

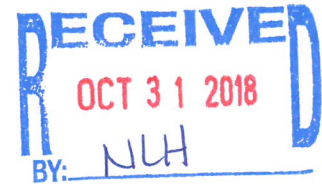
# **Application**



THE CITY OF KEY WEST  
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS  
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD  
MEMBERS ABOUT THE REQUEST  
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception  
Application***



Please print or type a response to the following:

1. Site Address 821 Duval Street
2. Name of Applicant Wayne LaRue Smith
3. Applicant is: Owner ☐ Authorized Representative ☒  
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 509 Whitehead Street  
Key West, FL 33040
5. Phone # of Applicant 305-296-0029 Mobile# 305-923-4080 Fax# 305-296-9172
6. E-Mail Address wsmith@thesmithlawfirm.com
7. Name of Owner, if different than above SUBA 821, LLC
8. Address of Owner 2226 Harris Avenue #2  
Key West, FL 33040
9. Phone Number of Owner 305-602-7706 Fax# \_\_\_\_\_
10. Email Address jbeeman@subamanagement.com
11. Zoning District of Parcel HRCC-3 RE# 00016820-000000
12. Description of Use and Exception Requested  
Applicant seeks to amend its current alcohol sales special exception, which allows  
for beer and wine sales (2COP) to add a full liquor license (5COP). The premises  
are within 300 feet of a church and the applicant seeks an exemption pursuant to  
Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:  
The Property is located in the Duval Street Oceanside District (HRCC-3), which is characterized as a center for arts, crafts, gifts, designer goods, restaurants and tourist accomodations. The proposed exception complements surrounding uses, which includes guest houses, restaurants and bars.
14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:  
St. Peter's Episcopal Church holds services Sundays at 10 am and Thursdays at 8 am.  
The sanctuary is open daily from 10 am to 5 pm (1 pm on Sundays). We anticipate no conflict in the hours of the applicant's and church's operations. In 7 years of alcohol sales, no conflicts have been noted.
15. What are the mitigative measures proposed to be implemented by the applicant:  
The hours of operations and conditions set forth in Resolution 2011-061 will be maintained.  
Additionally, the applicant will immediately address any concerns or issues, should they arise.  
For the past 7 years of alcohol sales, applicant has had no notice of a need for further mitigative measures.



St. Peter's Episcopal Church • 800 Center Street • Key West, FL 33040

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November 18, 2018

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

**RE: Conditional Use Amendment Application  
821 Duval Street, Key West, Florida**

To Whom it May Concern:

St. Peter's Episcopal Church has learned that the Little Room Jazz Club, at 821 Duval Street, has made application for City of Key West approval to add a full liquor license to its existing beer and wine license.

With this letter, I speak for the Vestry of St. Peter's to support this application. Little Room Jazz Club has been a good neighbor since it first became approved to sell beer and wine in 2011 and we are confident that Little Room Jazz Club will continue to be a good neighbor after this approval. We wish them well in their endeavors.

Sincerely,

Rev. Lenworth Haughton  
Priest in Charge



# Resolution Number 2011-061

**RESOLUTION NUMBER 2011-061**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL AND SPECIAL EXCEPTION FOR THE SALE OF ALCOHOL WITHIN 300 FEET OF A CHURCH PER SECTIONS 122-62 AND 122-63 AND 18-28 OF THE CODE OF ORDINANCES FOR A BAR AND LOUNGE LOCATED AT 821 DUVAL STREET (RE# 00016820-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET/GULFSIDE (HRCC-3) ZONING DISTRICT, PURSUANT TO SECTION 122-748(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**


**WHEREAS**, the subject property is located in the Historic Residential Commercial Core -- Duval Street Gulfside (HRCC-3) zoning district; and

**WHEREAS**, Section 122-748(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-3) zoning district; and

**WHEREAS**, Section 18-28 (a) prohibits the sale of alcohol within 300 feet of a church; and

**WHEREAS**, the applicant filed a conditional use application for a bar and lounge to sell beer

 Chairman

 Planning Director

and wine at 821 Duval Street; and

**WHEREAS**, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and


**WHEREAS**, Section 18-28 (b) allows an applicant "aggrieved by subsection (a)" to apply for a special exception for the sale of alcohol within 300 feet of a church in conjunction with an approved conditional use application that includes consideration for the public welfare; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 17, 2011; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in Section 122-62 18-28 (b)(1)&(2); and

**WHEREAS**, the approval of the conditional use and special exception application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West,

  
Chairman  
  
Planning Director

Florida:

**Section 1.** That the above recitals are incorporated by reference as fully set forth herein.

**Section 2.** That a conditional use and special exception request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-688(9) is hereby approved as follows: allowing a 1,867 square foot consumption area for a bar and lounge including, 408 square feet of outdoor and 1,459 square feet of indoor consumption area, for property located at 821 Duval Street (RE# 00016820-000000), Key West, Florida, as shown in the attached floor plan and survey received October 28 and November 8, 2011 with the following conditions:

**Condition to be completed prior to the issuance of a certificate of occupancy:**

1. ADA access is provided and maintained.
2. The applicant will install and maintain a programmable distributive sound system to assure compliance with the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City.

**Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection:**

3. Hours of operation are limited to Sunday through Thursday 10am to 2am and Friday and Saturday from 10am to 4am.

  
Chairman  
  
Planning Director

4. The use is approved for the sale of beer and wine only.
5. There will be no amplified outdoor music on the premises.
6. There will be no additional seats allowed without further City approvals.
7. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West

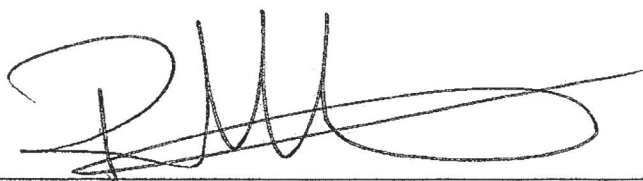
  
Chairman  
  
Planning Director

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

**Section 7.** The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 17th day of March, 2011.

Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman  
Key West Planning Board

11/23/2011  
Date

**Attest:**

**Page 5 of 6**  
**Resolution Number 2011-061**

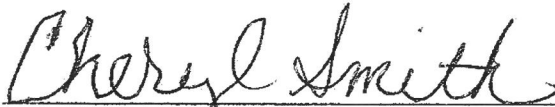
 Chairman  
 Planning Director



Donald Leland Craig, AICP  
Planning Director

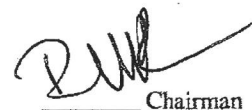
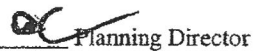
11/23/2011  
Date

**Filed with the Clerk:**

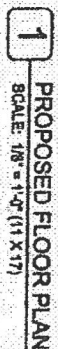


Cheryl Smith, City Clerk

11-29-11  
Date

  
Chairman  
Planning Director



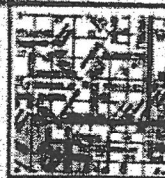


11 OCT 2013  
 A2.1.1

**JAZZ BAR**  
**REMODELING PROJECT**  
**821 Duval Street**  
**Key West, FL**

**PROPOSED  
FLOOR  
PLAN**

RC Runk



LOCATION MAP  
N.T.S.

MAP OF BOUNDARY SURVEY  
PART OF LOT 4 IN SQUARE 5 OF TRACT A  
SIMMONS AND WALL C ADDITION  
TO THE CITY OF KEY WEST

ADDRESS:  
821 DUVAL STREET  
KEY WEST, FL  
33040

NORTH

SCALE: 1" = 20'

SCALED FROM PLAT

ALL ANGLES DEPICTED  
ARE TO DEGREE UNLESS  
OTHERWISE INDICATED

ALL DIMENSIONS ARE  
IN FEET UNLESS  
OTHERWISE INDICATED

BEARING DATA  
DERIVED FROM PLAT

CONVEYED TO:  
ANDREW R. DEON and FLORENCE L. DEON,  
husband and wife  
FIRST STATE BANK OF THE FLORIDA KEYS,  
its successors and assigns  
CHICAGO TITLE INSURANCE COMPANY  
SPOTSWOOD, SPOTSWOOD AND SPOTSWOOD

LEGAL DESCRIPTION:

PARCEL 1:

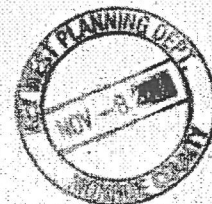
On the Island of Key West and to part of Tract 4 according to  
William A. Simmons' map of said Island delineated in February, A.  
D. 1899, as part of Tract Four (4), was further described as a  
part of Lot Four (4) in Square Five (5) of Tract Four (4),  
according to Section and Wall's Addition to the City of Key  
West.

Commencing at a point on Duval Street 64.66 feet from the  
corner of Duval and Olive Streets, and running thence along  
the line of Duval Street in a southeasterly (S 17° 15' E) direction  
a distance of 113.00 feet, more or less, thence at right angles in a  
southeasterly direction 113.00 feet, thence at right angles in a  
southeasterly direction 47.33 feet, more or less, thence at  
right angles in a southeasterly (S 17° 15' E) direction 113.00 feet to  
the point of beginning.

AND ALSO:

PARCEL 2:

On the Island of Key West and to part of Tract 4 according to  
William A. Simmons' map of said Island delineated in February, A.  
D. 1899, as part of Tract Four (4), was further described as a  
part of Lot Four (4) in Square Five (5) of Tract Four (4),  
according to Section and Wall's Addition to the City of Key  
West, and to more particularly described as follows:  
From the intersection of the southeasterly line of Olive  
Street and the southeasterly line of Center Street go  
southeasterly along the southeasterly line of Center Street  
a distance of 27.75 feet to a point, thence to the point of  
beginning. Hence southeasterly along the  
southeasterly line of Center Street a distance of 25 feet to  
a point, thence at right angles and southeasterly a distance  
of 113.00 feet to a point, thence at right angles and  
southeasterly a distance of 24 feet to a point, thence  
southeasterly making a deflection angle of 25 degrees 30  
minutes 45 seconds with the prolongation of the previously  
described course a distance of 113.00 feet back to the point of  
beginning.



*RECE*

SCALE 1"=20'	DATE 10/23/64	BY R.R.	REVISION 01011601
<b>BOUNDARY SURVEY</b> I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461.12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 461.22, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA STATUTES, SUBPARAGRAPH (1)(b) OF SECTION 461.22, FLORIDA STATUTES, SCHEDULE "B" HAS NOT BEEN PROVIDED.			
<b>ROBERT E. REECE, P.A.</b> PROFESSIONAL SURVEYOR AND MAPPER 30677 OVERSEAS HIGHWAY BIG PINE KEY, FL 33043			

# **Warranty Deed**



Doc# 2117021 04/03/2017 1:09PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

04/03/2017 1:09PM  
DEED DOC STAMP CL: Krys \$0.70

Record and return to:

Paul Rampell, Esq.  
400 Royal Palm Way, Suite 410  
Palm Beach, FL 33480

Alternate Key Number:  
1017221

Doc# 2117021  
Bk# 2047 Pg# 73

### WARRANTY DEED

THIS WARRANTY DEED is made this 15<sup>th</sup> day of April, 2017, between Dion Rental Properties, LLC, a Florida limited liability company, whose mailing address is 2226 Harris Avenue, Unit 2, Key West, FL 33040 ("Grantor") and Suba 821, LLC, a Florida limited liability company, whose mailing address is 2226 Harris Avenue, Unit 2, Key West, FL 33040 ("Grantee").

WITNESSETH: Grantor, for and in consideration of Ten Dollars (\$10.00) to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and conveyed to Grantee, and Grantee's successors and assigns forever, certain real property in Monroe County, Florida, described as follows:

See Exhibit A attached hereto;

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

Subject to valid conditions, covenants, limitations, restrictions, reservations and easements of record, which are not reimposed hereby; taxes for the year 2017 and subsequent years; and valid zoning restrictions imposed by any governmental or quasi-governmental authorities;

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to sell and convey said land; and that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever.

Note to Recorder: This transfer is exempt from Florida documentary stamp tax pursuant to Florida Administrative Code, Sections 12B-4.013(28)(a) and 12B-4.014(2) and (4) as there is no consideration, no change in beneficial ownership, and the deed is the equivalent of a Personal Representative's Deed as the Grantor is solely owned by the Estate of Lawrence R. Dion and the Grantee is solely owned by the primary beneficiary of such Estate.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first written above.

Signed and delivered in our  
Presence:

Grantor:  
Dion Rental Properties, LLC

By: Dion Partnership, Ltd.,  
Managing Member

By: Larry Dion Corporation,  
General Partner

By: *Suzanne D. Banks*  
Suzanne D. Banks, President

*Joanne Beenan*  
Signature of First Witness

Joanne Beenan  
Printed Name of First Witness

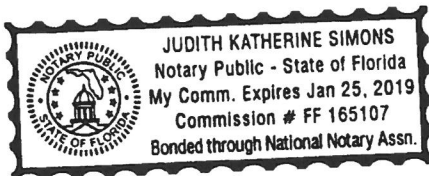
*Kristie Hernandez*  
Signature of Second Witness

Kristie Hernandez  
Printed Name of Second Witness

State of Florida

County of Monroe

The foregoing instrument was sworn to and subscribed and acknowledged before me this 1<sup>st</sup> day of April, 2017, by Suzanne D. Banks and she is personally known to me or produced reasonable proof of her identity.



*Judith Katherine Simons*  
Notary Public  
SEAL:

EXHIBIT A

(Alternate Key Number 1017221)

On the Island of Key West and known as Part of Lot 4, Square 5, of Tract 4, Simonton and Well's Addition to the City of Key West, according to the Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.

Beginning at the corner of Duval and Olivia Streets and running thence in a Northwesterly direction along Duval Street 94 feet, 8 inches; thence at right angles in a Northeasterly direction 81 feet; thence at right angles in a Southeasterly direction 94 feet, 8 inches, to Olivia Street; thence at right angles in a Southwesterly direction along Olivia Street 81 feet to place of beginning.

Also known as:

821 Duval Street  
Key West, FLorida

# Verification Form



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Wayne LaRue Smith, Esq., 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:

821 Duval Street, Key West, Florida

*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.

Wayne LaRue Smith  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this October 31, 2018 by  
*date*

Wayne LaRue Smith

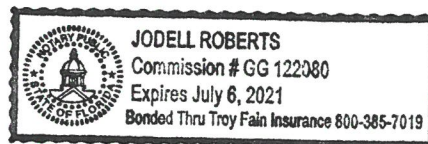
*Name of Authorized Representative*

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

Jodell Roberts  
*Notary's Signature and Seal*

Jodell Roberts

*Name of Acknowledger typed, printed or stamped*

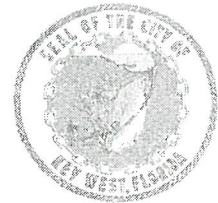


#GG122080

*Commission Number, if any*

# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

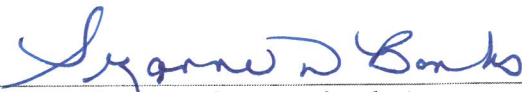
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Suzanne D. Banks as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of SUBA 821, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Wayne LaRue Smith, Esq.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 10-29-2018  
*Date*

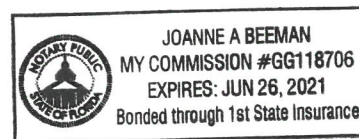
by Suzanne D. Banks  
*Name of person with authority to execute documents on behalf on entity owner*

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

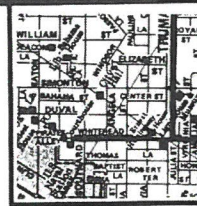
  
*Notary's Signature and Seal*

JOANNE A BEEMAN  
*Name of Acknowledger typed, printed or stamped*

GG 118 706  
*Commission Number, if any*



# Survey



LOCATION MAP  
NTS

# MAP OF BOUNDARY SURVEY PART OF LOT 4 IN SQUARE 5 OF TRACT 4 SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST

ADDRESS:  
821 DUVAL STREET  
KEY WEST, FL  
33040

NORTH

SCALE: 1" = 20'

SCALED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL DIMENSIONS ARE  
IN FEET UNLESS  
OTHERWISE INDICATED

BEARING DATA  
DERIVED FROM PLAT

CERTIFIED TO:  
LAWRENCE R. DION and FLORENCE L. DION,  
husband and wife  
FIRST STATE BANK OF THE FLORIDA KEYS,  
its successors and/or assigns  
CHICAGO TITLE INSURANCE COMPANY  
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

## LEGAL DESCRIPTION:

PARCEL 1  
On the Island of Key West, and known on William A. Whitehead's map of the said Island delineated in February, A. D. 1829, as part of Tract Four (4), now better described as a part of Lot Four (4) in Square Five (5) of Tract Four (4), according to Simonton and Wall's Addition to the City of Key West,  
Commencing at a point on Duval Street 94.66 feet from the corner of Duval and Olivia Streets, and running thence along the line of Duval Street in a Northwesterly (N.W.) direction 47.33 feet, more or less; thence at right angles in a Northwesterly direction 113 feet; thence at right angles in a Southeasterly direction 47.33 feet, more or less; thence at right angles in a Southwesterly (S.W.) direction 113 feet to the place of beginning.

AND ALSO:

PARCEL 2  
On the Island of Key West and is part of Tract 4 according to William A. Whitehead's map of said Island delineated in 1829, but now better known as part of Lot 4, Square 5 of said Tract 4 according to Simonton and Wall's Addition recorded in Deed Book E at Page 245 of Monroe County Official Records and is more particularly described as follows:  
From the intersection of the Northwesterly line of Olivia Street and the Southwesterly line of Center Street go Northwesterly along the Southwesterly line of Center Street a distance of 117 feet to a point, which point is the point of beginning; thence continue Northwesterly along the Southwesterly line of Center Street a distance of 25 feet to a point; thence at right angles and Southwesterly a distance of 113 feet to a point; thence at right angles and Southeasterly a distance of 24 feet to a point; thence northeasterly making a deflection angle of 89 degrees 30 minutes 45 seconds with the prolongation of the previously described course a distance of 113 feet back to the point of beginning.

NOTE: LOCAL JURISDICTIONS HAVE BEEN CONSIDERED BY THE SURVEYOR. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS. NEIGHBORING ADJACENT PROPERTIES IN THIS ISLAND ARE NOT SHOWN. IN NO CASE HAS THE SURVEYOR BEEN ADVISED OF ANY ADJACENT PROPERTY.

NOTE: DIMENSIONS BEHIND THE SYMBOLS ARE NOT SHOWN. IN NO CASE HAS THE SURVEYOR BEEN ADVISED OF ANY ADJACENT PROPERTY.

SCALE 1"=20'	A = CENTRAL ANGLE ASPH = ASPHALT CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE CVRD = COVERED	DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND FF = FINISHED FLOOR	IP = IRON PIPE IR = IRON ROD L = ARC LENGTH M = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARTIAL KALON NAIL PL = PROPERTY LINE POB = POINT OF BEGINNING	POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS RES = RESIDENCE	TYP = TYPICAL UEASE = UTILITY EASEMENT
DATE FIELD 10/30/00	DRAWN BY Jm	CHECKED BY RR	BOUNDARY SURVEY I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B)(1) (SETBACKS), 1(B)(2) (ENCROACHMENTS), 1(B)(3) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.			
INVOICE NO. 0102601	SIGNED ROBERT E. REECE, P.S.M. #5632 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER		NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER			

ROBERT E. REECE, P.A.  
PROFESSIONAL SURVEYOR  
AND MAPPER  
30677 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

# Plans







# Site Visit

821 Duval Street, Key West, Florida 33040  
SITE VISIT





821 Duval Street, Key West, Florida 33040  
SITE VISIT



821 Duval Street, Key West, Florida 33040  
SITE VISIT



# **Additional Information**





### 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 00016820-000000  
 Account # 1017221  
 Property ID 1017221  
 Millage Group 10KW  
 Location Address 821 DUVAL St, KEY WEST  
 Legal Description KW PT LT 4 SQR 5 TR 4 OR319-121-122 OR1913-1698/1700 OR2471-2244D/C OR2471-2250/54 OR2847-73/75  
 (Note: Not to be used on legal documents)  
 Neighborhood 32050  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

SUBA 821 LLC  
 PO Box 29  
 Key West FL 33041

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$365,516	\$381,484	\$393,206	\$393,206
+ Market Misc Value	\$4,853	\$4,921	\$5,065	\$4,458
+ Market Land Value	\$1,011,409	\$719,224	\$717,524	\$717,524
= Just Market Value	\$1,381,778	\$1,105,629	\$1,115,795	\$1,115,188
= Total Assessed Value	\$1,381,778	\$1,105,629	\$1,115,795	\$1,115,188
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,381,778	\$1,105,629	\$1,115,795	\$1,115,188

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	8,173.00	Square Foot	0	0

### Commercial Buildings

Style NIGHT CLUBS/BARS-A- / 33A  
 Gross Sq Ft 3,473  
 Finished Sq Ft 2,234  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 400 (I)  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1923  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	840	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,234	2,234	0
OPU	OP PR UNFIN LL	336	0	0
OUU	OP PR UNFIN UL	63	0	0
<b>TOTAL</b>		<b>3,473</b>	<b>2,234</b>	<b>0</b>

Style APTS-A / 03A  
 Gross Sq Ft 780  
 Finished Sq Ft 760  
 Perimeter 0  
 Stories 1  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls REIN CONCRETE  
 Quality 400 ()  
 Roof Type GABLE/HIP  
 Roof Material METAL  
 Exterior Wall1 REIN CONCRETE  
 Exterior Wall2  
 Foundation CONCR FTR  
 Interior Finish WALL BD/WD WAL  
 Ground Floor Area  
 Floor Cover CONC ABOVE GRD  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Year Built 1923  
 Year Remodeled  
 Effective Year Built 1997  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	760	760	0
OPF	OP PRCH FIN LL	20	0	0
<b>TOTAL</b>		<b>780</b>	<b>760</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1995	1996	1	1 UT	1
CONC PATIO	1995	1996	1	133 SF	2
FENCES	1995	1996	1	928 SF	2
WOOD DECK	1996	1997	1	192 SF	1
FENCES	1996	1997	1	305 SF	5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/1/2017	\$100	Warranty Deed	2117021	2847	73	11 - Unqualified	Improved
6/2/2010	\$100	Quit Claim Deed		2471	2250	11 - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3982	12/4/2017		\$500	Commercial	APPROX 20 FT OF 6FT HIGH INTERIOR WOOD FENCE TO CREATE PRIVACY
17-1040	4/13/2017		\$7,500	Commercial	REBUILD FRONT STEPS IN FRONT OF BUILDING. REPLACE APPROX 100 SF ROOTEN SIDING IN FRONT OF BUILDING
12-3556	9/28/2012		\$1,000	Commercial	10 NEW HARD WIRED FIXTURES.
12-3443	9/19/2012		\$0	Commercial	CHANGE USE OF STRUCTURE FROM RETAIL TO MIXED USE. BEER AND WINE BAR (50 SEATS) WITH ACCESSORY RETAIL USE.
12-1729	5/17/2012		\$2,400	Commercial	PITCHED REMEX V-CRIMP INSTALL TITANIUM, 26 GA GALVALUME EAVES, FLASHING, V-CRIMP & RIDGE CAP FLAT ROOF REMEX FLAT ROOFING. INSTALL GLASS BASE 26 GA GAL. EAVES DRIP FLASHING MOD. RUBBER.
10-3825	12/3/2010		\$6,800	Commercial	REMOVE AND REPLACE 400SF OF 5/4 X 6 DECKING PT WITH 2.5" CERAMIC COAT GRABBERS
05-4481	10/11/2005	12/31/2005	\$800	Commercial	EMERGENCY METER ENCLOSURE REPLACEMENT
0201309	5/17/2002	8/16/2002	\$1,600		REPLACE AC
0200243	1/31/2002	8/16/2002	\$10,000		INSTALL CARPET
0103986	1/15/2002	8/16/2002	\$5,500		INTERIOR MODIFICATIONS
0104017	12/21/2001	8/16/2002	\$8,000	Commercial	PAINT INTERIOR
0002520	8/25/2000	11/2/2000	\$1,500	Commercial	PLUMBING
9802536	9/3/1998	12/4/1998	\$24,000	Commercial	ONE STORY ADDITION, A/C
9802334	7/24/1998	12/4/1998	\$800	Commercial	ELECTRICAL
9702482	8/1/1997	10/1/1997	\$3,200	Commercial	FRONT ENTRY STAIRS
9600498	1/1/1996	2/1/1996	\$1,000	Commercial	SIGN
M954037	11/1/1995	2/1/1996	\$3,800	Commercial	MECHANICAL



Number	Date Issued	Date Completed	Amount	Permit Type	Notes
P954128	11/1/1995	2/1/1996	\$1,200	Commercial	PLUMBING
B953563	10/1/1995	2/1/1996	\$2,500		DEMO/REPAIR FRONT
B953568	10/1/1995	2/1/1996	\$10,000	Commercial	RENOVATIONS
E953618	10/1/1995	2/1/1996	\$2,500	Commercial	ELECTRICAL
B952657	8/1/1995	2/1/1996	\$10,000	Commercial	DEMOLITION INTERIOR
A951737	5/1/1995	2/1/1996	\$9,000		ROOF

## Map



## TRIM Notice

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2018 Notices Only

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

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