

# **Application**



# Application for Easement

City of Key West, Florida • Planning Department

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

**Application Fee: \$2,400.00**

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)  
(\$500.00 for each additional easement for same parcel)

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: 413 Greene Street, Key West, FL 33040

Zoning District: HRCC1 Real Estate (RE) #: 00000620-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☒ Authorized Representative

Name: M. Christina Ruiz

Mailing 107 Fitzpatrick St.

Address:

City: Key West, State: FL 33040 Zip:

Home/Mobile Phone: 305-304-5929 Office: 305-294-5044 Fax: 305-294-5046

Email: christina@KinoSandals.com x7

## PROPERTY OWNER: (if different than above)

Name: NEW IDEAS, INC.

Mailing 107 Fitzpatrick St.

Address:

City: Key West, FL State: 33040 Zip:

Home/Mobile Phone: 305-304-5929 Office: 305-294-5044 Fax: 305-294-5046

Email: christina@KinoSandals.com x7

## Description of requested easement and use:

An easement is requested, to repair the existing balconies overhanging the city right of way.

The balconies are intended to be repaired in kind with like materials, style and finishes. However, if acceptable per Florida Building Code, egress regulations; balconies will be replaced as architectural features only (no occupancy). This is to minimize the strain on the existing structure, supporting the balconies.



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

If yes, please describe and attach relevant documents: \_\_\_\_\_

**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 along with one (1) electronic copy of materials on a flash drive.*

☒ Correct application fee. Check may be payable to "City of Key West."

☒ Notarized verification form signed by property owner or the authorized representative.

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

☒ Certificate of Liability Insurance with the City of Key West listed as additional Certificate Holder.

☒ Copy of recorded warranty deed

☒ Monroe County Property record card

☒ Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity and the City of Key West on the document.

☒ Photographs showing the proposed area



**Balcony Locations**



**Balcony 1**





**Balcony 2**



**Balcony 3**



# **Warranty Deed**

31668

WARRANTY DEED

THISIndenture, Made this 19th day of July, A. D., 1973, BETWEEN ROBERT A. DION, and LOUIS A. DION, individually and as trustees and joined by their respective wives, AULON M. DION and M. ANGELA DION, and JOHN B. DION, single men, individually and as trustees, of the County of Monroe, in the State of Florida, parties of the first part, and NEW IDEAS, INCORPORATED, a Florida corporation, of the County of Monroe, State of Florida whose post office address is 1512 Roosevelt Boulevard, Key West, Florida party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West and contains all of lot lettered "P" and part of Lot 5, Square B according to WILLIAM A. WHITEHEAD'S MAP of said Island delineated in 1829 is more particularly described as follows:

Begin at the intersection of the northwest line of Green Street and the northeast line of Fitzpatrick Street; thence northwesterly along the northeast line of Fitzpatrick Street a distance of 700 feet to a point; thence at right angles and northeasterly a distance of 110 feet to a point; thence at right angles and southeasterly a distance of 200 feet to a point in the northwest line of Green Street; thence southwesterly along the northwest line of Green Street a distance of 130 feet back to the point of beginning.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Janet C Bell  
As to Robert A. Dion and

Aulon M. Dion  
As to Aulon M. Dion

Louis A. Dion  
As to Louis A. Dion,

M. Angela Dion  
As to M. Angela Dion

John B. Dion  
As to John B. Dion

Robert A. Dion  
Robert A. Dion

Aulon M. Dion  
Aulon M. Dion

Louis A. Dion  
Louis A. Dion

M. Angela Dion  
M. Angela Dion

John B. Dion  
John B. Dion

STATE OF  
COUNTY OF

552 848

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ROBERT A. DION, individually and as trustee, joined by his wife AULON M. DION to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS MY HAND and official seal in the county and State last aforesaid this 19<sup>th</sup> day of July, A. D. 1973.

*Anthony A. Blum*  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Sept. 4, 1975  
Bonded to: \$10,000.00

STATE OF  
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared LOUIS A. DION, individually and as trustee, joined by his wife M. ANGELA DION, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

*Thayer L. Thomson*  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPTEMBER 18, 1975  
GENERAL INSURANCE UNDERWRITERS, INC.

STATE OF  
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JOHN B. DION, a single man individually and as Trustee to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of July, A. D., 1973.

This instrument prepared by John La Salle  
President, St. Joseph Title Company,  
1640 Coral Way, Miami, Fla. 33145

31668

*Thayer L. Thomson*  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPTEMBER 18, 1975  
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED IN OFFICIAL RECORD BOOK  
MONTELEONE COUNTY, FLORIDA  
EARL E. ADAMS  
CLERK OF CIRCUIT COURT  
SEP 14 1973



# **Property Record Card**


**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** 00000620-000000  
**Account#** 1000612  
**Property ID** 1000612  
**Millage Group** 10KW  
**Location Address** 413 GREENE St, KEY WEST  
**Legal Description** KW PT LOT 5 & PT LOT P SQR 8 OR460-962/968 OR460-981-983 OR552-847 OR666-123-124  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 32020  
**Property Class** SHOPPING CENTER (1600)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

NEW IDEAS INC  
 1512 S Roosevelt Blvd  
 Key West FL 33040

### Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$1,820,095	\$1,241,447	\$1,241,447	\$1,340,329
+ Market Misc Value	\$9,402	\$9,402	\$9,402	\$9,402
+ Market Land Value	\$2,423,375	\$2,210,100	\$1,768,080	\$1,753,935
= Just Market Value	\$4,252,872	\$3,460,949	\$3,018,929	\$3,103,666
= Total Assessed Value	\$3,652,903	\$3,320,821	\$3,018,929	\$3,103,666
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,252,872	\$3,460,949	\$3,018,929	\$3,103,666

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1600)	22,101.00	Square Foot	110	200

### Commercial Buildings

**Style** SHOPPING CENTR-COMTY / 16C  
**Gross Sq Ft** 23,890  
**Finished Sq Ft** 13,632  
**Perimeter** 0  
**Stories** 3  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 400 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1978  
**Year Remodeled**



Effective Year Built 1996				
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	13,632	13,632	0
OUU	OP PR UNFIN UL	180	0	0
OPF	OP PRCH FIN LL	1,788	0	0
PTO	PATIO	952	0	0
SFB	SEMI-FIN BASE	7,338	0	0
TOTAL		23,890	13,632	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1977	1978	1	168 SF	5
BRICK PATIO	1977	1978	1	2172 SF	2
FENCES	1977	1978	1	81 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1973	\$85,000	Conversion Code		666	123	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
BLD2019-4014	11/12/2019		\$140,000	Commercial	Re Roof 150,00 SQ of Built up Roof to 1.5 ISO Board with TPO Membrane.
HARC2019-0094	6/16/2019		\$4,500	Commercial	Reinstall sidewalk and curb that we removed two years ago
BLD2019-1354	4/23/2019	6/19/2019	\$5,740	Commercial	HAGING SIGN 36" x 20" 5 Q FT; SIGN COPY " HAPPY ROOSTER KIDS" WALL SIGH 30" X 46' ; 8.33 SQ FT; SIGN COPY"HAPPY ROOSTER KIDS" WALLSIGN 30 x 46 8.33 SQ/FT SIGN COPY" HAPPY ROOSTER LADIES" LINEAR 21.25; TOTAL ALLOWABLE SIGN SQ FOTTAGE EQUALS 26.56 ALL SIGNS SAND BLASTED..
BLD2019-1428	4/17/2019		\$2,400	Commercial	Trouble shooting water line repair.
18-00002129	5/29/2018		\$11,400	Commercial	REMOVING 5 TON UNIT SHOWN IN PHOTO, INSTALLING TWO (2) 3 TON SINGLE ZONE DUCTLESS SPLIT SYSTEMS WITH HEAT. CONDENSING UNITS TO BE INSTALLED ON ALUMINUM STANDS AND SECURED TO ROOF IN LOCATION SHOWN IN PHOTO.
17-3075	8/31/2017	8/8/2019	\$1,650	Commercial	UPGRADE 60A PANELS TO NEW 100A 24 SPACE PANEL. PULL IN #6 GROUND FROM METER PACK TO PANEL. ADD 30A CIRCUIT FOR NEW HOT LINE FOOD BINS. N.O.C. EXEMPT
17-00000226	2/1/2017	3/9/2017	\$5,000	Commercial	TO INSTALL 1- NEW 3 PK COMPARTMENT SINK 1-20 GPM GREASE TRAP 1-FLOR SINK 1-HAND SINK 1-MOP SINK 1-ELECTRIC WATER HEARER. NOC REQUIRED GH
16-2767	10/19/2016		\$32,500	Commercial	INTERIOR RENOVATIONS, COUNTER TOP, DRYWALL, ACOUSTICAL CEILING, PAINTING, TILE, TRIM, DOORS AND FRAMING Revision #1: Changes to interior, move walls and add door.
16-3288	9/29/2016	12/12/2016	\$15,000	Commercial	Installation of new 200amp/208v/1ph breaker panel, branch circuits for receptacles, equipment, branch circuits for lighting, controls and smoke detectors. Install exit/emergency lights and light fixtures
13-4095	9/24/2013		\$740	Commercial	INSTALL SECURITY SYSTEM WITH ONE DOOR, MOTION, 2 SMOKE DETECTORS.
13-0484	5/8/2013		\$6,988	Commercial	"REVISION" INSTALL 6' 1/2" ROUND GUTTERS IN COURTYARD AREA.
13-0484	2/11/2013	12/31/2013	\$34,839	Commercial	INSTALL 1850 SQ/FT 18 1/2 SQS OF STILE 26 G METAL PANEL ROOFING SIMULATED SPANISH TILE ON COURTYARD AWNING ROOF
13-0486	2/8/2013	12/31/2013	\$11,000	Commercial	INSTALL 1850 SQ/FT 18 1/2 SQS OF 1x6 T&G ROOF SHEETING W/A LAYER OF 1/2" PLYWOOD ON TOP
08-0883	3/28/2008		\$1,000	Commercial	CHANGE OF PARAPET WALL DETAIL
07-4781	10/19/2007		\$42,500	Commercial	REPAIR 380 LN FT OF TIE BEAM AND THREE COLUMNS APPROX. 12"X3"X17"; REPLACE 360' PARAPET WALL, CONSTRUCT NEW PARAPET WALL
04-3502	11/10/2004	12/17/2004	\$1,000	Commercial	REMOVE PARTITION WALL
04-3456	11/4/2004	12/17/2004	\$6,000	Commercial	INST 5-TON A/C + 7 DROPS
9704270	1/22/1998	1/1/1999	\$585	Commercial	INSTALL SECURITY
9703023	9/1/1997	11/1/1997	\$250	Commercial	CONNECT AC
9703306	9/1/1997	11/1/1997	\$622	Commercial	SECURITY ALARM SYSTEM
9702586	8/1/1997	11/1/1997	\$12,000	Commercial	CENTRAL AC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



## Map



## TRIM Notice

[Trim Notice](#)**2019 Notices Only**

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

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

[User Privacy Policy](#)  
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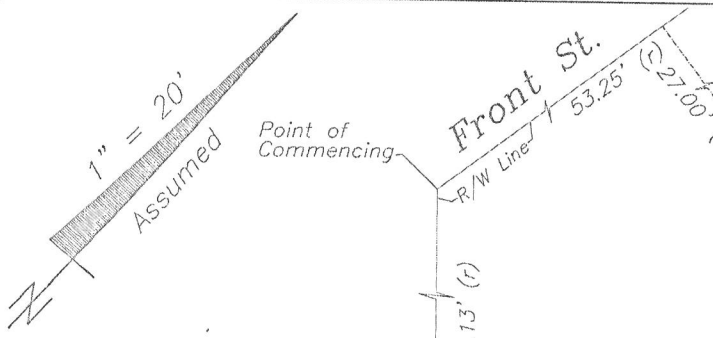
Developed by



Version 2.3.39

# **Boundary Survey**

Diagram illustrating a survey line with a curve. The line is labeled "1" = 20' Assumed". The curve is labeled "R/W Line" and "Front St.". The curve has a radius of 53.25' and a central angle of 27.00'. A vertical line segment is labeled "13' (F)".



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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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



# Boundary Survey Report of part of Square 8 Island of Key West, FL

## LEGEND

⊙ Found 1" Iron Pipe (No ID)	C.B.S. Concrete Block Structure
○ Set 3/4" Iron Pipe w/cap (6298)	R\W Right of Way
● Found 1/2" Iron Rod (5234)	CLF Chain Link Fence
▲ Found Nail & Disc (5234)	⊕ Centerline
△ Set Nail & Disc (6298)	⊗ Wood Utility Pole
(M) Measured	⊠ Concrete Utility Pole
(R) Record	-P- Overhead Utility Lines
(M/R) Measured & Record	

### 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: 413 Greene 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: June 13, 2017
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.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A Whitehead's map delineated in February A.D. 1829, as part of Square 8, and more particularly described as follows:

Beginning at a point on Greene Street 100 feet more or less, from Duval Street, on the Northerly side, thence run Westerly 110 feet to the corner of Greene and Fitzpatrick Streets; thence run Northerly 211 feet, more or less; thence Easterly 110 feet; thence Southerly 211 feet to the point of beginning.

EXCEPTING from the above Southwesterly 6 inches of the following described property, to--wit: On the Island of Key West and known on the map of William A. Whitehead delineated in February, A.D. 1829, as a part of Lot 2, Square 8, and more particularly described as follows: Commencing at a point on Duval Street 108 feet, 10 inches from the corner of Duval and Greene Streets, and running thence in a Northwesterly direction 35 feet, 2 inches, more or less; thence at right angles in a Southwesterly direction 100 feet, 6 inches; thence at right angles in a Southeasterly direction 35 feet, 2 inches, more or less; thence at right angles in a Northeasterly direction 100 feet, 6 inches to the point of beginning.

### ALSO LESS

On the Island of Key West and is Part of Lots 5 and 6, Square 8, according to William A. Whitehead's Map of said Island delineated in February 1829 and is more particularly described as follows:

Begin at the intersection of the Northeasterly line of Fitzpatrick Street (as constructed) and the Easterly line of Front Street (as constructed); thence Northerly along the Easterly line of Front Street a distance of 53.25 feet to a point; thence Easterly and at right angles a distance of 27.00 feet to a point; thence Southeasterly making a deflection angles of 28 degrees 0 minutes with the prolongation of the previously described course a distance of 19.42 feet to a point; thence Northeasterly making a deflection angles of 81 degrees 32 minutes with the prolongation of the previously described course a distance of 47.15 feet to a point; thence Southeasterly making a deflection angle of 89 degrees 40 minutes 20 seconds with the prolongation of the previously described course a distance of 69.86 feet to a point; thence Southwesterly making a deflection angle of 90 degrees 19 minutes 40 seconds with the prolongation of the previously described course a distance of 109.00 feet to a point in the Northeasterly line of Fitzpatrick Street; thence Northwesterly and at right angles and along the Northeasterly line Fitzpatrick Street a distance of 79.13 feet back to the point of beginning.

BOUNDARY SURVEY FOR: New Ideas Inc.;

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

J. LYNN O'FLYNN, INC.

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

June 22, 2017

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# **Specific Purpose Survey**



ABBREVIATIONS:

A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING.
C & G	= CURB AND GUTTER.
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D°	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE.
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC
















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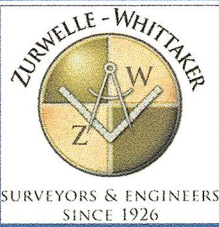
COMMUNITY NUMBER	: 120168
PANEL NUMBER	: 12087C1516
SUFFIX	: K
DATE OF FIRM	: 02-18-2005
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 6'7"

FIELD WORK INFORMATION:

DATE FIELD WORK	: 02-06-2020
DATE DRAFTING	: 02-13-2020
DATE SIGNED AND SEALED	: 02-14-2020
REVISED FIELD SURVEY	: N/A

SYMBOL LEGEND:

	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.



**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236  
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM  
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**NEW IDEAS, INC.**  
**413 GREEN STREET**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
EDDIE A. MARTINEZ  
PROFESSIONAL SURVEYOR AND  
MAPPER NO. LS8755  
STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"=20'	SHEET No.	1 OF 1

REVISIONS
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SURVEYOR'S CERTIFICATE:

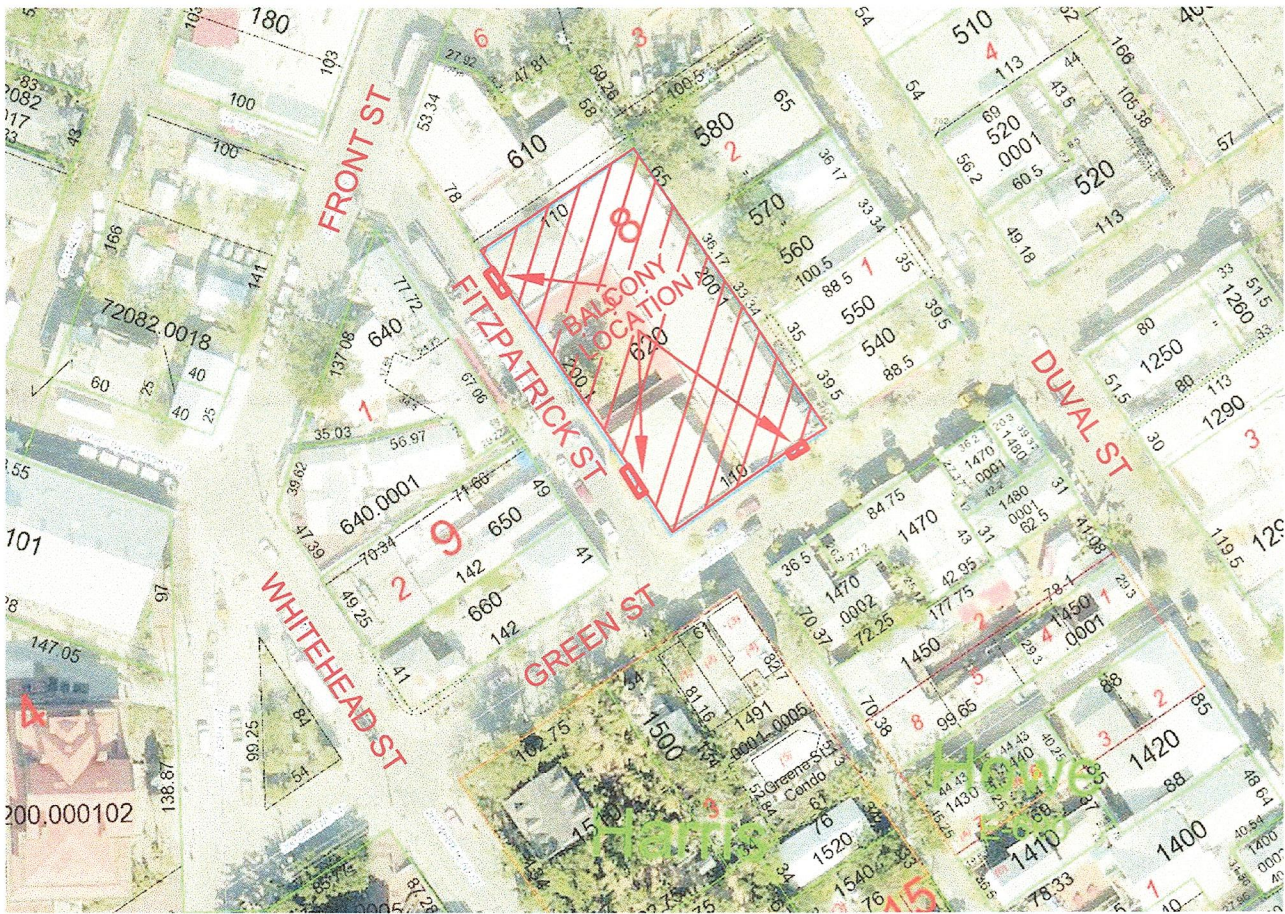
I HEREBY CERTIFY THAT THE ATTACHED "SPECIFIC PURPOSE SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:  
\\FRED\Island Surveying Data\Data MCSM\Drawings\Key West\Block 8\413 GREEN KINGS\KINGS 2-1-20.dwg

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHER WISE NOTED
13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.  
X COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET  
SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET  
RURAL LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.)  
SQUARE 8, CITY OF KEY WEST, FL



LOCATION MAP

LEGAL DESCRIPTIONS:

AND ALSO (EASEMENT, BALCONY 1):

ON THE ISLAND OF KEY WEST AND CONTAINS ALL OF LOT LETTERED "P" AND PART OF LOT 5, SQUARE 8, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF GREEN STREET AND THE NORTHEAST CORNER OF FITZPATRICK STREET AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 20.52 FEET TO THE FACE OF AN EXISTING METAL BALCONY AND THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG THE FACE OF SAID BALCONY FOR A DISTANCE OF 2.54 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG AND PERPENDICULAR TO SAID BALCONY 27.0 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG SAID BALCONY 2.54 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 27.0 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 68.0 SQUARE FEET MORE OR LESS.

AND ALSO (EASEMENT, BALCONY 2)

ON THE ISLAND OF KEY WEST AND CONTAINS ALL OF LOT LETTERED "P" AND PART OF LOT 5, SQUARE 8, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF GREEN STREET AND THE NORTHEAST CORNER OF FITZPATRICK STREET AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 169.43 FEET TO THE FACE OF AN EXISTING METAL BALCONY AND THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG THE FACE OF SAID BALCONY FOR A DISTANCE OF 3.95 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG AND PERPENDICULAR TO SAID BALCONY 17.8 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG SAID BALCONY 3.95 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 17.8 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 70.3 SQUARE FEET MORE OR LESS.

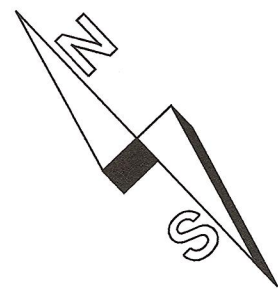
AND ALSO (EASEMENT, BALCONY 3)

ON THE ISLAND OF KEY WEST AND CONTAINS ALL OF LOT LETTERED "P" AND PART OF LOT 5, SQUARE 8, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

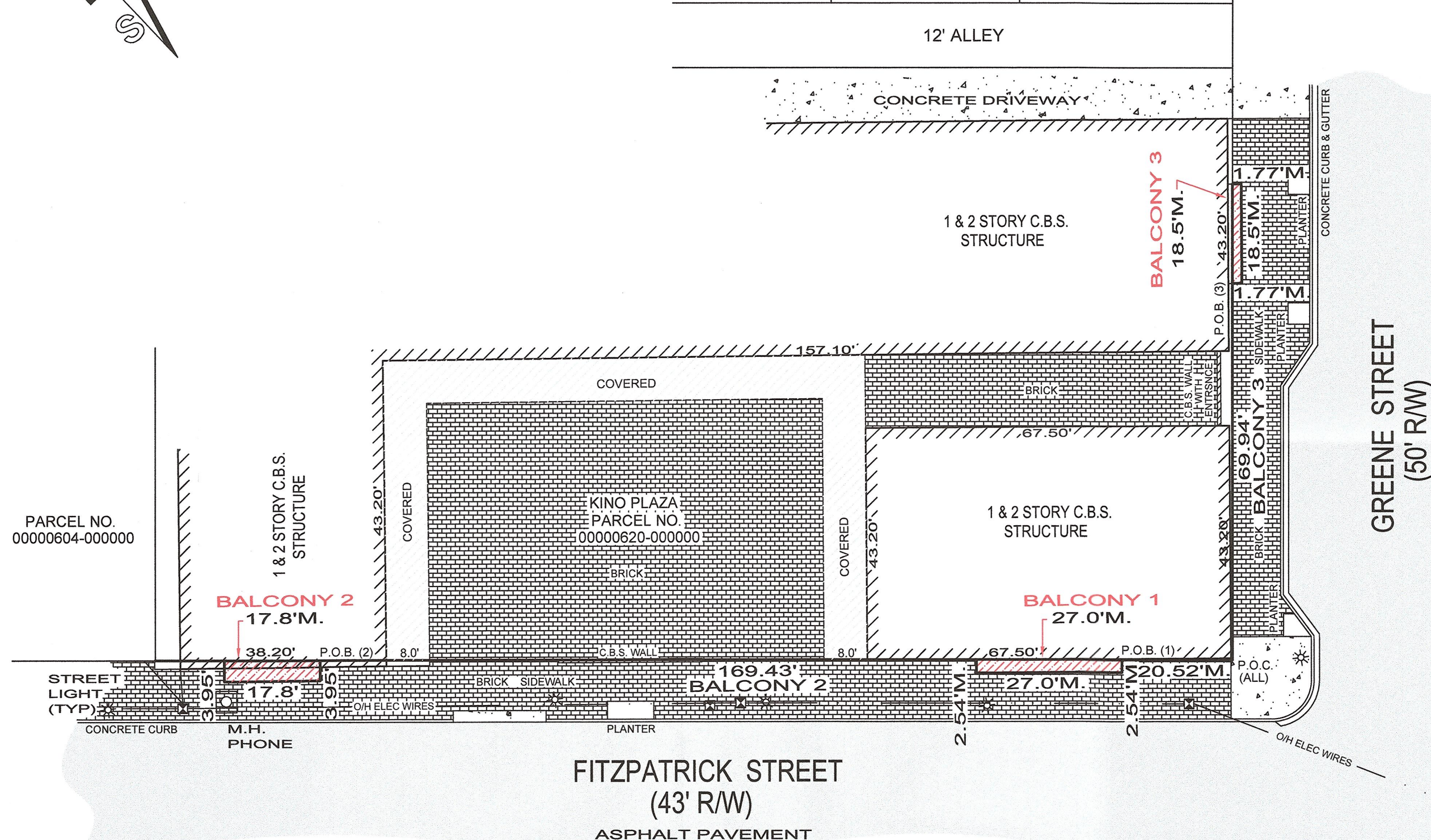
COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF GREEN STREET AND THE NORTHEAST CORNER OF FITZPATRICK STREET AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 69.94 FEET TO THE FACE OF AN EXISTING METAL BALCONY AND THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ALONG THE FACE OF SAID BALCONY FOR A DISTANCE OF 1.77 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG AND PERPENDICULAR TO SAID BALCONY 18.5 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG SAID BALCONY 1.77 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 18.5 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 32.7 SQUARE FEET MORE OR LESS.

THIS SPECIFIC PURPOSE SURVEY IS BEING PREPARED FOR THE CITY OF KEY WEST AND NEW IDEAS, INC. TO SHOW THE LOCATIONS AND NEW LEGAL DESCRIPTIONS OF THREE BALCONY'S (TWO ON FITZPATRICK STREET AND ONE ON GREEN STREET).

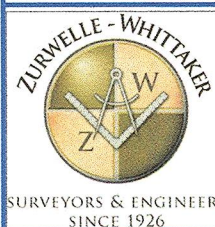




PARCEL NO. 00000560-000000	PARCEL NO. 00000550-000000	PARCEL NO. 00000540-000000
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SURVEYORS NOTE:  
THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,  
LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2  
SHEET SIZE 13"X19"



**MONROE COUNTY SURVEYING & MAPPING, INC.**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
A DIVISION OF ZURWELLE-WHITTAKER, INC. (ESTAB. 1926)  
3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236  
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM  
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**NEW IDEAS, INC.**  
**413 GREEN STREET**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
PROFESSIONAL SURVEYOR AND  
MAPPER NO. LS6755  
STATE OF FLORIDA

JOB No. N/A	DRAWN: DRF
FIELD BOOK: N/A	REVISED: EAM
SCALE: 1"=20'	SHEET No. 2 OF 2

REVISIONS 02-14-2020
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**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED "SPECIFIC PURPOSE SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.  
CAD FILE:  
\\FRED\Island Surveying Data\Data\MCSD\Drawings\Key West\Block 8\413 GREEN KINOS\KINOS 2-1-20.dwg



# **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, Robert F. Lopez as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Officer/Director of New Ideas Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Maria Christina Ruiz  
*Please Print Name of Representative*

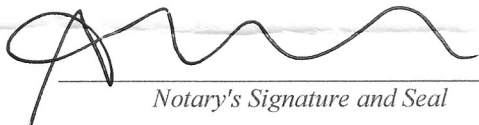
to be the representative for this application and act on my/our behalf before the City of Key West.

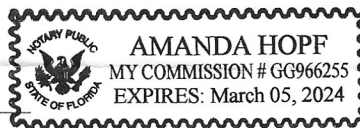
  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 9.6.2020  
*Date*

by Robert F. Lopez  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*



Amanda Hopf  
*Name of Acknowledger typed, printed or stamped*

GG 966255  
*Commission Number, if any*

City of Key West  
Planning Department



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Robert F. Lopez as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Officer/Director of New Ideas Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize JUSTIN D. HENIKA, PEREZ ENGINEERING AND DEVELOPMENT INC.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 8.27.2020  
*Date*

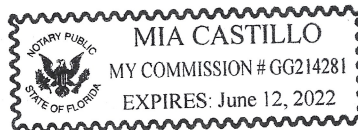
by Robert F. Lopez  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*

Mia Castillo  
*Name of Acknowledger typed, printed or stamped*

66214281  
*Commission Number, if any*



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Maria Christina Ruiz, 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:

413 Greene Street, Key West, FL 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.

Christina Ruiz  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this April 24, 2020 by

Maria Christina Ruiz

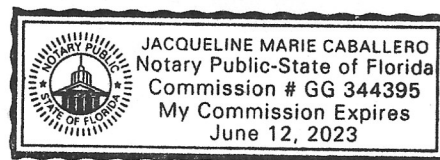
*Name of Authorized Representative*

He/She is personally known to me or has presented April 24 as identification.

Jacaballero  
*Notary's Signature and Seal*

JACQUELINE CABALLERO  
*Name of Acknowledger typed, printed or stamped*

GG 344395  
*Commission Number, if any*



# **Historic Property Record Card**



NEW IDEAS, INC.  
1512 ROOSEVELT BLVD.  
KEY WEST, FL. 33040

KW  
PT LOT 5 & PT LOT P SQR 8  
OR460-962-968 OR460-981-983  
OR552-847

OR 666-123/124



REMOVED 12-13-74

Blds U.C.  
Cates Const Co

PHOTO  
IMP # 3

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	110x102	90	1.01		90.90	10000
	98x110	60	1.03		61.80	6060
	110x102	112.50	1.01		113.63	12,498
	98x110	75.00	1.03		77.25	7570
TOTAL						20068

PC-48



8/6/69

PHOTO  
IMP # 4

Card #1 62  
REAL PROPERTY RECORD CARD  
MONROE COUNTY, FLORIDA  
1000012  
00000020-000000

VALUATION TOTALS		
1966	LAND	16060
	IMPROVEMENTS	13970
	TOTAL	30050
1970	LAND	16060
	IMPROVEMENTS	14408
	TOTAL	30450
1974	LAND	20068
	IMPROVEMENTS	19678
	TOTAL	39750
1975	LAND	20068
	IMPROVEMENTS	2772
	TOTAL	22850
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

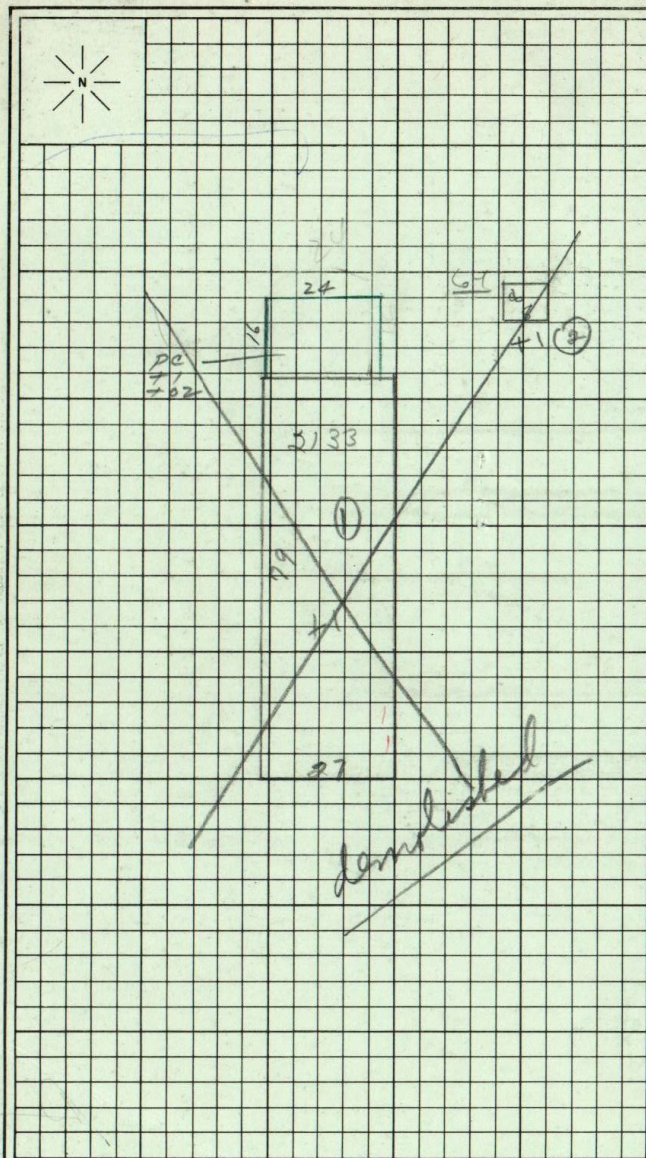
— NOTES —

(3) 6'x 620' Cy Fence  
+ 3 Barbs

(4) 70'x 200' Asphalt

B3460 4/15/69 B 900  
73/85,000 OR552-847





CONSTRUCTION - DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Teleph	Cyclone	Asphalt	
YEAR BUILT	1957	Whse	Utility	Fence
ROOMS				
Total Rooms				
Eff. Apts.				
— Rm. Apts.				
— Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
2 Fixt. R. Rms.	1			
— Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall	FTG	FTG		
Piers	Concrete	Concrete		
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.	10			
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos	31	31		
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	8	8		
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll	3	3		
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc. Asph. Tile				
Conc. Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
Compositer				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS	1100	210	Fence	
CLASS UNITS	106	307		
TOTAL UNITS	400	400		
BASE RATE	12.25	3.20		
ADJ. RATE	8.09	8.18		
AREA	2210	64		
E.F.	403			
E.F.				
REP. COST NEW	1850	500	1750	200
CONDITION	90	90	75	70
DEP. REP. VALUE	1655	472	1302	140
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				



DION, FRED J ETUX  
 512 SIMONTON STREET  
 CITY  
 KW  
 PT LOT 5 & 5 & PT LOT P  
 SQR 8 18150  
 OR 35-109-113

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
TOTAL						

Card # 2 62  
 REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —



GREEN ST  
 1-24-79



PHOTO  
 IMP # 4



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

CONSTRUCTION DATA													
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4				
TYPE OF STRUCTURE					INTERIOR FINISH								
					Unfinished								
					Wd. or Ceil. Bds.								
					Wallboard								
					Plaster, No Furring								
YEAR BUILT	Add.				Plaster, Furring								
					Drywall								
					Wood Panel								
ROOMS					FLOORS								
Total Rooms					None								
Eff. Apts.					Single Pine								
— Rm. Apts.					Concrete								
— Rm. Apts.					Conc., Asph. Tile								
No. of Baths					Conc., Terrazzo								
No. of Rest Rms.					Double Pine								
— Fixt. R. Rms.					Double Hardwood								
— Fixt. R. Rms.					Precast Conc.								
Total Fixtures					Parquet								
FOUNDATION					Conc. Q. Tile								
Continuous Wall					Conc. Cer. Tile								
Piers					Marble								
Piling													
ADJUSTMENTS					PLUMBING								
Frame					None								
Height					Poor								
Front & Interior					Good, Plain								
Apt. Equiv.					Good, Tile								
Partitions					HEATING								
Special Use					None								
EXTERIOR WALLS					Unit Heat								
Wallboard					Cntrl. Heating								
Corr. Metal					Cntrl. Cooling								
Corr. Asbestos					Cntrl. Cool & Heat								
Wd. Fr. Stucco					ELECTRICITY								
Wd. Fr. Asbestos					None								
C.B. Plain					Poor								
C.B. Stucco					Average								
Wd. Fr. Siding					Good								
Tile Stucco					CLASS & SCALE							Add.	
Brick					CONST. UNITS								
Reinf. Conc.					CLASS UNITS								
Panel, Glass, Mtl.					TOTAL UNITS								
ROOF TYPE					BASE RATE								
Flat, Shed					ADJ. RATE							554	
Hip, Gable					AREA							77	
Bar Joist					E.F.								
Wood Truss					E.F.								
Prestressed					REP. COST NEW							127	
Steel Truss					CONDITION							98	
ROOF MATERIAL					DEP. REP. VALUE							418	
Sht. Mtl. Roll					DEPRECIATION ADJUSTMENT								
T. & G., B.U.					NO.								
Shing., Wd., Etc.					PHY.								
Shing., Asbestos					ADJUSTMENT								
Tile, Cement					% COND.								
Tile, Clay					1								
Bermuda					2								
Slate					3								
Gypsum					4								



62

MONROE COUNTY, FLORIDA

[illegible]



SEC 01 02 03 04 05 06 07 08 09 20  
TWP 01 01 N/S 01 RGE 01 E/W  
PARCEL - ACCOUNT  
CARD 0 3  
CC 27 28

CNTY# 38 CARD # 22 23 24 26 27  
MONTH (D)

Permit No.

STRUCTURAL ELEMENT DATA

Exterior Walls		Interior - Wall Construction		Quality Adjustment	
1	Minimum	1	Masonry or Minimum	1	Minimum
2	Composition or Wall Board	2	Wall Board or Wood Wall	2	Below Average
3	Below Average	3	Plastered	3	Average
4	Single Siding or W. Fr./No Sh.	4	Plywood Panel	4	Above Average
5	Average	5	Drywall	5	Excellent
6	Board & Batten (Average)	6	Wood Panel or Custom		
7	Asbestos Shingle	CC 38 3		CC 39 0	
8	Wood on Sheathing or Plywood				
9	Corrugated Asbestos (Wd. Fr.)				
10	Above Average				
11	Board & Batten (Above Ave.)				
12	Cedar or Redwood Siding				
13	Prefab Wood Panel				
14	Wood Shingle				
15	Concrete or Cinder Block				
16	Tile or Wood Frame Stucco				
17	CB Stucco				
18	Cement Brick				
19	Common Brick				
20	Face Brick				
21	Stone				
22	Precast Panel				
23	Reinforced Concrete				
24	Corrugated Metal				
25	Modular Metal				
26	Aluminum Siding				
27	Pre-finished Metal				
28	Glass/Thermopane				
CC 30 1		CC 32 0			
Roofing - Structure		Interior - Flooring		ACTUAL YEAR BUILT	
1	Flat	1	None	CC 51 52	
2	Shed	2	Minimum, Plywood, Linoleum		
3	Gable or Hip	3	Concrete Finished		
4	Wood Truss	4	Concrete Above Grade		
5	Sawtooth	5	Asphalt Tile		
6	Mansard	6	Vinyl Asbestos		
7	Gambrel	7	Cork or Vinyl Tile		
8	Irregular	8	Sheet Vinyl		
9	Rigid Frame w/Bar Joist	9	Pine or Soft Woods		
10	Steel Frame or Truss	10	Terrazzo Monolithic		
11	Bowstring Truss	11	Ceramic Clay Tile		
12	Reinforced Concrete	12	Hardwood		
13	Prestress Concrete	13	Parquet		
		14	Carpet		
		15	Quarry or Hard Tile		
		16	Terrazzo Epoxy Strip		
		17	Precast Concrete		
		18	Slate		
		19	Marble		
CC 34 0.3		CC 40 0.3		CC 42 1	
Roofing - Cover		Heating - Fuel		EFFECTIVE YEAR BUILT	
1	Min. Roofing (Corr. or Sh. M.)	1	None	CC 53 54	
2	Rolled Composition	2	Oil		
3	Asphalt or Composition Shingle	3	Gas		
4	Built up Tar and Gravel	4	Electric		
5	Corrugated Asbestos	5	Solar		
6	Asbestos Shingle				
7	Concrete Tile	CC 44 0.1			
8	Clay or Bermuda Tile				
9	Enamel Metal Shingle				
10	Wood Shingle				
11	Slate				
CC 36 0.4		CC 46 0.1			
		Heating - Type		BATHS OR REST RMS.	
		1	None	CC 63 66	
		2	Convection		
		3	Forced Air-Not Ducted		
		4	Forced Air Ducted		
		5	Hot Water		
		6	Steam		
		7	Radiant Electric		
		8	Radiant - Water		
		CC 48 0.2			
		Air Conditioning - Type		Number of Bedrooms	
		1	None	1 0 Bedrooms	
		2	Window Unit	2 1 Bedroom	
		3	Central	3 2 Bedrooms	
		4	Packaged Roof Top	4 3 Bedrooms	
		5	Chilled Water	5 4 Bedrooms	
				6 5 Bedrooms or more	
				CC 67 1	
				Number of SFR Stories	
				1 1.0 Story	
				2 1.5 Stories	
				3 2.0 Stories	
				4 2.5 Stories	
				5 3.0 Stories	
				6 3.5 Stories or more	
				7 Split Level	
				CC 68 1	
				30 31	
				LINES	
				0 7 0 1	
				0 7 0 2	
				0 7 0 3	
				0 7 0 4	
				DESCRIPTION	
				LENC	

PROPERTY

CONDO & COMMERCIAL

1 Heating  
2 Heating

Structural  
1 None  
2 Wood  
3 Masonry  
4 Reinforced  
5 Steel  
6 Fireproof  
7 Special

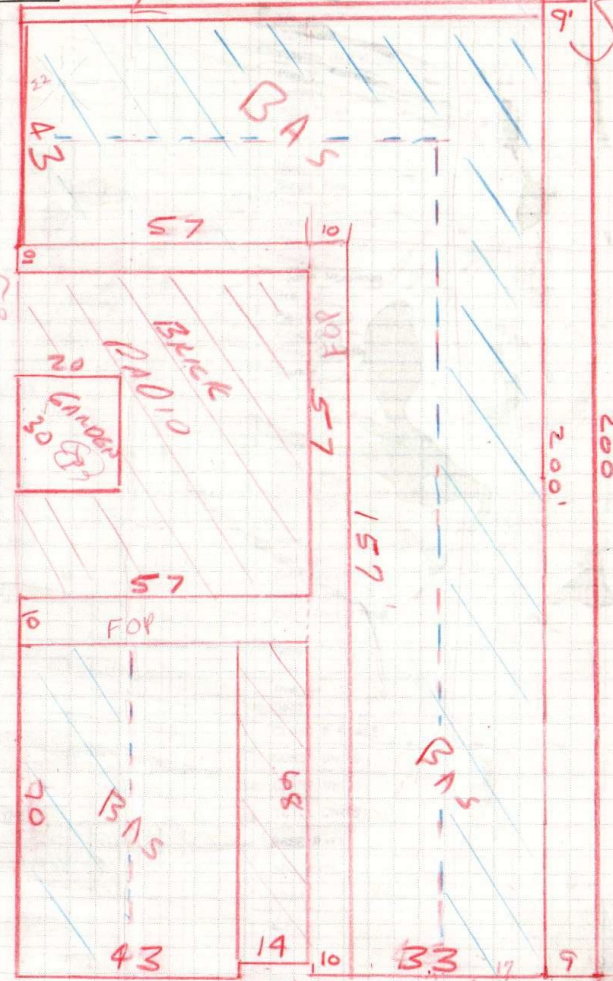
LINE

BUILD

1

9

30 31



62.45 ft 2nd floor lost storage  
3691 ft BRICK PAD 10  
16' CEILING  
GREENE ST

APPRAISED BY

LEGAL

ICINO SANDLE CO.



**Sunbiz.org**

**Division of Corporations, an  
official State of Florida website**

**2020 FLORIDA PROFIT CORPORATION AMENDED ANNUAL REPORT**

DOCUMENT# 432133

**Entity Name:** NEW IDEAS INCORPORATED

**Current Principal Place of Business:**

107 FITZPATRICK ST.  
KEY WEST, FL 33040

**Current Mailing Address:**

107 FITZPATRICK ST.  
KEY WEST, FL 33040 US

**FEI Number:** 59-1695781

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

LOPEZ, ROBERT F  
107 FITZPATRICK ST.  
KEY WEST, FL 33040 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title PVD  
Name LOPEZ, ROBERT F.  
Address 107 FITZPATRICK ST.  
City-State-Zip: KEY WEST FL 33040

Title DIRECTOR  
Name SARIEGO, ANA M.  
Address 107 FITZPATRICK ST.  
City-State-Zip: KEY WEST FL 33040

Title DIRECTOR  
Name RUIZ, CHRISTINA L.  
Address 107 FITZPATRICK ST.  
City-State-Zip: KEY WEST FL 33040

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** CHRISTINA L. RUIZ

**DIRECTOR**

**05/07/2020**

Electronic Signature of Signing Officer/Director Detail

Date

**Development Review Committee  
Comments from April 23, 2020**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Development Review Committee  
April 23, 2020  
Utilities Comments

**318-324 Petronia Street**  
**Amendment to Conditional Use**  
No comments.

**601 Duval Street**  
**Transfer of Transient License**  
No comments.

**536 Fleming Street**  
**Transfer of Transient License**  
No comments.

**218 Whitehead Street**  
**Conditional Use**  
Solid Waste

Commercial solid waste account will be required. Please make arrangements with Waste Management, city's franchise provider, for recycle and garbage collection services.

**918 Kennedy Drive, Unit A**  
**Conditional Use**  
No comments.

**312 Catherine Street**  
**Easement**  
No comments.

**413 Greene Street**  
**Easement**  
No comments.

**1020 Margaret Street**  
**Minor Development Plan**

Stormwater

Conceptual Drainage Plan, sheet C-1, proposes a combination of exfiltration trenches and retention ponds to meet the stormwater management system requirements.

Landscape Plan, sheet TD-1, shows existing trees to remain in the location for proposed exfiltration trenches. This is a conflict with existing tree numbers 34 through 40, where the site must be excavated to install exfiltration trenches. Please coordinate drainage plan with landscape plan.

**From:** Scott Fraser <sfraser@cityofkeywest-fl.gov>  
**Sent:** Tuesday, April 14, 2020 5:19 PM  
**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>  
**Subject:** RE: April DRC Agenda

Donna,

I haven't any Floodplain comments for any of these agenda items.

*Scott*

Scott Fraser, CFM - Floodplain Administrator

T: 305-809-3810 | [sfraser@cityofkeywest-fl.gov](mailto:sfraser@cityofkeywest-fl.gov) | [www.CityofKeyWest-FL.gov/Flood](http://www.CityofKeyWest-FL.gov/Flood)



DRC - Comment

April 23 - 2020

FIRE - TIM - <sup>IN</sup> Touch w/ Architects on Progress - Balconies to be  
Structural sound in case of emergency!

UTILITIES - Elizabeth - N/C

HARC - SNO - Disclosed ~~tasks~~ w/ Engineers - Proposing,  
renovations of 3 balconies - rebuilding  
balconies w/ current fl. Bldg code to  
Address the separate of the Planks & design  
Railings a little higher.  
Arch. design is going to be the same

John. <sup>Perez</sup> Engineering - intent was to replace Arch only -  
but coordination w/ Fire & PM  
Result in know as long term structures

MAH - N/C

KAREN - N/C

# **Site Photos**











TOUCH OF GOLD  
14-K GOLD  
TRAVELER'S DIAMONDS  
GEMSTONE COAST  
AND MORE



WATER'S EDGE



**Proposed / Existing  
Site Plans**



SITE DATA

ZONING DISTRICT: HRCC1  
FLOOD ZONE: AE7  
F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
LEGAL DESCRIPTION: KW PT LOT 5 & PT LOT P SQR 8

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6TH EDITION (2017) - EXISTING BUILDING CODE ASCE 7-10, ASCE 24-14  
THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE  
OCCUPANCY CLASSIFICATION: M  
CONSTRUCTION TYPE: III  
THE FOLLOWING LOADINGS WERE USED:  
WIND LOAD: 180 MPH (ASCE 7-10) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II  
FLOOR LIVE LOAD: 100 PSF

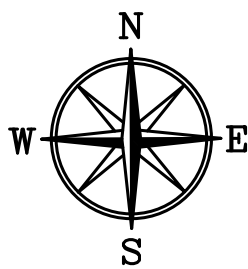
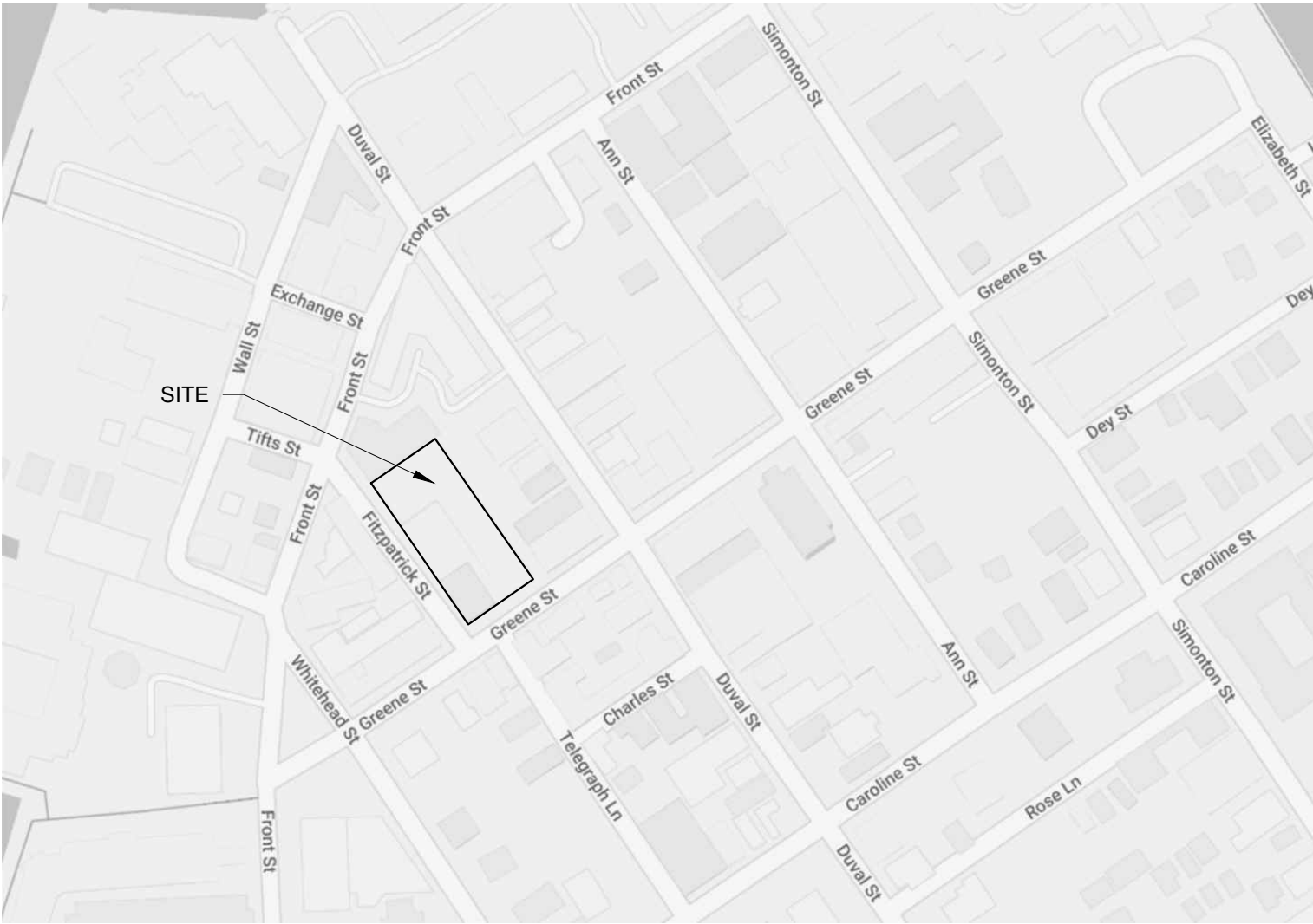
INDEX OF DRAWINGS

T-1 - DEMO PLAN/SITE DATA  
S-1 - DETAILS  
S-2 - SHOP DRAWINGS

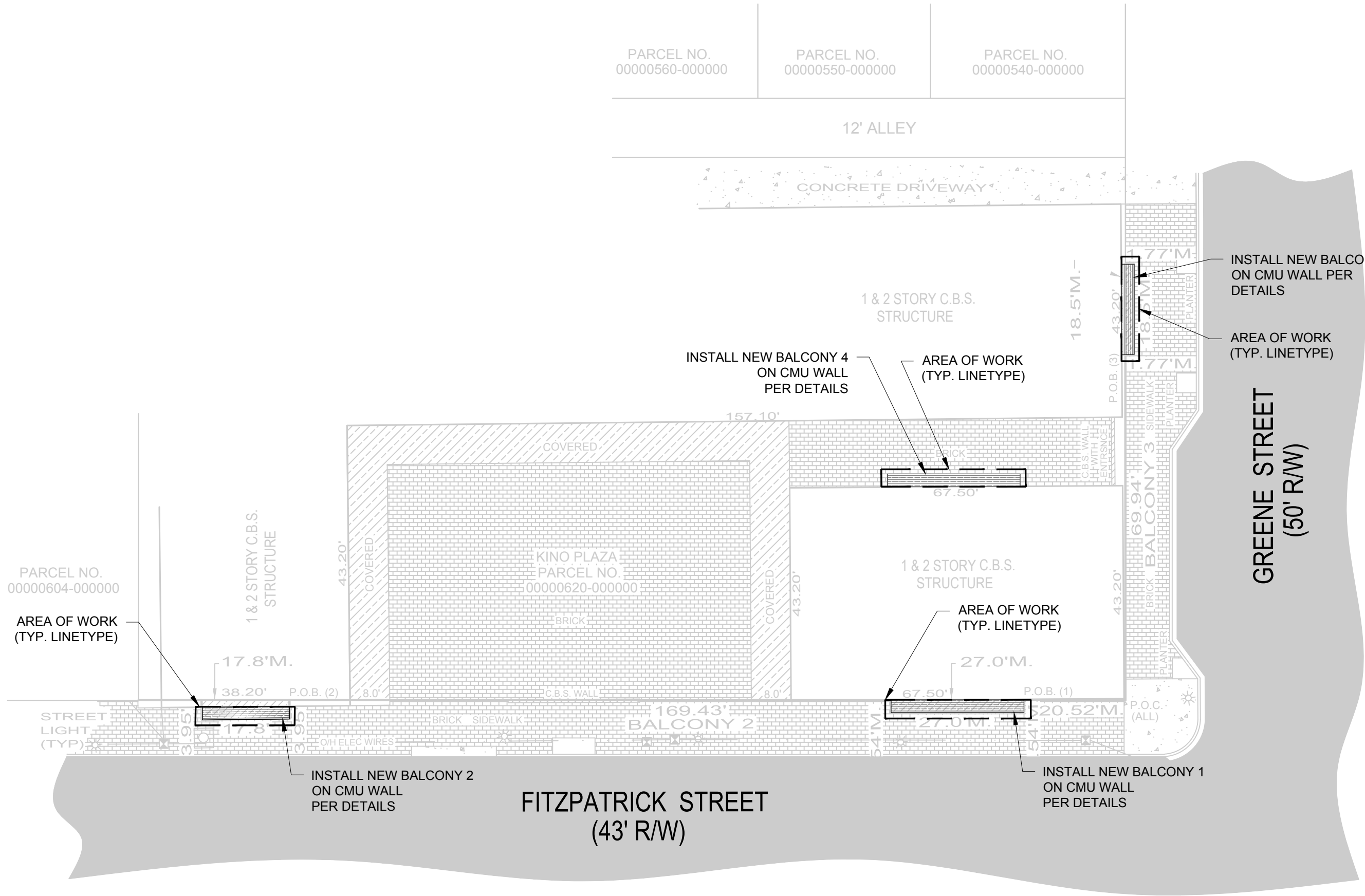
GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 6TH EDITION (2017), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 6TH EDITION (2017) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

BALCONY  
REPAIR PLAN  
413 GREENE STREET  
KEY WEST, FLORIDA



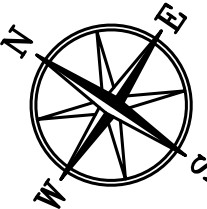
LOCATION MAP



SCOPE OF WORK:

- REPLACE (4) DETERIORATED BALCONIES IN KIND  
(BALCONIES PREVIOUSLY REMOVED UNDER SEPARATE PERMIT)

\*\* BALCONIES LOCATED IN CITY OF KEY WEST RIGHT OF WAY. CONTRACTOR SHALL COORDINATE PROTECTION OF PUBLIC (e.g. SIGNAGE AND BARRICADES) WITH CITY OF KEY WEST PUBLIC WORKS.



SITE PLAN

SCALE: 1"=20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
Key West Office  
1010 East Kennedy Drive, Suite 202  
Key West, Florida 33040  
Tel: (305) 293-9440

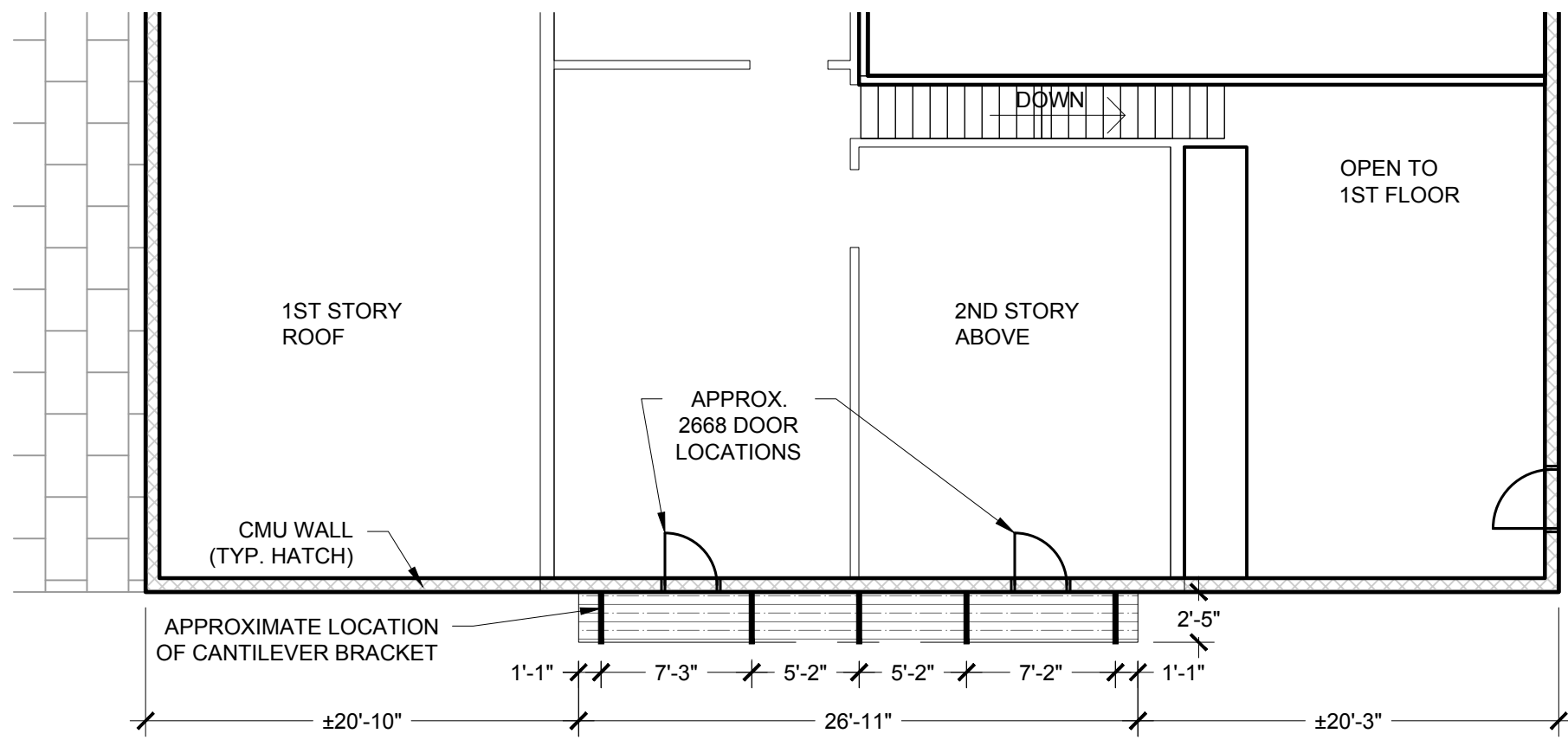
**Reynolds Engineering Services, Inc.**  
JAMES C. REYNOLDS, P.E.  
Florida P.E. NO. 46885  
May 22, 2020  
CERTIFICATE OF AUTHORIZATION No. 26597  
24478 OVERSEAS HWY, SUMMERLAND KEY, FL 305-394-5987

REVISIONS: ORIGINAL: MAY 2020

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BALCONY REPAIR PLAN	CHRISTINA RUIZ	JOB NO. 191067
413 GREENE STREET	413 GREENE STREET	DRAWN SLB
KEY WEST, FL 33040	KEY WEST, FL 33040	DESIGNED JDH
		CHECKED JCR
		SHEET T-1

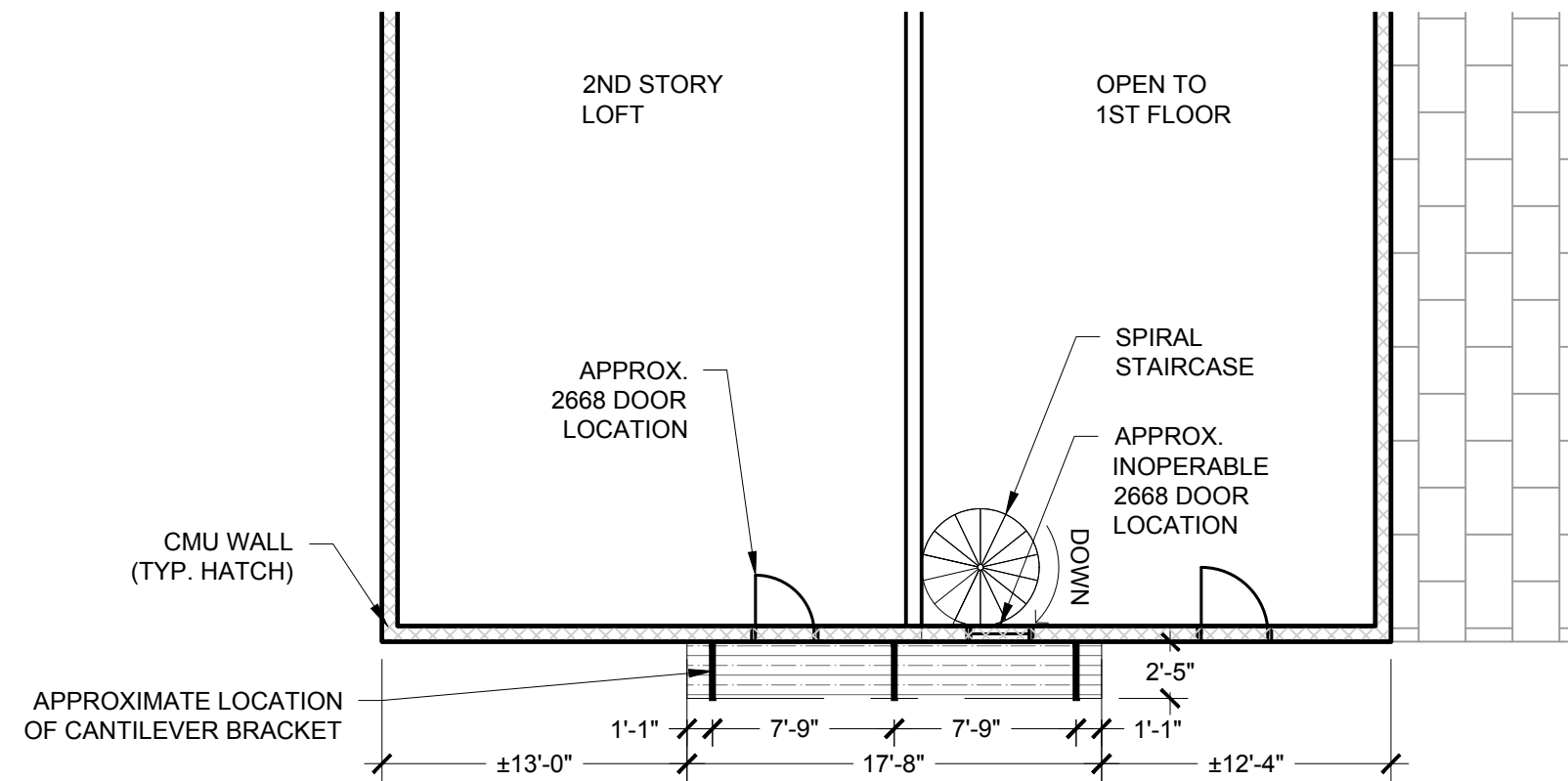




REPAIR PLAN - BALCONY 1

PARTIAL 2ND FLOOR

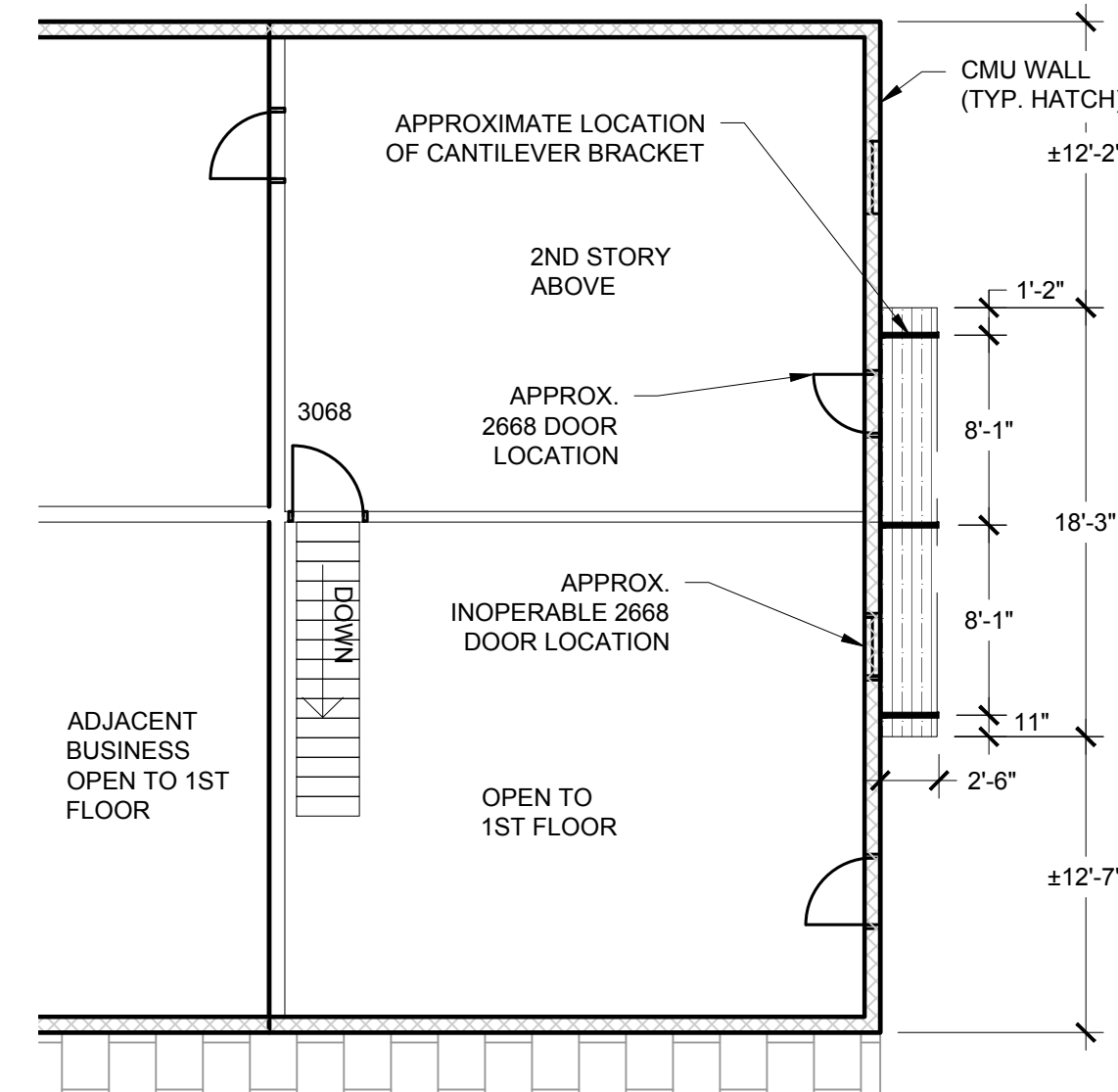
SCALE:1/8"=1'-0"



REPAIR PLAN - BALCONY 2

PARTIAL 2ND FLOOR

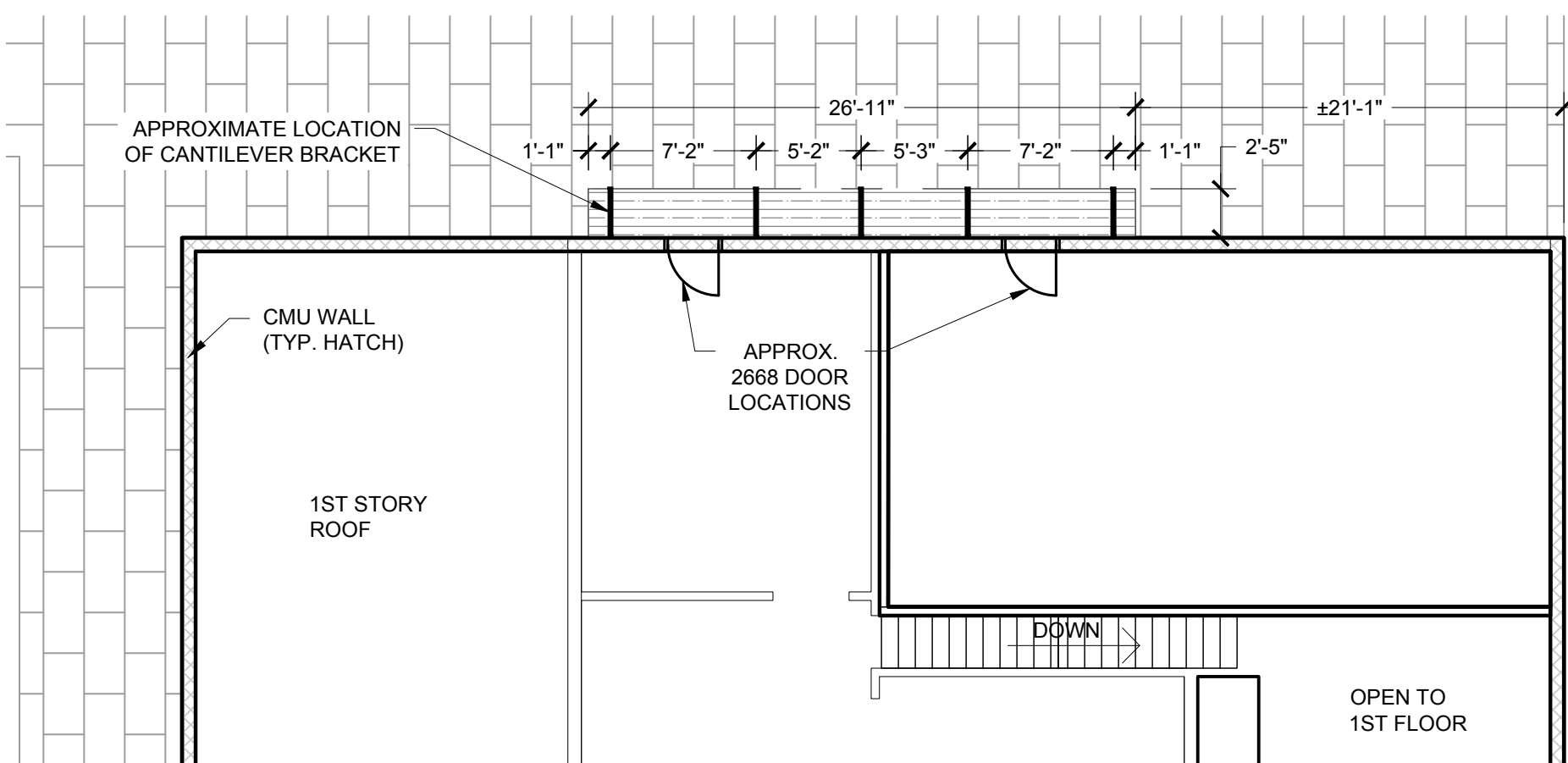
SCALE:1/8"=1'-0"



REPAIR PLAN - BALCONY 3

PARTIAL 2ND FLOOR

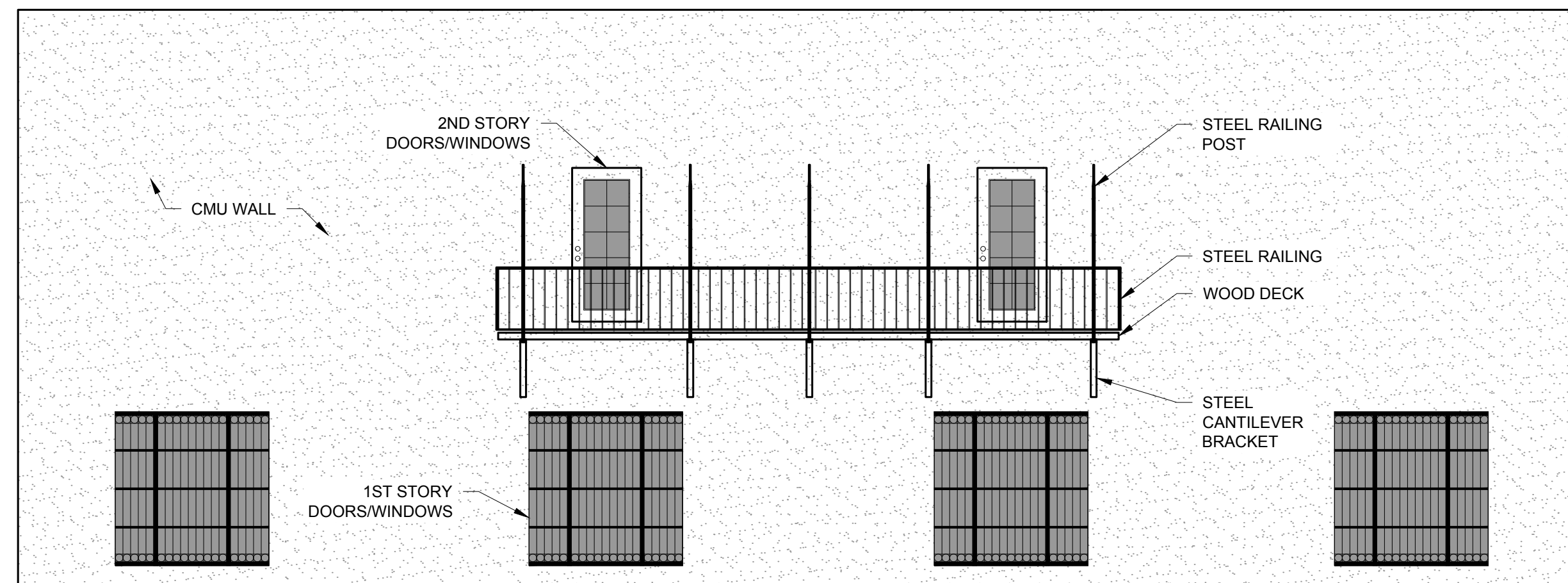
SCALE:1/8"=1'-0"



REPAIR PLAN - BALCONY 4

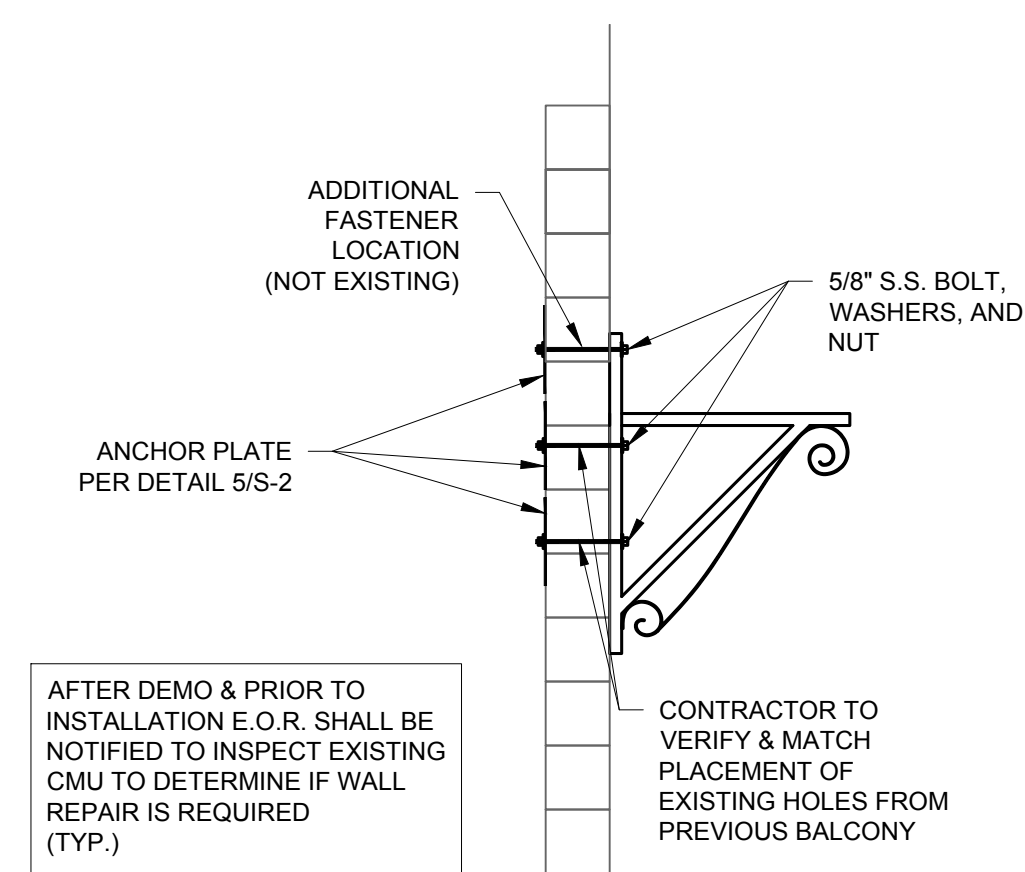
PARTIAL 2ND FLOOR

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



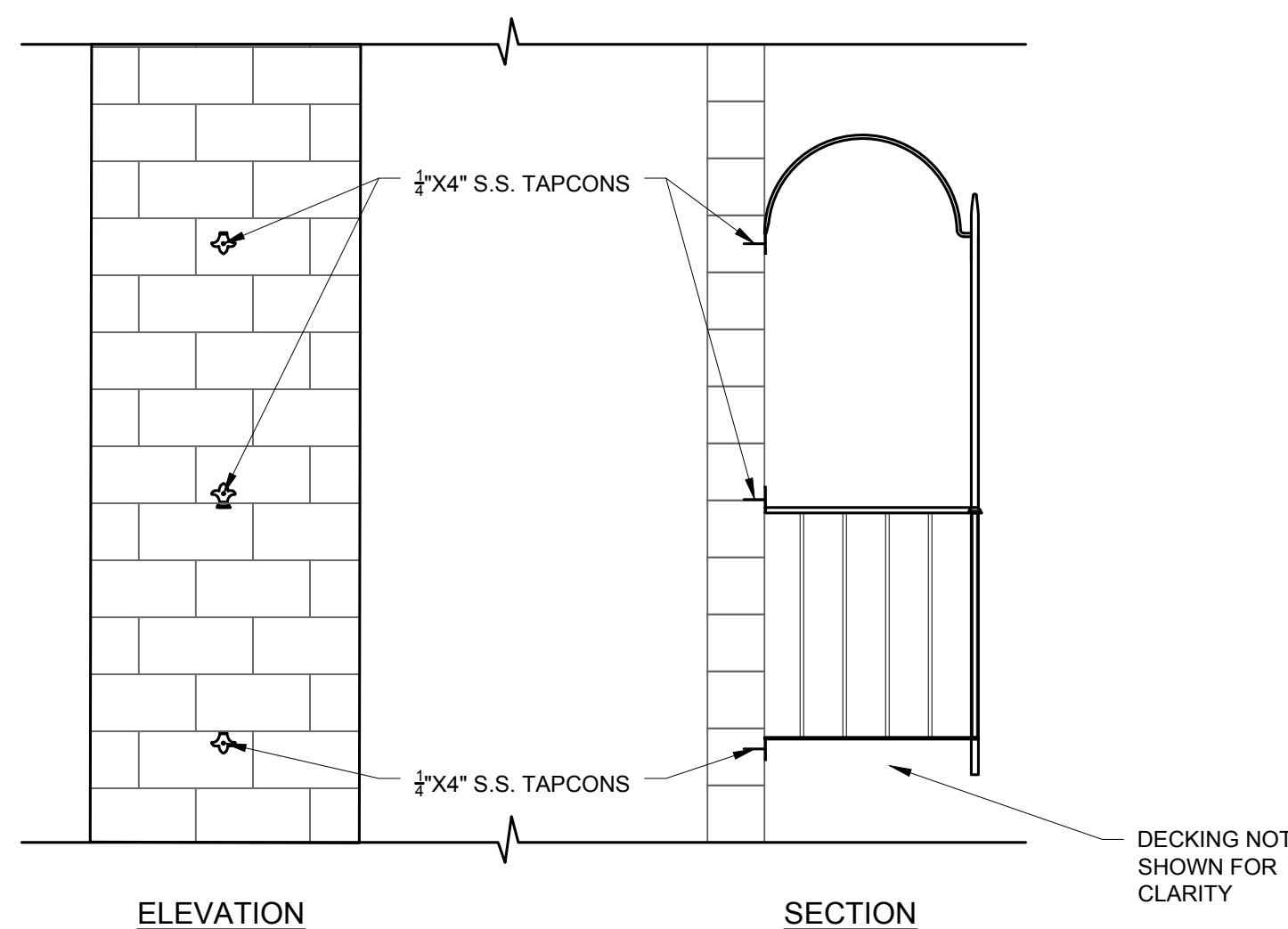
TYP. ELEVATION - BALCONY

SCALE:3/16"=1'-0"



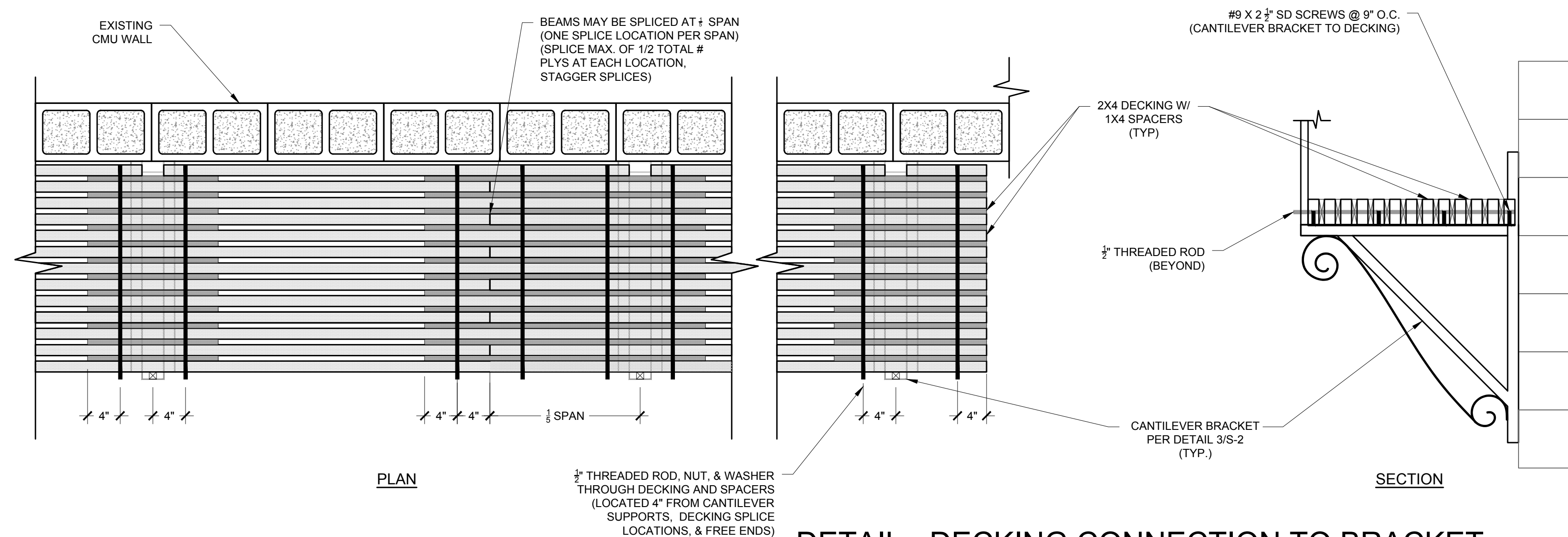
TYP. DETAIL - CANTILEVER BRACKET TO WALL

SCALE: NTS



DETAIL - RAILING CONNECTION TO WALL

SCALE: NTS



DETAIL - DECKING CONNECTION TO BRACKET

SCALE: NTS

PRELIMINARY NOT FOR CONSTRUCTION

BALCONY REPAIR PLAN		413 GREENE STREET		KEY WEST, FL 33040	
CHRISTINA RUIZ		413 GREENE STREET		KEY WEST, FL 33040	
JOB NO. 191067		DRAWN SLB		DESIGNED JDH	
CHECKED JCR		SHEET S-1		Key West Office 1010 East Kennedy Drive, Suite 202 Key West, Florida 33040 Tel: (305) 293-9440	
REVISIONS: ORIGINAL: MAY 2020		1		JAMES C. REYNOLDS, P.E. Florida P.E. NO. 46885 May 22, 2020 CERTIFICATE OF AUTHORIZATION No. 8579	
2		3		PEREZ ENGINEERING & DEVELOPMENT, INC. CERTIFICATE OF AUTHORIZATION No. 8579	
4		5		CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT	
6					



1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AISC 360-16 OR LATER EDITION
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (Fy = 46 KSI)
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (Fy = 36 KSI) UNLESS NOTED OTHERWISE.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (Fy = 50 KSI)
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M-2010, STRUCTURAL WELDING CODE - STEEL.

1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR WHITE METAL (PER SSPC-SP10). EXPOSED STEEL.
2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (6.0 MILS DFT) APPROX. 1 HOUR AFTER BLASTING. ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
3. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
4. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
5. COLORS SHALL MATCH EXISTING OR BE SELECTED BY THE OWNER.

NON-EXPOSED STEEL INTERIOR:

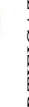
2. TWO (2) COATS OF "SUMMIT COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.



3BALCONY REPAIR PLAN  
413 GREENE STREET  
KEY WEST, FL 33040

**REVISIONS:** ORIGINAL: \_\_\_\_\_ MAY 2020

1 \_\_\_\_\_  
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**Reynolds  
Engineering  
Services, Inc.**

JAMES C. REYNOLDS, P.E.  
Florida P.E. NO. 46685  
May 22, 2020  
305-394-5987  
ET

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT


**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC  
 CERTIFICATE OF AUTHORIZATION No. 8579

**Key West Office**  
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