

File #: 2025-015

Owner's Name: Florida Keys Electric, Inc

Applicant/Agent: William Horn & Barbara Mitchell

Type of Application: PC Variance

Key: Stock Island

RE #: 00126280-000000

Additional Information added to File 2025-015

End of Additional File 2025-015

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2025-015
JAN 15 2025

MONROE COUNTY
PLANNING DEPT.

Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 11 / 4 / 24
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

William Horn and/or Barbara Mitchell

William Horn

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

915 Eaton Street Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

305.296.8302

william@wphornarchitect.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Florida Keys Electric Inc.

Raymond Vasquez

(Name/Entity)

Contact Person

905 Overseas Highway Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

rvazquez@flkeyselectric.com

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

47

2

Maloney Subdivision

Stock Island

Block

Lot

Subdivision

Key

00126280-0000000

1160474

Real Estate (RE) Number

Alternate Key Number

5720 2nd Avenue. Stock island, Florida 33040

5

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Mixed Use
Present Land Use of the Property: Parking/outdoor storage
Proposed Land Use of the Property: Warehouse/2 apartments
Total Land Area: 6250 square feet

Provide the standards required by the land development regulations: See Attached.
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: See Attached
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
Yes. Please see attached.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Yes. Please see attached.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
That is correct. Please see attached.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
Yes. Please see attached.

APPLICATION

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

No. It will not. Please see attached.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

No. It is not.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

No. it is not.

8. The variance is the minimum necessary to provide relief to the applicant:

Yes. It is. Please see attached.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: 11/4/24

STATE OF Florida

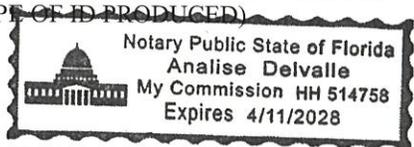
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 4th day of November, 2024 by Raymond Vazquez (PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as (TYPE OF ID PRODUCED) identification.

Coplenalle SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: ___/___/___
Month Day Year

I hereby authorize William Horn dba William P. Horn Architect, PA
(Print Name of Agent) be listed as authorized agent

representing Florida Keys Electric Inc.
(Print Name of Property Owner(s) the Applicant(s)) for the application submission

of Conditional Use Application & Planning Commmission Variance(s)
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

2 47 Maloney Subdivision Stock Island
Lot Block Subdivision Key (Island)
00126280-000000 1160474

Real Estate (RE) / Parcel ID Number Alternate Key Number
5720 2nd Avenue. Stock Island, FI 5

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

915 Eaton Street Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

305.296.8302 william@wphornarchitect.com

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 11/4/24

STATE OF Florida COUNTY OF Monroe

Sword to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 4th day of November, 2024, by Raymond Varquez (PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as identification. (TYPE OF ID PROVIDED)

[Signature] SIGNATURE OF NOTARY PUBLIC

Notary Public State of Florida Analise Delvalle My Commission HH 514758 Expires 4/11/2028 PRINT, TYPE OR STAMP COMMISSIONED

NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES: Notary Public State of Florida Analise Delvalle My Commission HH 514758 Expires 4/11/2028



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
FLORIDA KEYS ELECTRIC, INC.

Filing Information

Document Number	M83451
FEI/EIN Number	65-0053891
Date Filed	06/01/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/17/2024
Event Effective Date	NONE

Principal Address

905 Overseas Highway
KEY WEST, FL 33040

Changed: 01/27/2021

Mailing Address

905 Overseas Highway
KEY WEST, FL 33040

Changed: 01/27/2021

Registered Agent Name & Address

VAZQUEZ, RAYMOND
905 Overseas Highway
Key West, FL 33040

Address Changed: 01/27/2021

Officer/Director Detail

Name & Address

Title PT

VAZQUEZ, RAYMOND
905 Overseas Highway
KEY WEST, FL 33040

Title V

VAZQUEZ, CAROLINE
 905 Overseas Highway
 KEY WEST, FL 33040

Title S

VAZQUEZ, CAROLINE
 905 Overseas Highway
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	01/30/2023
2024	02/05/2024

Document Images

04/17/2024 -- Amendment	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
03/10/2015 -- Amendment	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
09/09/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
05/26/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
03/29/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
02/26/2001 -- ANNUAL REPORT	View image in PDF format
04/07/2000 -- ANNUAL REPORT	View image in PDF format

<u>06/02/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/04/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00126280-000000
Account# 1160474
Property ID 1160474
Millage Group 110A
Location Address 5720 2ND Ave, STOCK ISLAND
Legal Description BK 47 LT 2 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 Z-20 OR703-604 OR758-1655/56 OR846-444C OR1379-1843/45C OR1379-1849/51
(Note: Not to be used on legal documents.)
Neighborhood 10060
Property Class OPEN STORAGE (4900)
Subdivision
Sec/Twp/Rng 35/67/25
Affordable No
Housing

Owner

[FLORIDA KEYS ELECTRIC INC](#)
905 Overseas Hwy
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$323,297	\$323,297	\$290,967	\$290,967
= Just Market Value	\$323,297	\$323,297	\$290,967	\$290,967
= Total Assessed Value	\$56,023	\$50,930	\$46,300	\$42,091
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$323,297	\$323,297	\$290,967	\$290,967

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$323,297	\$0	\$0	\$323,297	\$50,930	\$0	\$323,297	\$0
2022	\$290,967	\$0	\$0	\$290,967	\$46,300	\$0	\$290,967	\$0
2021	\$290,967	\$0	\$0	\$290,967	\$42,091	\$0	\$290,967	\$0
2020	\$174,580	\$0	\$0	\$174,580	\$38,265	\$0	\$174,580	\$0
2019	\$37,500	\$0	\$0	\$37,500	\$34,787	\$0	\$37,500	\$0
2018	\$36,250	\$0	\$0	\$36,250	\$31,625	\$0	\$36,250	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(4900)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
4/23/2015	\$650,000	Warranty Deed		2740	558
11/1/1995	\$1	Warranty Deed		1379	1849

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
20103481	2/9/2021		\$1,500	Commercial
16100512	3/15/2016		\$13,000	
15103924	9/23/2015		\$2,000	

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge), Photos.

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

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Last Data Upload: 10/15/2024, 5:48:45 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Standards and Request

A minor conditional use permit, Sect 130-88(b)(9), for a warehouse/light industrial use is required and an application was filed with this variance request. The building includes an elevated, indoor storage area and two employee apartments. The site is a platted, 50' wide infill lot on Stock Island and is currently used for parking. The proposed building is compliant with the required setbacks.

Due to the minimal width of the property, variances are needed for the required accessory uses. The following table lists the Land Development Code Section, Standard and requested variance to the standard.

VARIANCE SUMMARY

DESCRIPTION	LDC SECTION	STANDARD	REQUEST
<u>SETBACKS:</u>			
FRONT YARD	131-1.(a)	15'0"	6'6"
PERVIOUS AREA MIN.	131-3(c)(3)	40%	34.4%
PRIMARY SIDE YARD	131-1.(a)	10'0"	3'0"
<u>PARKING:</u>			
STANDARD 8.5X18	114.67(c)	5	4
H/C ACCESSIBLE		1	1
SCOOTER 3.5X7.5		0	2
LOADING ZONE	114.69(a) & (c)	11' X 35'	8'6" X 18'
COM/RES USE BUFFER	114.128	CLASS C 10'	CLASS A 5'
COM/RES USE BUFFER LOCATION	130.88(b)(9) a. & b,	WEST SIDE YARD	EAST SIDE YARD

located elsewhere. The owner seeks to establish a new use on the property, one that will address other pressing business needs. Simply put, his business has grown and he needs secure indoor storage for the business and housing for his employees.

This is a small infill lot typical of Stock Island, a densely developed area contiguous to Key West. Second Avenue is an existing paved road with utilities. Adjacent parcels are developed. Historically Stock Island, out of the immediate view of tourists, remained a low key modest working class community. Redevelopment along the waterfront and escalating property values are exerting pressure on the local companies and tradesmen that have owned and operated their businesses on the island for years. Property is valuable and must be put to its highest and best use in order to survive these economic times.

The applicant is seeking to construct a new building to the current Land Development and Building Codes on a property that was platted on June 22, 1908 when much different codes governed the building process in the Florida Keys. The applicant is able to construct the primary use, the building, within the confines of the required setbacks. However, parking, sidewalks, solid waste containment areas, and landscape buffers will simply not fit on the lot as required. The parcel is 50' wide and surrounded on three sides by development. The summation of the required standards are: side setbacks (5' + 10'), two-way aisles (24') and standard parking spaces (18') for a total of 57' exceeding the 50' width by 7'.

Not granting the variances depicted on the Variance Plan, will penalize the applicant for decisions made by the County Commission years ago when the original plat was approved and subsequent land development regulations were enacted.

Furthermore, the Development Team has designed a Site Plan that addresses all development standards. Stormwater, flood elevation, landscaping, accessibility, and open space are addressed. With the proposed variances all parking required for the project will be located on site. This is not the case, in many of the surrounding properties.

2. Failure to grant the variance would result in exceptional hardship to the applicant.

The hardship experienced by the Applicant is that the applicant is forced to abandon his plans to provide much needed storage and employee housing due to the width of the parcel, a constraint that is out of his control. It is impossible, as demonstrated above, to design a plan that addresses the Owners need and is compliant with commercial parking and access standards on this Mixed Use parcel without the requested variances.

3. Granting the variance will not result in increased public expenses, create a threat to public safety, create a public nuisance or cause fraud or victimization of the public.

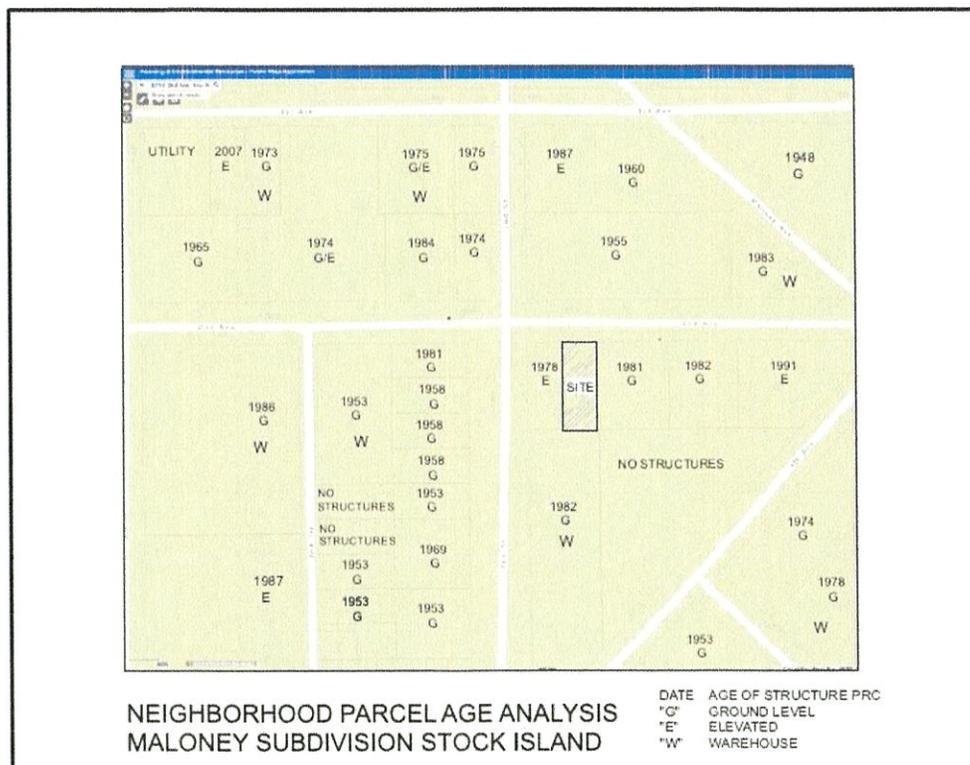
There is no increase in public expense expected, the required utilities are available on the 2nd Avenue adjacent to the parcel, the parcel has electric service that powers a security light.

Public safety would be enhanced as vehicles would not have to back out of the parcel on to 2nd Avenue. The requested variance allows vehicles to turn around on site and proceed onto 2nd Avenue in a forward motion.

Public nuisance, fraud or victimization are not applicable to this request.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district.

Review of the surrounding properties indicate this neighborhood has been developed for quite a long time. The building and zoning codes have changed over the years. Most of the construction was completed between 1953 to 1983, prior to the adoption of the 1986 Comprehensive Plan. Many of these structures are built at grade with non-

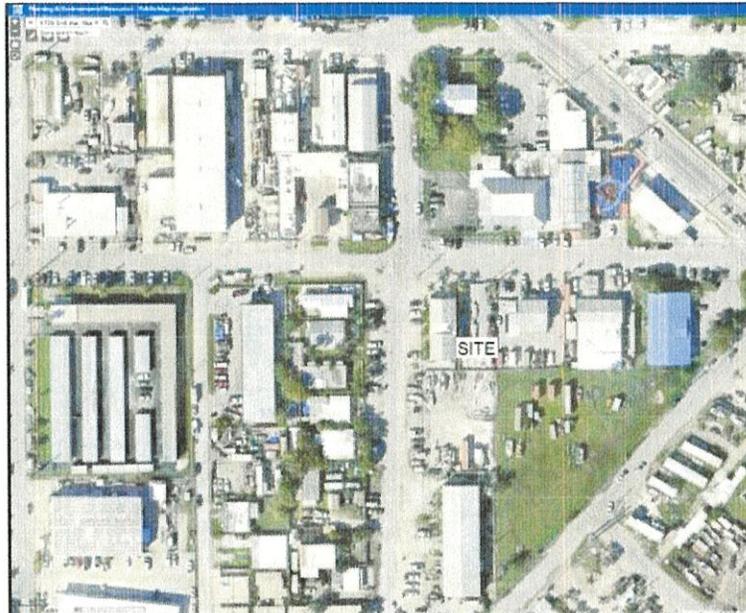


conforming setbacks and parking. A number of them are residential and multi-family. The parcels do not have room to accommodate all of the required parking, the over flow is located on the adjacent right-of-ways. It is interesting to note there are several warehouse uses within walking distance of the site.

The peculiar circumstance that applies in this situation is that one of the final vacant lots in this neighborhood shall be required to comply with standards that did not apply to the other properties within the same zoning district when those properties were being developed. Furthermore, given the width of the subject parcel compliance is impossible to achieve without the requested variances.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of provisions of the code or established development patterns.

No special privilege will be conveyed to this applicant. The requested variances are consistent with the actual setbacks exhibited on adjacent properties and other properties in the neighborhood. The following aerial photograph demonstrates the density of the immediate neighborhood and is consistent with the general development on Stock Island. There are many examples of front yard setbacks and required pervious



AERIAL PHOTOGRAPH

area that are violated with the location of off street parking. The setbacks in between buildings (not to mention property line) varies from a few feet to the required 10'. Rear yard setbacks are cluttered with sheds and other structures. Class C landscape buffers do not exist as required in between the commercial and residential uses.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family.

No it is not.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family.

No it is not.

8. The variance is the minimum necessary to provide relief to the applicant.

Yes. The setback variances will allow the required parking to be safely located on site. Furthermore, the variance for the front yard pervious area will allow for a convenient location of the solid waste collection area . The alternative Class A landscape buffer will buffer the new building (with commercial and residential uses) from the adjacent commercial use to the east. A 6' tall solid masonry wall exists along the western property line. This wall provides a buffer for the existing residential use from the proposed development.

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 2028696 05/13/2015 10:18AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

05/13/2015 10:18AM
DEED DOC STAMP CL: Krys \$4,550.00

\$650,000.00

Doc# 2028696
Bk# 2740 Pg# 558

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 24th day of April A. D. 2015,

Between, **STEPHEN MARK SIMONS, a married man**

Whose address is 8279 Holly Tree Drive, Brooksville, FL 34613
the City of , in the Country of Florida, party of the first part, and

FLORIDA KEYS ELECTRIC, INC., a Florida Corporation

Whose address is 5730 2nd Avenue #1, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 1, Block 47, McDonald's Plat of Stock Island, according to the Plat thereof, recorded in Plat Book 1, Page(s) 55, of the Public Records of Monroe County, Florida.

AND

Lot 2, Block 47, McDonald's Plat of Stock Island, according to the Plat thereof, recorded in Plat Book 1, Page(s) 55, of the Public Records of Monroe County, Florida.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2015 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

SUBJECT TO Purchase Money Mortgage in favor of Iberiabank Mortgage Company in the original principal amount of \$585,000.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.

Parcel Identification Number: 00126270-000000 and 00126280-000000
Alternate Key Number: 1160466 and 1160474

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1

Printed EDWARD C JONES II

Stephen Mark Simons
STEPHEN MARK SIMONS

#2

Printed Michael Radtke

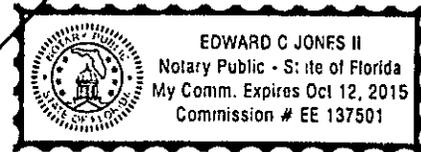
State of Florida

County of HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of April 2015, by STEPHEN MARK SIMONS, who is/are personally known to me or who has/have produced Fl DMV lic as identification and who did (did not) take an oath.

Edward C Jones II
NOTARY PUBLIC
STAMP OR SEAL:

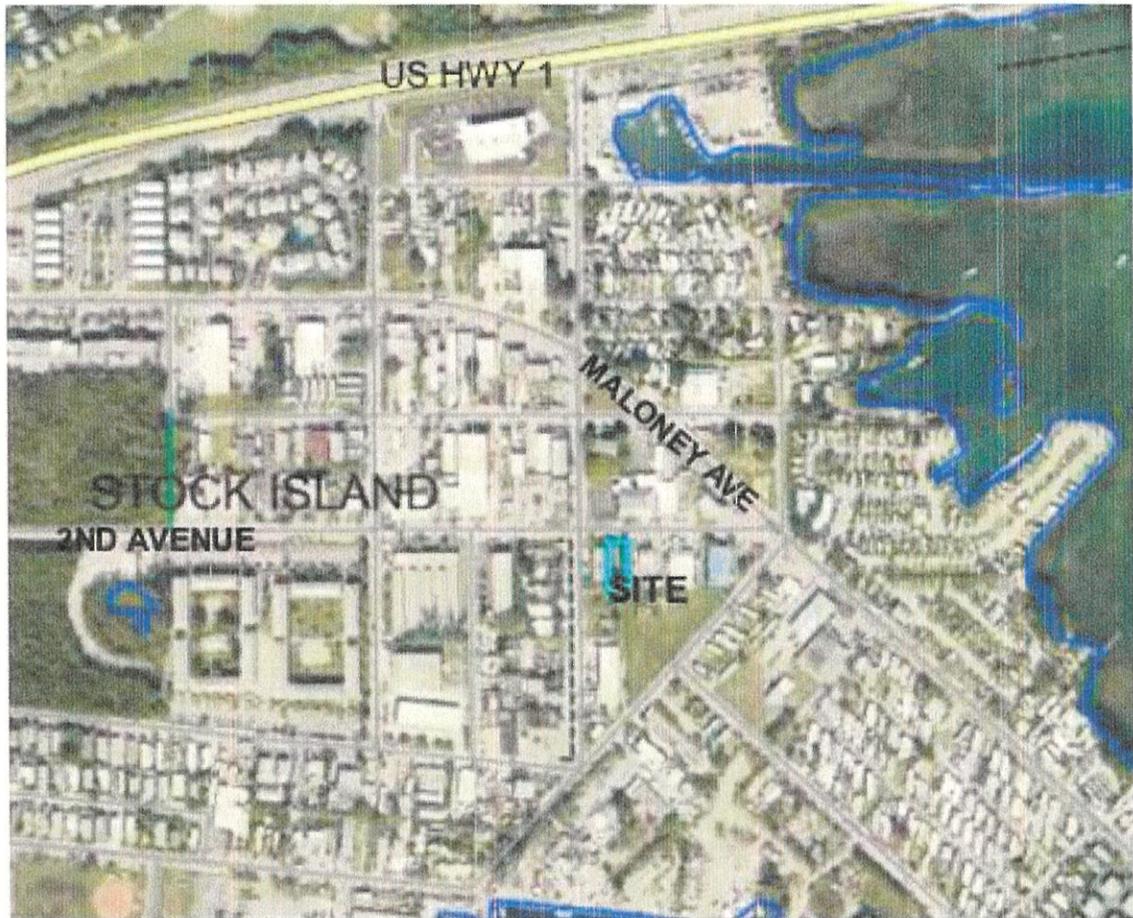
CD-5135



MONROE COUNTY
OFFICIAL RECORDS



2nd AVENUE STREET VIEW



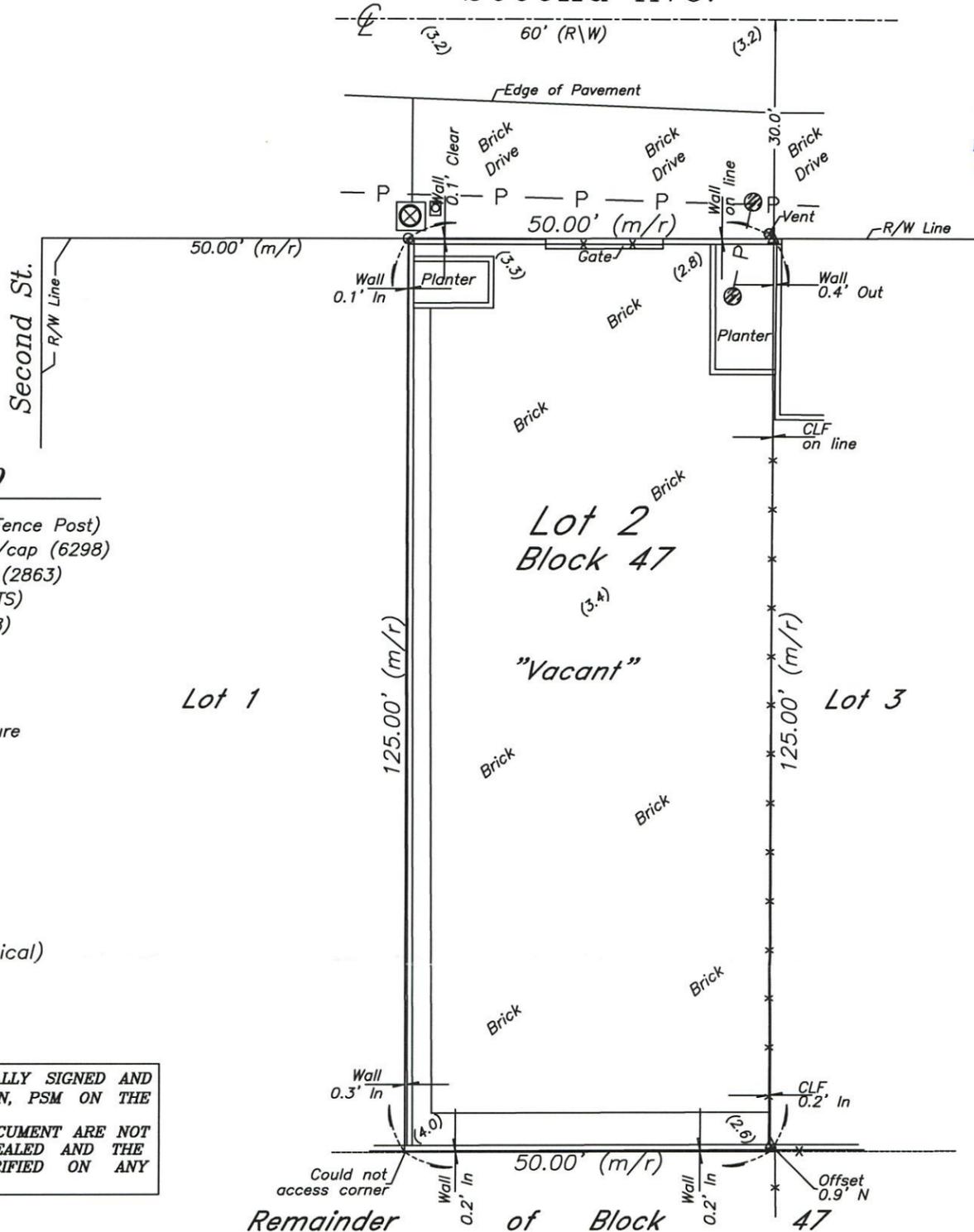
LOCATION MAP

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK	LOCATION
00124830-000000	MONROE COUNTY FIRE DEPT	PO Box 2111			Key West	FL	33045	US	1158968	6180 SECOND ST, STOCK ISLAND
00124810-000000	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	1920 Westridge Dr			Irving	TX	75038	US	1158953	5650 MALONEY AVE, STOCK ISLAND
00124820-000000	SCARDINA VINCENT A	1107 Key			Key West	FL	33040	US	1158941	5684 MACDONALD AVE, STOCK ISLAND
00126060-000000	5730 FOURTH AVENUE LLC	PO Box 169			Key West	FL	33041	US	1160296	6440 MALONEY AVE, STOCK ISLAND
00125670-000000	BOYDS CAMPGROUND LTD	6401 Maloney Ave			Key West	FL	33040	US	1159956	6401 MALONEY AVE, STOCK ISLAND
00124700-000000	STANDARD MARINE SUPPLY CORP	C/O JAMES B HARDEE	2536 W. Simms Blvd		Tampa	FL	33609	US	1158828	5713 FIRST AVE, STOCK ISLAND
00126390-000100	YKG-STORAGE MART PARTNERS PORTFOLIO LLC	215 N Stadium Blvd		207	Columbia	MO	65203	US	8573588	6401 3RD ST, STOCK ISLAND
00125470-000000	OPERATION R O C INC	PO Box 2298			Key West	FL	33045	US	1159760	5702 1ST AVE, STOCK ISLAND
00125520-000000	HENNUM WILLIAM AND CHRISTINE LIVING TRUST 11/13/2020	4044 Loch Meade Dr			Lakeland	TN	38002	US	1159808	6301 MALONEY AVE, STOCK ISLAND
00133130-000200	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082232	5655 3RD AVE Unit 13, STOCK ISLAND
00133060-000000	VILLA PATRICIA PARTNERS LLC	5750 2nd Ave			Key West	FL	33040	US	1167517	6410 2ND ST, STOCK ISLAND
00133130-000400	PARK PLACE UNITS 6-7 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082240	6419 2ND Ter Unit 6, STOCK ISLAND
00125600-000000	HSIANG AN	27350 Saint Croix Ln			Summerland Key	FL	33042	US	1159883	5790 MALONEY AVE, STOCK ISLAND
00126280-000000	FLORIDA KEYS ELECTRIC INC	905 Overseas Hwy			Key West	FL	33040	US	1160474	5720 2ND AVE, STOCK ISLAND
00125450-000000	6391 3RD ST LLC	22 Amaryllis Dr			Key West	FL	33040	US	1159671	6391 3RD ST, STOCK ISLAND
00126380-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St			Key West	FL	33040	US	1160571	6444 2ND ST, STOCK ISLAND
00133130-000700	PARK PLACE UNIT 4 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082253	6419 2ND Ter Unit 4, STOCK ISLAND
00133130-000300	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082236	5655 3RD AVE Unit 12, STOCK ISLAND
00125480-000000	EL MOCHO RESTAURANT CORP	19 Aster Ter			Key West	FL	33040	US	1159778	5704 MALONEY AVE, STOCK ISLAND
00133130-000100	PARK PLACE UNIT 3 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082265	6417 2ND Ter Unit 3, STOCK ISLAND
00133130-000120	PARK PLACE UNITS 8-9 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082275	6440 2ND ST Unit 8, STOCK ISLAND
00133070-000000	VILLA PATRICIA PARTNERS LLC	5750 2nd Ave			Key West	FL	33040	US	1167525	6410 2ND ST, STOCK ISLAND
00133130-000140	PARK PLACE UNITS 10-11 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082283	6440 2ND ST Unit 11, STOCK ISLAND
00133130-000000	PARK PLACE HOMEOWNERS ASSOC INC	C/O DAVE LEWIS	28549 Doubloon Rd		Little Torch Key	FL	33042	US	1167584	6440 SECOND ST, STOCK ISLAND
00126320-000000	BRINGLE STEVEN A	19 Amaryllis Dr			Key West	FL	33040	US	1160512	5750 SECOND AVE, STOCK ISLAND
00133050-000000	6400 2ND STREET LLC	PO Box 4315			Key West	FL	33041	US	1167509	6400 2ND ST, STOCK ISLAND
00126290-000000	UME BY THE SEA LLC	5730 2nd Ave			Key West	FL	33040	US	1160482	5730 2ND AVE, STOCK ISLAND
00125450-000100	AMERIGAS EAGLE PROPANE LP	PO Box 798			Valley Forge	PA	19482	US	1159620	6301 3RD ST, STOCK ISLAND
00133100-000000	6436 2ND ST LLC	7702 Santa Margherita Way			Naples	FL	34109	United States	1167550	6428 2ND ST, STOCK ISLAND
00124800-000000	STAR OF THE SEA FOUNDATION INC	5640 Maloney Ave			Key West	FL	33040	US	1158925	5640 MALONEY AVE, STOCK ISLAND
00125450-000200	JG RENTALS LLC	212 Key Haven Rd			Key West	FL	33040	US	1159646	6310 2ND ST, STOCK ISLAND
00126370-000000	HARDEN MARCA	3832 Eagle Ave			Key West	FL	33040	US	1160563	VACANT TAN 4TH AVE, STOCK ISLAND
00133130-000130	PARK PLACE UNITS 10-11 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082279	6440 2ND ST Unit 10, STOCK ISLAND
00133090-000000	KEYW KIWI CORP	1331 Duncan St			Key West	FL	33040	US	1167541	6418 2ND ST Unit 1 & 2, STOCK ISLAND
00133130-000800	PARK PLACE UNITS 1-2 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082257	6417 2ND Ter Unit 1, STOCK ISLAND
00133200-000000	ARNOLDS AUTO AND MARINE REPAIR INC	23 Flipper Rd			Key West	FL	33041	US	1167657	6411 2ND Ter, STOCK ISLAND
00125450-000100	5640 STORAGE LLC	PO Box 1527			Key West	FL	33041	US	1159735	5640 1ST ST, STOCK ISLAND
00133170-000000	STOCK ISLAND REALTY LLC	3930 S Roosevelt Blvd		Apt 307N	Key West	FL	33040	US	1167622	6415 SECOND Ter, STOCK ISLAND
00126390-000000	MERCURI DANIEL	2601 S Roosevelt Blvd		Apt 501B	Key West	FL	33040	US	1160580	6471 3RD ST, STOCK ISLAND
00124790-000000	QUINTANA MARGARITA	3707 Donald Ave			Key West	FL	33040	US	1158917	5630 MALONEY AVE, STOCK ISLAND
00126330-000000	SPENCER RICHARD	701 Palm Ave			Key West	FL	33040	United States	1160521	5790 2ND AVE, STOCK ISLAND
00126090-000000	ROYS TRAILER PARK INC	1128 Simonton St			Key West	FL	33040	US	1160326	6500 MALONEY AVE, STOCK ISLAND
00126270-000000	FLORIDA KEYS ELECTRIC INC	905 Overseas Hwy			Key West	FL	33040	US	1160466	6415 SECOND ST, STOCK ISLAND
00133210-000000	HENSON STEVE R	5551 2nd Ave			Key West	FL	33040	US	1167665	6409 2ND Ter, STOCK ISLAND
00133080-000000	KEYW KIWI CORP	1331 Duncan St			Key West	FL	33040	US	1167533	6414 2ND ST, STOCK ISLAND
00126080-000000	STROBLE AND LEE ENTERPRISES INC	32D 11th Ave			Key West	FL	33040	US	1160318	6420 MALONEY AVE, STOCK ISLAND
00133190-000000	ARNOLDS AUTO AND MARINE REPAIR INC	23 Flipper Rd			Key West	FL	33040	US	1167649	6412 2ND Ter, STOCK ISLAND
00125450-000500	SIMONS JUDITH	PO Box 2554			Key West	FL	33045	US	1159689	6336 2ND ST, STOCK ISLAND
00133120-000000	6436 2ND ST LLC	7702 Santa Margherita Way			Naples	FL	34109	United States	1167576	6436 2ND ST, STOCK ISLAND
00126370-000100	KOENIG TIMOTHY J	815 Peacock			Key West	FL	33040	US	8559585	6475 SECOND ST, STOCK ISLAND
00133130-000600	PARK PLACE UNIT 4 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082248	6419 2ND Ter Unit 5, STOCK ISLAND
00133130-000900	PARK PLACE UNITS 1-2 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082261	6417 2ND Ter Unit 2, STOCK ISLAND
00125450-000101	5630 1ST AVENUE LLC	24 Hilton Haven Rd			Key West	FL	33040	US	1159638	5630 1ST AVE, STOCK ISLAND
00133180-000000	GARCIA ESTELA M CISNEROS	6 Pierce Ln			Key West	FL	33040	US	1167631	6413 2ND Ter, STOCK ISLAND
00133130-000500	PARK PLACE UNITS 6-7 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082244	6419 2ND Ter Unit 7, STOCK ISLAND
00133130-000100	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082228	5655 3RD AVE Unit 14, STOCK ISLAND
00126070-000000	HARDEN MARCA	C/O AIRGAS USA LLC	PO Box 9219		Marietta	GA	30065	US	1160300	6412 MALONEY AVE, STOCK ISLAND
00133130-000110	PARK PLACE UNITS 8-9 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082270	6440 2ND ST Unit 9, STOCK ISLAND
00125450-000300	KM5625 LLC	PO Box 2850			Key West	FL	33045	US	1159654	5625 SECOND AVE, STOCK ISLAND
00125610-000000	OPERATION R O C INC	PO Box 2298			Key West	FL	33045	US	1159891	5727 2ND AVE, STOCK ISLAND
00127270-000000	5730 FOURTH AVENUE LLC	PO Box 169			Key West	FL	33041	US	1161489	5730 4TH AVE, STOCK ISLAND
00127280-000000	BERNSTEIN BENJAMIN TRUST B	PO Box 2455			Key West	FL	33045	US	1161497	6460 FRONT ST, STOCK ISLAND
00127250-000000	BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W	PO Box 2455			Key West	FL	33045	US	1161462	5700 4TH AVE, STOCK ISLAND
00127090-000100	5650 3RD AVENUE LLC	1502 United St			Key West	FL	33040	US	8689349	5650 3RD AVE, STOCK ISLAND
00127100-000000	5631 4TH AVENUE LLC	1502 United St			Key West	FL	33040	US	1161306	5631 4TH AVE, STOCK ISLAND
00127090-000000	5635 4TH AVENUE LLC	1502 United St			Key West	FL	33040	US	1161292	5635 4TH AVE, STOCK ISLAND
00125450-000900	KEY WEST WELDING RENTAL 1 LLC	PO Box 2658			Key West	FL	33045	US	1159727	5650 FIRST AVE, STOCK ISLAND
00125450-000100	WANTAGE POINT 5680 LLC	16793 Island Farm Ln			Milton	DE	19968	US	1159743	5680 FIRST AVE, STOCK ISLAND
00124540-000000	WRECKERS CAY APARTMENTS AT STOCK ISLAND LLC	150 SE 2nd Ave		Ste 800	Miami	FL	33131	United States	1158666	6125 SECOND ST, STOCK ISLAND
00124840-000100	NNN RET LP	450 S Orange Ave		Ste 900	Orlando	FL	32801	US	1158984	5690 MALONEY AVE, STOCK ISLAND

Boundary Survey Map of Lot 2, Block 47, McDONALD'S PLAT OF STOCK ISLAND

Second Ave.

RECEIVED
2025-015
JAN 15 2025
MONROE COUNTY
PLANNING DEPT.



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- Catch Basin
- (3.5) Spot Elevation (Typical)
- ⊗ Manhole
- ⊠ Sewer Cleanout

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY J. LYNN O'FLYNN, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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: 5720 Second Avenue, Stock Island, 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: March 12, 2015 and August 15, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Flood Insurance Rate Map Zone: AE (EL 8); Community Panel #125129; 1528K; dated 2-18-05.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Benchmark utilized: C 271

BOUNDARY SURVEY OF: Lot 2, Block 47, of McDonald's Plat of Stock Island, also known as Maloney Subdivision, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Florida Keys Electric 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
J. Lynn O'Flynn, PSM
Florida Reg. #6298
March 17, 2015
Updated August 31, 2023

\\DFlynnEng\Lynn\Lynn PSM DigitalSeal.jpg

THIS SURVEY
IS NOT
ASSIGNABLE

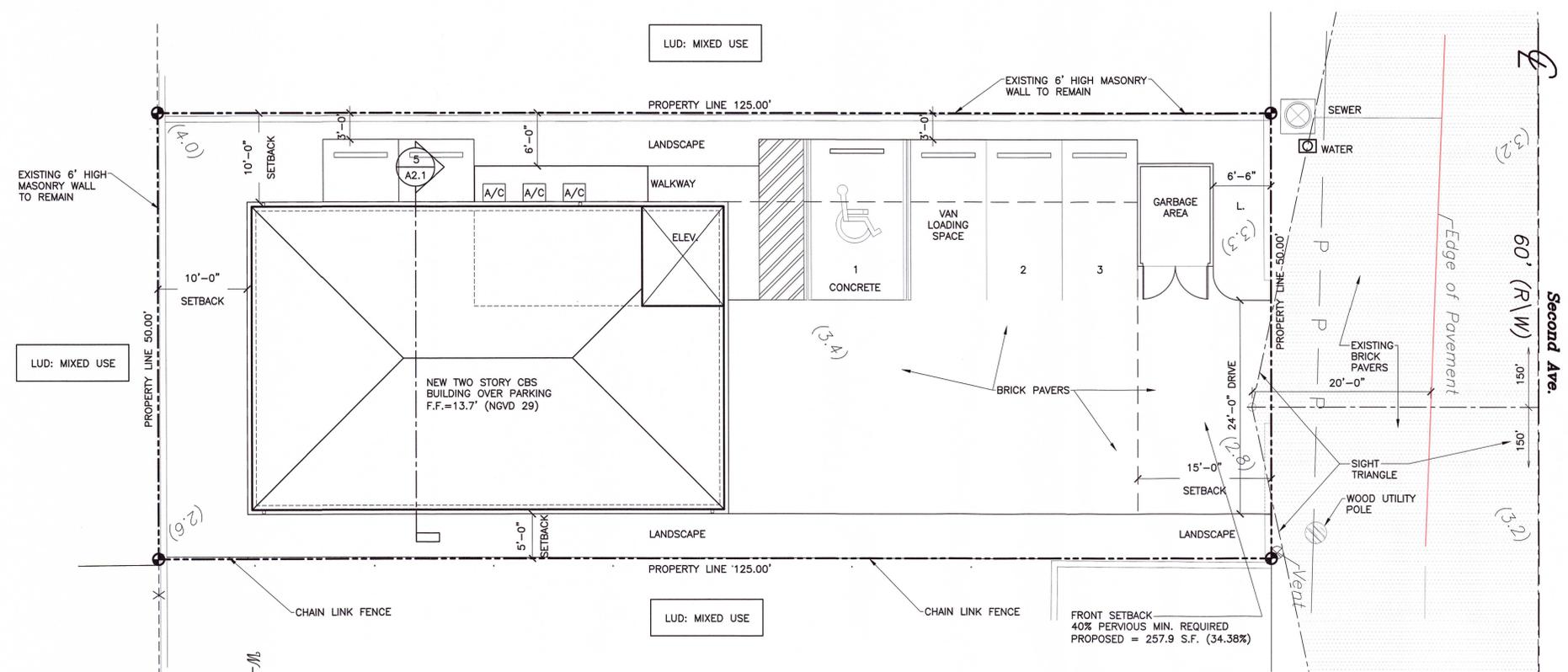
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #8298

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

SITE DATA	
ZONING:	MIXED USE
FUTURE LAND USE MAP:	MIXED USE COMMERCIAL
TIER DESIGNATION:	III
SITE AREA:	6,250 S.F. (0.143 ACRES)
FLOOD ZONE:	AE +8.0'
DENSITY:	RESIDENTIAL DENSITY: 18 UNITS PER BUILDABLE ACRE 18 X 0.115 (6250/43560=0.143 X .8=0.115) MAXIMUM ALLOWED: 2 (18 X 0.115=2.07) REQUESTED: 2 UNIT
FAR:	NONRESIDENTIAL FAR WAREHOUSE 30% FAR 6250 X .3 = 1,875 S.F. MAX. ALLOWED 1,716 S.F. PROPOSED = 27.45% FAR
HEIGHT:	35' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 15'-0" EXISTING = 0'-0" PROPOSED = 6'-6" VARIANCE REQUESTED
EAST SIDE SETBACK:	REQUIRED = 5'-0" EXISTING = 0'-0" PROPOSED = 5'-0"
WEST SIDE SETBACK:	REQUIRED = 10'-0" EXISTING = 3'-8" PROPOSED = 3'-0" VARIANCE REQUESTED
REAR SETBACK:	REQUIRED = 10'-0" EXISTING = 5'-4.75" PROPOSED = 10'-0"
IMPERVIOUS AREA:	ALLOWED: ?? EXISTING: 5,566.3 S.F. (89.06%) PROPOSED: 4,477.4 S.F. (71.63%)
LANDSCAPE AREA:	SEE LANDSCAPE PLAN
OPEN SPACE AREA:	REQUIRED: 1,250 S.F. (20%) EXISTING: 683.7 S.F. (10.93%) PROPOSED: 1,772.6 S.F. (28.36%)
PARKING:	REQUIRED: 4 SPACES RESIDENTIAL: 2 SPACES PER UNIT = 2 SPACES NONRESIDENTIAL: 1/1,000 S.F. 1X1.7 = 2 SPACES PROVIDED: 6 SPACES (INCL 1 H/C) RESIDENTIAL: 2 SPACES NONRESIDENTIAL: 2 SPACES VISITOR: 2 SPACES
LOADING ZONE:	REQUIRED: (1) 11' X 35' PROVIDED: (1) VAN SPACE 8.5' X 18' VARIANCE REQUESTED

BUILDING DATA	
GROUND FLOOR:	ENCLOSED: 293.3 S.F. COVERED: 1,422.7 S.F. TOTAL: 1,716.0 S.F.
FIRST FLOOR:	ENCLOSED: 1,716.0 S.F.
SECOND FLOOR:	ENCLOSED: 1,716.0 S.F.



PROPOSED ROOF PLAN
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 08-31-2023
SCALE: 1/8"=1'-0"

LIST OF DRAWINGS	
A1.1	PROPOSED ROOF PLAN AND SITE DATA
A1.2	PROPOSED GROUND FLOOR PLAN
A1.3	PROPOSED FIRST FLOOR PLAN
A1.4	PROPOSED SECOND FLOOR PLAN
A2.1	ELEVATIONS AND SECTION
L-1	LANDSCAPE PLAN
C-1	DRAINAGE PLAN
SURVEY	

SEAL



Digitally signed
by William Horn
Date: 2024.11.13
09:56:49-05'00

DATE
09-12-2023
08-07-2024
11-08-2024 PL. BD.

REVISIONS

DRAWN BY
JW
EMA
PROJECT NUMBER
2305

