
BLD2022-1870	7/1/2022		\$85,348	Commercial	SIDE DEMO & REMOVE NON HISTORIC REAR AND SIDE ADDITIONS: KITCHEN, RESTROOMS, LAUNDRY, ELEVATED WALKWAYS TO TREEHOUSE.
9903044	12/1/1999	12/16/1999	\$1,450		ELECTRICAL
9903044	9/29/1999	11/3/1999	\$1,450		INTERIOR REMODELING
9903083	9/9/1999	11/3/1999	\$975		FASTEN TREE PLATFORM

View Tax Info

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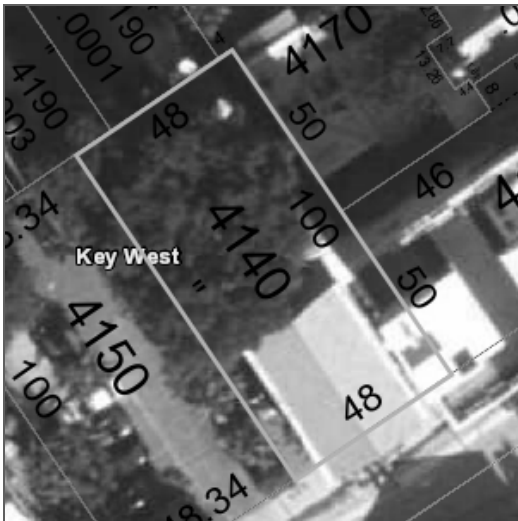
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

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