

Staff Report

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Kevin Bond, AICP, Senior Planner

Through: Thaddeus Cohen, Planning Director

Meeting Date: May 21, 2015

Agenda Item: **Request by Hyatt & Hyatt, Inc. to rescind Planning Board Resolution Nos. 2005-040 & 2006-019** – Dissolving previously-adopted Planning Board Resolution No. 2005-040, which approved a transfer of 2 full-size transient units from 914 Frances Street (RE # 00020900-000000; AK # 1021644) to 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) for two non-transient units, and Planning Board Resolution No. 2006-019, which approved a transfer of 1 full-size transient unit from 914 Frances Street to 3591 S Roosevelt Blvd for 1 non-transient unit, pursuant to Chapter 122, Article V, Division 6 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

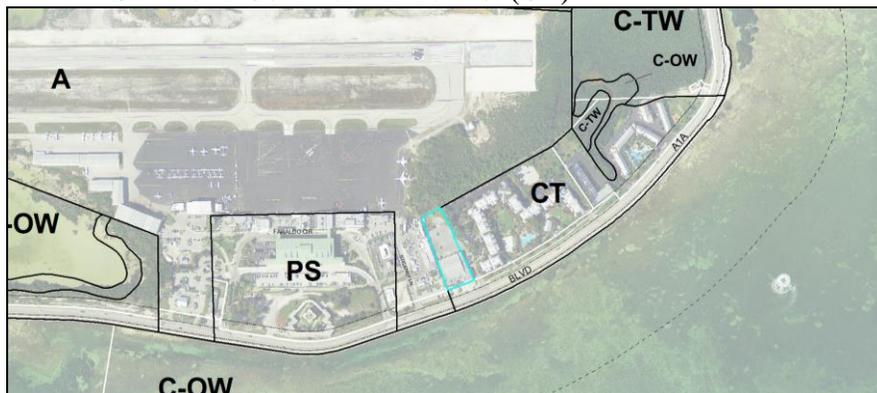
Request: To rescind Planning Board Resolution Nos. 2005-040 and 2006-019 and substitute in its place recognition of three (3) transient units with licenses as unassigned to any sender site.

Applicant: Mark Hyatt

Property Owner: Hyatt & Hyatt, Inc.

Location: 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968)

Zoning: Salt Pond Commercial Tourist (CT)



Background:

In 2005, a Major Development Plan was approved through City Commission Resolution No. 05-342 to construct a 20-unit market-rate residential condominium at 3591 South Roosevelt Boulevard. To that end, Hyatt & Hyatt assembled development rights for 12 of the units through the transient transfer process via Planning Board Resolution Nos 2005-040, 2005-041 and 2006-019; and eight (8) of the units through ROGO Unit Certificates. However, the 20-unit development never commenced and expired. Subsequently, 14 of the 20 units were sold or transferred as transient units with licenses from Hyatt & Hyatt to other parties. In 2012, the Planning Board passed Resolution No. 2012-41 dissolving previously-adopted Resolution No. 2005-041, which approved the transfer of 15 small transient units for use as nine (9) full-size non-transient residences, and substituted in its place recognition of nine (9) BPAS transient units with licenses as unassigned to any particular property.

Request:

The applicant would like to divest himself of the remaining transient units and licenses previously transferred to the property at 3591 South Roosevelt Boulevard through the rescinding of Planning Board Resolution Nos. 2005-040 and 2006-019 for the purpose of future sale and transfer to an eligible receiver site.

Process:

Planning Board:	May 21, 2015
Local Appeal:	10 Days
DEO Review:	Up to 45 Days

Analysis – Evaluation for Compliance With The Land Development Regulations:

Hyatt & Hyatt still owns six (6) remaining transient units with licenses out of the 20 planned units at 3591 South Roosevelt Boulevard. Three (3) of the six (6) remaining units are left from Planning Board Resolution No. 2012-41, which dissolved Planning Board Resolution No. 2005-041 and recognized nine (9) transient units with licenses available for transfer to eligible receiver sites. The other three (3) of the six (6) remaining units are still associated with their prior transient transfer approvals: Planning Board Resolution No. 2005-040, which approved a transfer of two (2) full-size transient units from 914 Frances Street to 3591 South Roosevelt Boulevard for two (2) non-transient units; and Planning Board Resolution No. 2006-019, which approved a transfer of one (1) full-size transient unit from 914 Frances Street to 3591 South Roosevelt Boulevard for one (1) non-transient unit.

In order to permit the sale and transfer of all six (6) remaining units from Hyatt & Hyatt to an eligible receiver site, Hyatt & Hyatt has requested that Planning Board Resolution Nos 2005-040 and 2006-019 be dissolved, following the same process as was done for Planning Board Resolution No. 2012-41. If dissolved, then the next step would be obtaining an approval for transient transfer of the units with licenses from the Planning Board. As was done with Planning Board Resolution No. 2012-41, the three (3) transient units with licenses would not be assigned to a particular sender site. At all times, the right to transfer the transient units with licenses must be preserved by keeping the business tax receipts active.

Although, if approved, the transient units with licenses would not be associated with a sender site, that does not mean that the units could be of unlimited size on a receiver site. Therefore, for purposes of satisfying the parity requirement for transient transfers in Code Section 122-1339(b), the future development of the remaining units at 3591 South Roosevelt Boulevard should not exceed three bedrooms. This determination is consistent with how the units were intended to be used at 3591 South Roosevelt Boulevard, and how units that have already been reassigned to other properties were used, as outlined below.

- City Commission Resolution No. 05-124 approved the redevelopment of a former 24-room motel at 915 Windsor Lane into six (6) full-size transient units. The old motel rooms were single-room units. Six (6) of the ROGO equivalents were redeveloped into six 3-bedroom townhouse-type transient units at the Windsor property.
- Planning Board Resolution No. 2005-041 approved the transfer of 15 small transient units from 915 Windsor Lane to 3591 South Roosevelt Boulevard for nine (9) full-size non-transient units. The receiver site units were going to be 3-bedroom non-transient units of 2,800 square feet each.
- Planning Board Resolution No. 2013-46 approved the transfer of three (3) transient units with licenses from unassigned status to 520 Angela Street for “one 3-bedroom single-family house...and a two bedroom one bath single-family house.”

The transient transfer process, as defined in Code Chapter 122, Article V, Division 6, promotes compliance with allowed transient use in particular zoning districts. The transfer process also allows for the transfer of transient units and the extinguishment of the transient license to create non-transient residential units. The applicant had originally intended to create non-transient residential units through this process at the South Roosevelt Boulevard property. With the dissolving of the prior resolutions, the units would retained their transient status and be available for transfer to an eligible receiver site.

RECOMMENDATION:

The Planning Department, based on criteria established in Chapter 122, Article V, Division 6 of the Land Development Regulations, recommends the request be **APPROVED** with the following conditions:

1. The future development of the three (3) transient units shall not exceed three (3) bedrooms.
2. The three (3) unassigned transient units shall be subject to a transient transfer approval pursuant to Code Chapter 122, Article V, Division 6.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD DISSOLVING PREVIOUSLY-ADOPTED RESOLUTION NO. 2005-040, WHICH APPROVED A TRANSFER OF TWO (2) FULL-SIZE TRANSIENT UNITS FROM 914 FRANCES STREET (RE # 00020900-000000; AK # 1021644) TO 3591 SOUTH ROOSEVELT BOULEVARD (RE # 00054350-000000; AK # 1054968) FOR TWO (2) NON-TRANSIENT UNITS, AND RESOLUTION NO. 2006-019, WHICH APPROVED A TRANSFER OF ONE (1) FULL-SIZE TRANSIENT UNIT FROM 914 FRANCES STREET TO 3591 SOUTH ROOSEVELT BOULEVARD FOR ONE (1) NON-TRANSIENT UNIT, AND SUBSTITUTING IN ITS PLACE RECOGNITION OF THREE (3) TRANSIENT UNITS WITH LICENSES AS UNASSIGNED TO ANY SENDER SITE PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Planning Board Resolution Nos. 2005-040 and 2006-019 approved the transfer of a total of three (3) full-size transient units from 914 Frances Street to 3591 South Roosevelt Boulevard to be converted into three (3) non-transient market-rate units; and

WHEREAS, the purpose for the transfer was to construct non-transient residential units for a major development plan approved through City Commission Resolution No. 05-342; and

WHEREAS, the development approvals for that project have expired; and

WHEREAS, the applicant wishes to divest himself of the transferred transient units to a second party; and

WHEREAS, the units shall be held as unassigned to any sender site until such time as a transient transfer is approved pursuant to Code Chapter 122, Article V, Division 6; and

_____ Chair

_____ Planning Director

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

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

Section 2. That Planning Board Resolution Nos. 2005-040 and 2006-019 are hereby dissolved.

Section 3. That a transfer of transient units and associated business tax receipts, pursuant to Code Chapter 122, Article V, Division 6, is hereby granted as follows: Allowing a transfer of three (3) transient units and associated business tax receipts from property located at 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) to a status of unassigned to any particular sender site with the following conditions:

1. The future development of the three (3) transient units shall not exceed three (3) bedrooms.
2. The three (3) unassigned transient units shall be subject to a transient transfer approval pursuant to Code Chapter 122, Article V, Division 6.

Section 4. This resolution shall not constitute a finding as to ownership or right to possession of real property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting any real property.

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

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

_____ Chair

_____ Planning Director

period has expired, this development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the development order until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of May, 2015.

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

Richard Klitenick, Planning Board Chair Date

Attest:

Thaddeus Cohen, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chair
_____ Planning Director

Application



HYATT AND HYATT INC.:

3591 South Roosevelt Blvd., Key West, FL 33040 phone: 305.294.6400 web: benihana.com fax: 305.294.2950

March 12, 2015

City of Key West – Planning Dept.
Mr. Kevin Bond
3140 Flagler Avenue
Key West, FL 33040

Dear Kevin,

It was a pleasure speaking with you today.

I would like to request that the Planning Board rescind **Resolution 2005-040** for 2 full size development rights (rogos) with their business (transient) licenses and **Resolution 2006-019** for 1 full size development right (rogo) with business (transient) license.

Sender site for these units were from KW Conchs @ 914 Francis Street, Key West, FL 33040 and receiver site was Hyatt and Hyatt Inc. 3591 S. Roosevelt Blvd. Key West, FL 33040.

We request to be put on the Planning Board agenda for April 16, 2015, and be handled similar to the rescission that was done by the Planning Board in 2012 (Resolution No. 2012-41). *SEE ATTACHED.*

We request that the above mentioned 3 full size rogo units with transient licenses be held in unassigned status to any particular property until such time as a buyer is found.

Attached please find check number #27877 in the amount of \$500.00.

Please contact me with any questions.

Sincerely,

Mark B. Hyatt – President
Hyatt and Hyatt Inc.
3591 S. Roosevelt Blvd.
Key West, FL 33040
305-395-1608 Cell
305-745-2075 Hm

RECEIVED

MAR 13 2015

**CITY OF KEY WEST
PLANNING DEPT.**

RESCISSON
Plan 2012
FOR REFERENCE

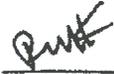

**PLANNING BOARD
RESOLUTION No. 2012-41**

A RESOLUTION OF THE KEY WEST PLANNING BOARD PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6, SECTIONS 122-1336 THROUGH 122-1345, SUBPART B, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST DISSOLVING THE PREVIOUSLY ADOPTED RESOLUTION 2005-041 WHICH APPROVED AN APPLICATION FOR THE TRANSFER OF FIFTEEN (15) SMALL TRANSIENT UNITS FROM 915 WINDSOR LANE (RE# 00020091-000000 TO 3591 SOUTH ROOSEVELT BOULEVARD (RE#00054350-000000 FOR USE AS NINE (9) FULL SIZE NON-TRANSIENT RESIDENCES, AND SUBSTITUTING IN ITS PLACE RECOGNITION OF NINE (9) BPAS TRANSIENT UNITS WITH LICENSES AS UNASSIGNED TO ANY PARTICULAR PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1338 (2) of the Code of Ordinances allows a transient unit to be transferred along with an accompanying business tax receipt from an area where transient uses are prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

WHEREAS, the transient units transferred to 3591 South Roosevelt Blvd were combined from fifteen (15) 0.58 ESFU into nine (9) 1.0 ESFU; and

WHEREAS, the purpose for the transfer was to construct single family units approved


Chairman

Planning Director

for a major development plan; and

WHEREAS, the development approvals for that project have expired; and

WHEREAS, the applicant wishes to divest himself of the transferred transient units to second party; and

WHEREAS, the units will be held as unassigned to any particular property until such time as a buyer will come forth; and

WHEREAS, the units will be potentially located in an appropriate zoning district.

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

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

Section 2. That a transfer of transient units and associated business tax receipts, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: **ALLOWING A TRANSFER OF NINE TRANSIENT UNITS AND**

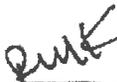
Ryk Chairman
OC Planning Director

ASSOCIATED BUSINESS TAX RECEIPTS FROM PROPERTY LOCATED AT 3591 SOUTH ROOSEVELT BOULEVARD (RE# 00054350-000000) TO A STATUS OF UNASSIGNED TO ANY PARTICULAR PROPERTY with the following conditions as determined by the Planning Board:

Section 3. This transfer of nine transient units and associated business tax receipts does not constitute a finding as to ownership or right to possession of real property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting any real property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or


Chairman

Planning Director

order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of September, 2012.

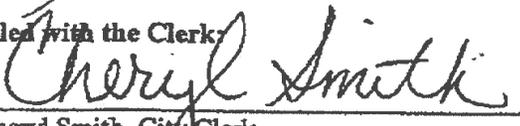
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klifenick, Chairman
Key West Planning Board
Date 10/2/12

Attest: 

Donald Leland Craig, AICP
Planning Director
Date 9-29-12

Filed with the Clerk


Cheryl Smith, City Clerk
Date 10-3-12



Chairman


Planning Director



THE CITY OF KEY WEST

POST OFFICE BOX 1409
KEY WEST, FLORIDA 33041-1409
www.keywestcity.com

PLANNING DEPARTMENT
(305) 292-8229

To: Key West City Clerk (1 copy)
Key West Building Official (1 copy)
Monroe County Property Appraiser (1 copy)
Florida Department of Community Affairs (1 copy)
Owner/Applicant (1 copy)

From: Ty Symroski, City Planner

Date: December 30, 2005

RE: 914 Frances St to 3591 S. Roosevelt Blvd.

Enclosed please find the Transfer of Transient Unit for the above property, with attached Resolution #2005-040, signed by the **Planning Board Chairman and the City Planner.**

Two copies will be retained by the Planning Department

Please call if you have any questions.

**PLANNING BOARD RESOLUTION
No. 2005-040**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTIONS
SUBPART B, LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY OF KEY
WEST APPROVING AN APPLICATION FOR THE
TRANSFER OF TWO (2) FULL SIZE TRANSIENT UNIT
FROM 914 FRANCES STREET (RE# 00020900-
000000) to 3591 SOUTH ROOSEVELT BLVD. (RE #
00054350-000000 FOR USE AS TWO (2) NON-
TRANSIENT RESIDENCES; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Erica Hughes, attorney for KW Conchs, LLC, the owner 914 Frances Street (the sender site), filed an application to transfer two (2) full size transient units from the property (sender site) to 3591 South Roosevelt Boulevard (the receiver site) to allow the construction of two non-transient residence; and

WHEREAS, the above-referenced party presented to the City proof of "transient residential rental unit" Occupational License, Number 04 18390; and

WHEREAS, Mark Hyatt, agent of Hyatt and Hyatt, Inc, owner of the receiver site, simultaneously made application to transfer the units from the sender site to the receiver site; and

WHEREAS, the receiver site shall retain two residential units and be redeveloped into a duplex and the remaining fraction of 0.16 ROGO units shall be returned to the City of Key West; and

WHEREAS, at the Planning Board Meeting of December 15, 2005, Mr. Symroski reported that there were 99 notices, six (6) responses received, with no objections, six (6) non-objections, and no written comments; and

WHEREAS, at that Meeting, Mr. Symroski referenced his staff report dated November 27, 2005, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of September 29, 2005 and recommended approval of the requested transfer of a transient license based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance and with the finding that this approval is for the transfer only and not of the proposed plans which shall be

subject to the full review necessary of a building permit and the already development plan (Res. 05-342); and

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

Section 1. That the Planning Board finds that the transfer of the two (2) full size transient units from 914 Frances Street to 3591 South Roosevelt for use as two non-transient residences is approved only and not the building plans.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and City Planner.

Passed at a meeting held this 15th day of December 2005.

Patricia Eables 12-19-05
Patricia Eables, Chairman Date
Key West Planning Board

Attest:

TJ S 12/16/2-5
Ty Symroski Date
City Planner

Filed with the Clerk:
Cheryl Smith 12-21-05
Cheryl Smith, City Clerk Date

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**CITY OF KEY WEST
PLANNING DEPARTMENT
MEMORANDUM**

To: Key West Planning Board
From: Ty Symroski, City Planner
Date: November 27, 2005
Subject: **Transient Unit Transfer from 914 Frances
to 3591 South Roosevelt**

Planning Board Meeting of December 15, 2005

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PROPOSAL

Transfer two (2) full size transient ROGO units from 914 Francis Street to 3591 South Roosevelt for use as a non-transient residence.

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Sender Site:

- Address: 914 Francis
- Name of Property if applicable: Not applicable
- RE#: 00020900
- Zoning: HHDR
- Square footage of unit(s): three-room, unit on rear of first floor and two one-room units on the first floor
- ROGO Equivalency of unit(s): 2.16
- Existing Use of property: 4 transient units (two are 1.0 ROGO and two are 0.58 ROGO) and 2 non-transient units.
- Proposed final use of the property.
 - Two full size residential units on site and
 - the remaining transient unit transferred to 900 Eisenhower (Bob Tracy project)
- Misc.: Not applicable

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Receiver Site:

- Address: 3591 South Roosevelt
- Name of Property if applicable: Not applicable
- RE#: 00054350-000000
- Zoning: Commercial Tourism (CT)
- Square footage of unit(s): Full size residential unit with two bedrooms and great room with kitchen and living area.
- ROGO Equivalency of unit(s): 1.0

- 1 • Existing Use of Property: The property is under redevelopment from the
- 2 former Martha's Restaurant and Benihana Restaurant
- 3 • Proposed final use of the property: The property is being redeveloped per
- 4 the recently approved development plan (Res. 05-342). The units being
- 5 transferred by this application are necessary to complete the project.
- 6 • A variance was also granted to the front yard setback and to allow units to be
- 7 transferred into the V-zone.
- 8 • Misc.: Not applicable

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10 **PROCESS**

- 11 • DRC
- 12 • Planning Board

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14 **DRC meeting of September 29, 2005**

15 The members present and written comments & suggestions were as follows:

- 16 • Keys Energy Services: No objections.
- 17 • Florida Keys Aqueduct Authority: No objection to the transfer of a transient
- 18 license as long as no new units or fixtures are added.

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20 **PLANNING STAFF ANALYSIS**

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22 Review pursuant to Criteria Section 122-1338 and Intent:

Criteria	Proposal	Complies. Yes or No
Sender Site		
Has transient license from City	Occupational License Number is: 04 18390	Yes
The unit is lawful unit & been counted in ROGO		Yes
Remaining # of rooms to same / does not increase ROGO count		Yes
Final use conforms with LDRs	Proposed use: Residential	Yes
Development review process required for proposed construction / redevelopment	Only building permits will be required	Yes
Mortgagee consents to transfer	Date of letter: Feb. 8, 2005 From: Kurt Lewin, 1 st St. Bank	Yes
Receiver Site		
Transient use is allowed or the use is residential	Receiver zoning district is: CT. Use is residential	Yes
Complies with density	Allowed units: 20 Proposed units: 20	Yes
The transient units are two rooms or less / retain ROGO equivalency	A full size unit is created from a full size unit	Yes
Is not located in new construction in the "V" zone	Located in the "V" zone. However, a variance was granted to allow transfer into the V-zone since the square	Yes

	footage of the buidings will remain unchanged after redevelopment	
Homeowners or Condo Ass. Has approved	Date of letter: Not applicable	Yes
Development review process required for proposed construction.	Has received development plan approval	Yes
General		
ROGO equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

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2 Additional Staff Comments: The sender site does not have adequate parking and
 3 exceeds the permitted density. The transfer will greatly improve the existing
 4 situation.

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6 It should be noted that the sender unit has fewer rooms than the receiver unit.
 7 None the less, the staff believes the number of evacuating vehicles will not be
 8 different and thus the ROGO equivalency is being maintained.

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10 **RECOMMENDATION**

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12 The Planning Department has not received comment from the public. The
 13 Planning Department recommends **APPROVAL** of the requested transfer based
 14 on a finding that the proposal **complies with the criteria and intent of the**
 15 **Transfer Ordinance and that this approval is for the transfer only and**
 16 **not of the proposed plans which shall be subject to the full review**
 17 **necessary of a building permit.**

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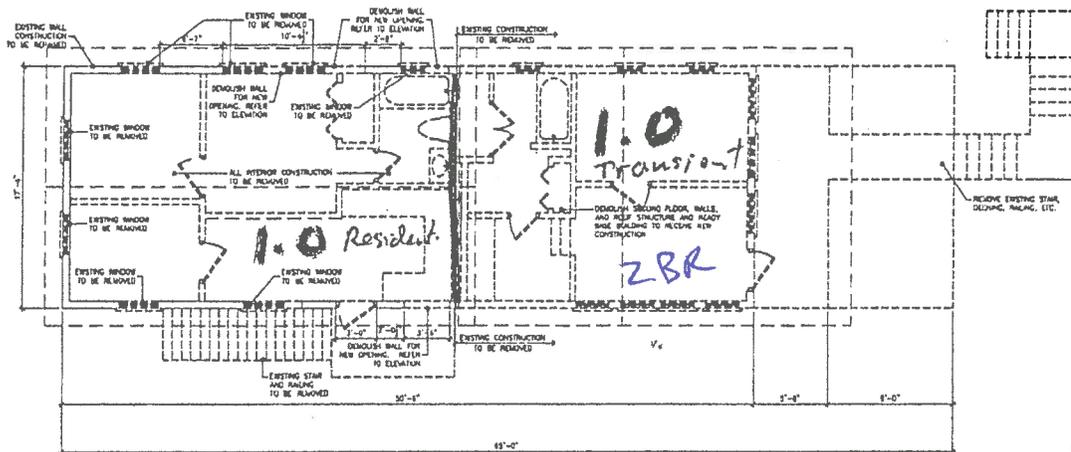
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21 **DRAWINGS PROVIDED WITH THIS REPORT**

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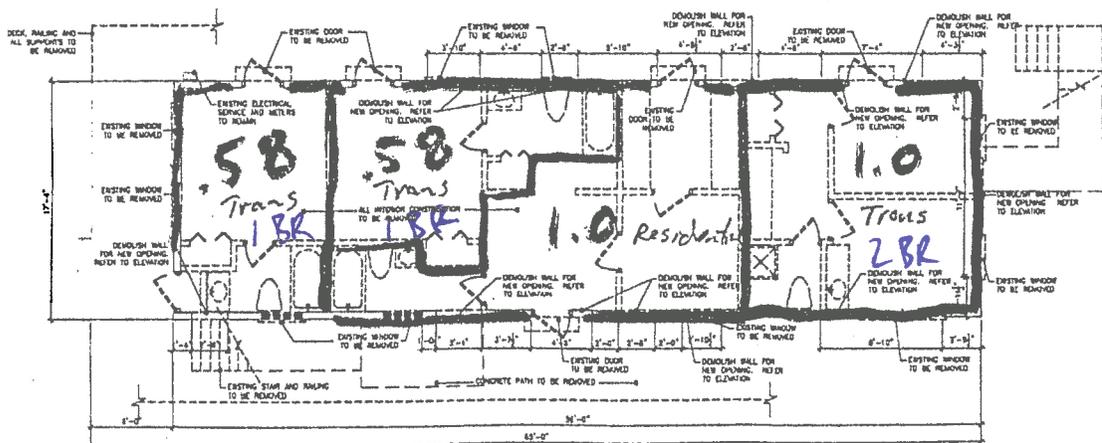
Plans	By	Date
Existing Floor Plan 914 Frances St	Michael Ingram	Feb. 10, 2005
Typical floor plans	Michael Ingram	May 3, 2005

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EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

KEY

- EXISTING WALL TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

GENERAL DEMOLITION NOTES

SCOPE OF DEMOLITION:

1) THE EXISTING CONSTRUCTION/DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO PROVIDE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR TO BE SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF THE FLOOR PLAN. THE CONTRACTOR SHALL REFER TO THE SAME DRAWING ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO ACCOMPLISH THIS PROJECT.

GENERAL CONDITIONS:

- 1) ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTY INDICATED AS BEING AS POSSIBLE OF ANY DISCREPANCIES FOR ACCURACY OF THE (REUSE) PRIOR TO THE BEGINNING OF ANY WORK.
- 2) TYPICAL DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS AND ALL NOTES THERE INCLUDING ALL ITEMS SHOWN ON INTERIORS, PLUMBING, FIRE PROTECTION AND ELECTRICAL DEMOLITION DRAWINGS IN THE UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE DEMOLITION, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).
 - A. REMOVE FLOOR FINISH WALLS AND CEILING THAT RUN THROUGH THE SPACE BETWEEN AND/OR CORNERING AN ADJACENT UNIT AND IS REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
 - B. FOR UNREMOVABLE ITEMS INCLUDING, BUT NOT LIMITED TO FLOOR/CEILING CONDITIONS AND FLOOR NOT BOUND/SET ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE INDICATED BEFORE REMOVE THE ABOVE NOTED ITEMS.
 - C. CONTRACTOR TO REMOVE ALL ADJACENT CONDUIT, DUCTWORK, HANGERS, LEDING PIPE, ORB, FRAMING, PIPING, ETC. THROUGHOUT ROOM AREA.
 - D. GENERAL CONTRACTOR SHALL REMOVE ANY EXISTING 2-WIRE SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURNITURE.
- 3) GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.

FINISH CONDITIONS:

- 1) ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR TO BE DAMAGED DUE TO DEMOLITION PROCEDURES.
- 2) REMOVE ALL EXISTING FLOOR FINISHES, INCLUDING, BUT NOT LIMITED TO THE UNDERLAY (PATCH AND REMOVE) TO ACCOMMODATE NEW FLOOR FINISHES. FINISHES FLOOR SURFACES PER MANUFACTURER'S RECOMMENDATIONS. LEAD, ASBESTOS AND HAZARDOUS MATERIALS ARE TO BE REMOVED TO MEET PER 40 CFR PART 191.11 (SEE 40 CFR PART 191.11).
- 3) REMOVE ALL INDICATED WALLS, WALL FINISHES, BOOR FINISHES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONTRACTOR DOCUMENTS.
- 4) THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING (BRICK, CONCRETE), SUPPOSED CEILING (PLASTER AND GYPSUM) WALLS EXCEPT CONTRACTOR SHALL REMOVE AND RETAIN NEW GYPSUM AS SHOWN IN SET. COORDINATE BRACKS AND SUPPORT FOR LIGHT FIXTURES, ETC.
 - A. BRACKS SHALL BE REMOVED TO THE EXTENT OF THE BRACKS AND SUPPORT FOR LIGHT FIXTURES TO EXISTING CEILING. REMOVE CEILING, CEILING AND PLASTER AND RETAIN NEW GYPSUM AS SHOWN IN SET. COORDINATE BRACKS AND SUPPORT FOR LIGHT FIXTURES, ETC.
- 5) THE DEMOLITION CONTRACTOR SHALL ENSURE THAT ONLY THE CONSTRUCTION REQUIRED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE FINISHES CONTRACTOR TO REMAIN SHALL BE LEFT INTACT AND UNHARMED TYPICAL, NOT OTHERWISE NOTED TO BE REMOVED BY THE CONTRACTOR(S) AT ANY POINT TO THE PROJECT FOLLOWING AREAS OUTSIDE OF THE EXTENTS OF WORK.
- 6) REMOVE ALL EXTERIOR CONCRETE TO ELIMINATE WATER PENETRATION.

SAFETY - SHIELDING AND PROTECTION:

- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE SECURITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND CASUALTY ESCAPE ROUTES AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
- 2) THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING NECESSARY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR SHALL MAINTAIN AS DIRECTED.
- 3) THE CONTRACTOR ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADS OF FLOOR JOISTS AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
- 4) DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDING EXISTING WALLS AND PRODUCTS.
- 5) ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REMOVED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR(S) AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

DEMOLITION NOTES

SCALE: -- 1"

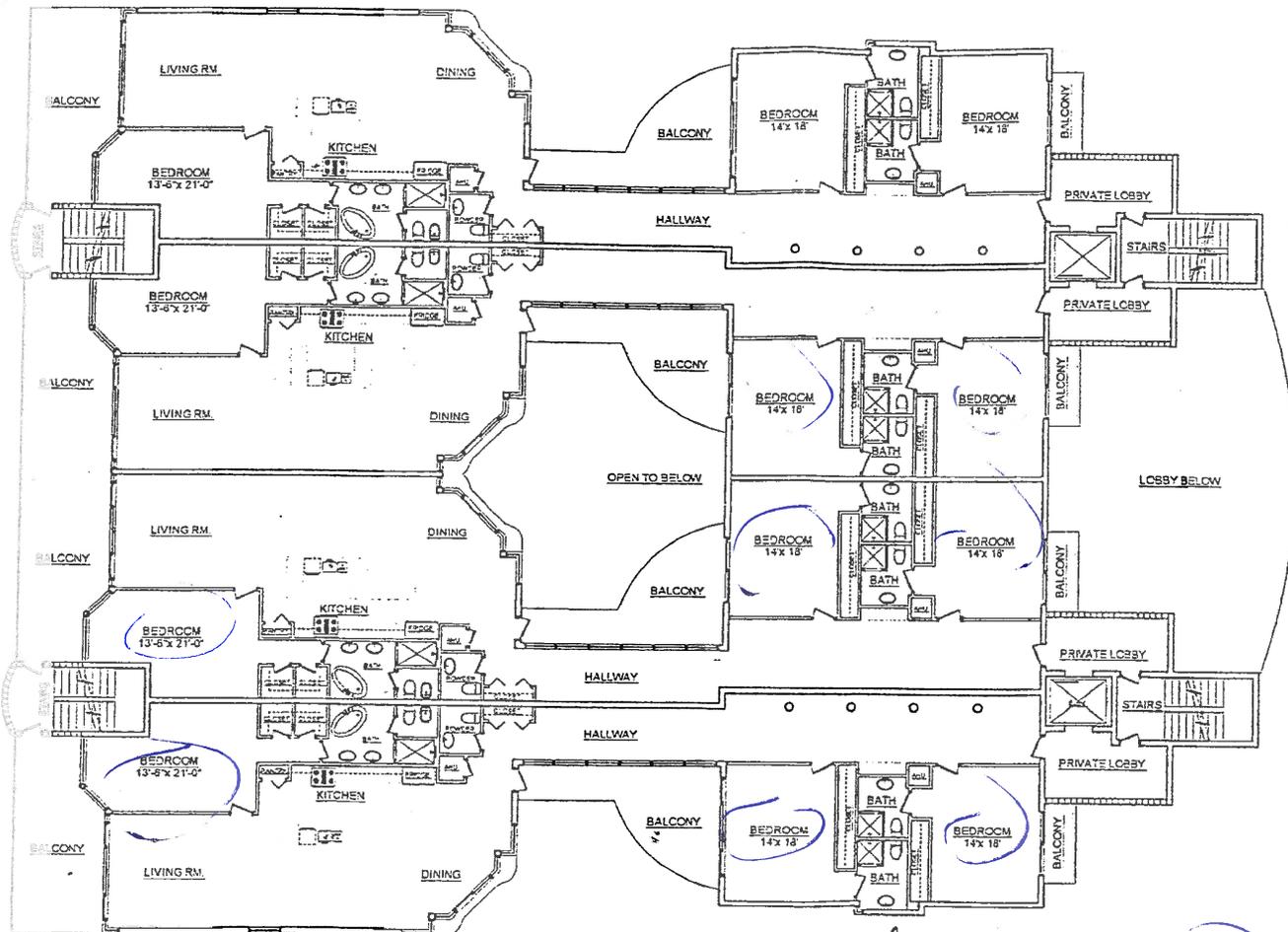
ARCHITECT
m.b. Ingram
 ARCHITECTURE
 404 Shingler Dr.
 Ft. Lauderdale, FL 33309
 Tel: 954-341-1111
 Fax: 954-341-1112
 Email: mbingram@mbi-k2m.com
 CONSULTANT
mbi | k2m
 ARCHITECTURE
 604 Westwood Blvd.
 Key West, Florida 33406
 Tel: 305-244-6111
 Fax: 305-244-6112
 Email: mbingram@mbi-k2m.com
 LPA: www.mbi-k2m.com
 PROJECT NO. 14-0000111

RESIDENCE RENOVATION
 914 FRANCES STREET
 514 FRANCES STREET KEY WEST, FL 33406

Drawn By: JLB
 Project No: 14-0000111
 Sheet No: 14-0000111

Checked By: JLB
 Date: 02/10/2020
 Revision:
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 2. 02/10/2020
 3. 02/10/2020
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 100. 02/10/2020

Date: February 10, 2020



Receiver site

1 TYPICAL FLOOR PLAN
 A-3 SCALE: 1/8" = 1'-0"

EACH UNIT = 2688 S.F. (APPROX.), AIR CONDITIONED

3 BR each

City of Key West Planning Department
P. O. Box 1409
Key West, FL 33041-1409 **305. 292. 8229**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for \$1800.00 made out to the City of Key West. Deliver them to the Planning Department at 605-A Simonton Street. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

A. Fill in the following information.

Sender Site

Receiver Site

Name(s) of Owner(s):
KW Conchs, LLC, a Florida
limited liability company

Name(s) of Owner(s):
Hyatt and Hyatt, Inc., a
Florida Corporation

Name of Agent or Person to Contact:
Erica N. Hughes

Name of Agent or Person to Contact:
Mark Hyatt

Address: 500 Fleming Street
Key West, FL 33040
 Telephone Number(s) 294-9556 x 23

Address: 17021 Starfish Lane West
Sugarloaf Shores, FL 33042
 Telephone Number(s) 745-2075

FAX 292-1982

FAX 305-745-8799

Address of Site
914 Frances Street, Key West

Address of Site
3591 SOUTH Roosevelt Blvd,
Key West.

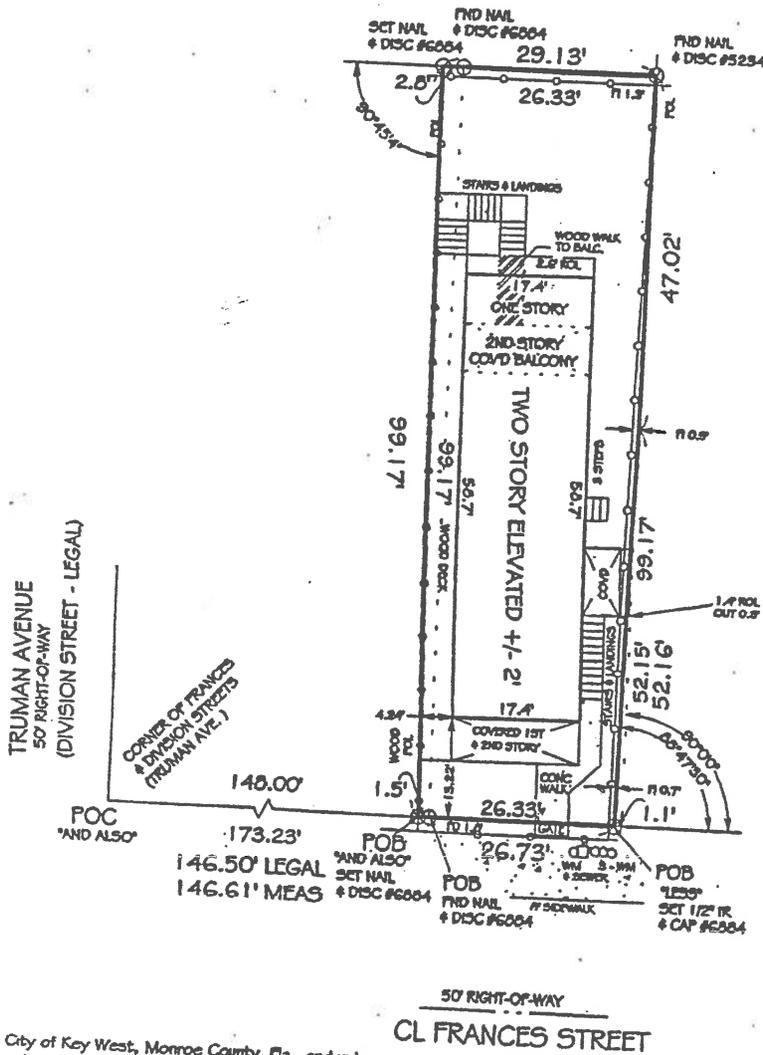
RE# 00020900

RE# 00054350-000000

MAP OF BOUNDARY SURVEY
PART OF LOT 7, SQUARE 3
JOHN LOWE'S SUBDIVISION OF TRACT 6
ON THE ISLAND OF KEY WEST



LOCATION MAP - N.T.S.



NORTH
SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
914 FRANCES STREET
KEY WEST, FL 33040

In the City of Key West, Monroe County, Fla., and is known as part of Lot Seven (7), in Square Three (3), according to subdivision of part of Tract Six (6), made by John Lowe and recorded in Monroe County, Florida records, commencing at a point on the S.W. side of Frances Street distant 148 feet, from the corner of Frances and Division Street, running thence in a N.W.ly direction Twenty-Six (26) feet, Four (4) inches; thence at right angles in a S.W.ly direction Ninety-Nine (99) feet, Two (2) inches; thence at right angles in a S.E.ly direction Twenty-Six (26) feet, Four (4) inches; thence at right angles in a N.E.ly direction Ninety-Nine (99) feet, Two (2) inches, to the Place of Beginning.

AND ALSO

A parcel of land on the Island of Key West and known as a part of Lot Seven (7), in Square Three (3), according to subdivision of part of Tract Six (6), made by John Lowe, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NWly right of way line of Truman Avenue with the SWly right of way line of Frances Street and run thence NWly along the SWly right of way line of the said Frances Street for a distance of 146.5 feet to the SEly face of an existing wood fence, said point also being the Point of Beginning; thence continue NWly along the SWly right of way line of the said Frances Street for a distance of 1.5 feet, said point being 148 feet NWly of the said intersection; thence SWly and at right angles for a distance of 99.17 feet; thence SEly and at right angles for a distance of 2.0 feet to the SEly face of said fence; thence NELY with a deflection angle of 90°45'04" to the left and along said face of wood fence for a distance of 99.17 feet back to the Point of Beginning.

A Parcel of Land on the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as part of Tract G, Beginning at a Point on Frances Street distance 173.23 feet from the corner of Frances and Division Streets; thence N 88° 47' 30" W for a distance of 52.16 feet; thence N 90° 00' 00" E for a distance of 52.15 feet; thence S 00° 00' 00" W for a distance of 1.10 feet back to the Point of Beginning.

CERTIFIED TO -

914 FRANCIS LLC
FIRST STATE BANK OF THE FLORIDA KEYS,
it's successors and/or assigns
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION -
SEE ABOVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|--------------------------|--|------------------------------------|
| A = CENTRAL ANGLE | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| ASH = ASPHALT | R = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | MEAS = MEASURED | PT = POINT OF TANGENT |
| C = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | R = RADIUS |
| CM = CONCRETE MONUMENT | NTS = NOT TO SCALE | RES = RESIDENCE |
| CONG = CONCRETE | PC = POINT OF CURVE | ROL = ROOF OVERHANG LINE |
| COVD = COVERED | POC = POINT OF COMPOUND CURVE | ROW = RIGHT OF WAY |
| DEAG = DRAINAGE EASEMENT | PCP = PERMANENT CONTROL POINT | TYP = TYPICAL |
| EL = ELEVATION | PK = PARKER RALPH NAIL | UTL = UTILITY |
| ENCL = ENCLOSED | PL = PROPERTY LINE | |
| ENCR = ENCROACHMENT | | |
| EDP = EDGE OF PAVEMENT | | |
| FF = FINISHED FLOOR | | |
| FI = FENCE INSIDE | | |

For Sender Site:

"Local name" of property 914 Frances Street Zoning district HHDR

Legal description attached

Current use: Apartment/Transient Rental Complex

Number of existing transient units: Four (4)

Size of site 2888 sq ft Number of existing city transient rental licenses: 4

What is being removed from the sender site? 2 transient licenses/units

What are your plans for the sender site? Reduce the current 2 apartments and 4 transient rentals to 2 residential condominium units.

For Receiver Site:

"Local name" of property 3591 S Roosevelt Blvd. Zoning district CT

Legal description ATTACHED

Current use Restaurants

Size of site: 57500 SF Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 0

Existing non-residential floor area 22,000 S.F. (incl. the bowling alley)

What will be transferred to the receiver site? _____

What are your plans for the receiver site? To build market rate housing

Sender Site: Current Owner Information

FOR INDIVIDUALS NOT APPLICABLE

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME KW Conchs, LLC
B. STATE/COUNTRY OF INCORPORATION A Florida limited liability company
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Freddy Varela, Manager Benjamin McPherson, Manager
Erica Hughes, Manager _____

FOR PARTNERSHIPS NOT APPLICABLE

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Erica Hughes

500 Fleming Street, Key West, Florida 33040

TELEPHONE(S) 294-9556 FAX 292--1982

Receiver Site: Current Owner Information

FOR INDIVIDUALS NOT APPLICABLE

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Hyatt and Hyatt, Inc.
B. STATE/COUNTRY OF INCORPORATION a Florida corporation
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Mark Hyatt, President

FOR PARTNERSHIPS NOT APPLICABLE

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Mark Hyatt 17021 Starfish Lane West; Sugarloaf Shores, FL
33042.
TELEPHONE(S) 745-2075 FAX 305-745-8799.

Signature Page and Verification Form for Sender Site

I (We) the Manager of KW Conchs, LLC, a Florida limited liability company owner(s) or authorized agent of the owner(s) of the real property located at 914 Frances Street in the City of Key

West, Florida, RE# 00020900 state that all of the information contained in this application and all of the answers to the above questions are true and correct to the best of my knowledge and belief.

Signature *Erica N. Hughes* Date: 3-11-05

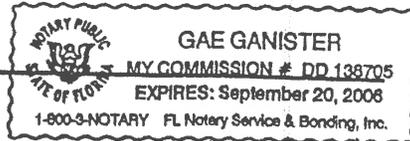
Erica N. Hughes, Manager and Authorized Representative
print name designation

Signature _____ Date: _____

_____ print name designation

Subscribed and sworn to or affirmed before me on March 11, 2005 by Erica N. Hughes, personally known to me or presenting _____ to me as identification.

Gae Ganister
Notary Public Signature, Seal



Name printed Gae Ganister Title Notary Public

Commission, Date DD 138705, 09/20/06

Signature Page and Verification Form for Receiver Site

I (we) Mark B. Hyatt as president of
owner(s) or authorized agent of the owner(s) of the real property located at
3591 South Roosevelt Blvd. in the City of Key
West, Florida, RE# 0054350-000000 state that all of the
information contained in this application and all of the answers to the above
questions are true and correct to the best of my(our) knowledge and belief.

Signature [Handwritten Signature] Date: 7-20-05

MARK B. HYATT
print name designation

Signature _____ Date: _____

print name designation

Subscribed and sworn to or affirmed before me on 20th July 2005 by
Mark B. Hyatt, personally known to me or

presenting _____ to me as identification.

[Handwritten Signature]
Notary Public Signature, Seal



Michelle Cates Deal
Commission # DD315046
Expires August 22, 2008
Bonded Troy Paine Insurance, Inc. 900-385-7019

Name printed _____ Title _____

Commission, Date _____

SOUTHPOINTS 20th 2000
#20



THE CITY OF KEY WEST
POST OFFICE BOX 1409
KEY WEST, FLORIDA 33041-1409
www.keywestcity.com

PLANNING DEPARTMENT
(305) 292-8229

MEMORANDUM

To: City Clerk (1)
Planning Department (2)
DCA Marathon Office (1)
Building Department (1)
Monroe County Property Appraiser (1)
Owner/Applicant (1)

From: Gail E. Kenson AICP, Planning Director

Date: August 24, 2006

RE: Transient Unit Transfer – 914 Frances Street to 3591 South Roosevelt Blvd

Enclosed is the Planning Board Resolution #2006-019 for the above-referenced property.

If you require further information, please call the Planning Department at (305) 809-3720.

GEK/bdm

Enclosure

**PLANNING BOARD RESOLUTION
No. 2006-019**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTIONS
SUBPART B, LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY OF KEY
WEST APPROVING AN APPLICATION FOR THE
TRANSFER OF ONE (1) FULL SIZE TRANSIENT UNIT
FROM 914 FRANCES STREET (RE# 00020900-
000000) to 3591 SOUTH ROOSEVELT BLVD. (RE #
00054350-000000 FOR USE AS ONE (1) NON-
TRANSIENT RESIDENCES; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Erica Hughes, attorney for KW Conchs, LLC, the owner 914 Frances Street (the sender site), filed an application to transfer ONE (1) full size transient units from the property (sender site) to 3591 South Roosevelt Boulevard (the receiver site) to allow the construction of one non-transient residence; and

WHEREAS, the above-referenced party presented to the City proof of "transient residential rental unit" Occupational License, Number 04 18390; and

WHEREAS, Mark Hyatt, agent of Hyatt and Hyatt, Inc, owner of the receiver site, simultaneously made application to transfer the units from the sender site to the receiver site; and

WHEREAS, at the Planning Board Meeting of June 22, 2006, Ms. Kenson reported that there were 103 notices, eight (8) responses received, with no objections, eight (8) non-objections, and two (2) written comments; and

WHEREAS, at that Meeting, Ms. Kenson referenced the staff report dated June 22, 2005, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of April 27, 2006. At that time the Planning Board continued review of this item to the July 27, 2006 Planning Board meeting; and

WHEREAS, at the July 27, 2006 meeting, Ms. Kenson referenced the staff report dated July 27, 2006 and recommended approval of the requested transfer of a transient license based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance and with the finding that this approval is for the transfer only and not of the proposed plans which shall be

subject to the full review necessary of a building permit and the already development plan (Res. 05-342); and

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

Section 1. That the Planning Board finds that the transfer of the one (1) full size transient units from 914 Frances Street to 3591 South Roosevelt for use as one non-transient residence is approved only and not the building plans.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 27th day of July 2006.



Richard Klitenick, Chairman
Key West Planning Board

8/17/2006

Date

Attest:



Gail E. Kenson, AICP
Planning Director

18 Aug 06

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

8-18-06

Date

THE CITY OF KEY WEST
PLANNING BOARD



To: Planning Board

From: Gail Kenson, AICP, Planning Director

Meeting Date: 27 July 2006

Request: Transfer of remaining a transient unit (1 ROGO) allocation from 914 Frances Street, legally described as KW part of Lot 7, Square 3, Tract 6, RE# 00020900-000000 to become non-transient unit, 3591 South Roosevelt Boulevard, legally described as KW FWDN Subdivision PB 1-205 Lots 1, 2 and part Lot 3 Ocean Boulevard Plat 1 and Parcel lying northwesterly thereof, RE#0005435000000

REQUEST

To transfer one transient unit (1 ROGO) allocation from 914 Frances Street to 3591 South Roosevelt Boulevard

SITE DATA

Sender Site

Owner: KW Conchs, LLC
Agent: Erica N. Hughes
Location: 914 Frances Street RE #: 00020900-000000
Zoning: HHDR
Existing Use: 4 transient units and 2 non-transient units.
Proposed use: Two full size residential units on site
Remaining transient units transferred to 3591 South Roosevelt (Mark Hyatt project)

Receiver Site

Owner: Hyatt and Hyatt, Inc.
Agent: Mark Hyatt
Location: 3591 South Roosevelt Boulevard RE#0005435000000
Zoning: CT
Existing Use: 21,582 square foot commercial structure
Proposed Use: 20 non-transient dwelling units

BACKGROUND

This is the applicant's third request to transfer 1.0 ROGO equivalent transient unit from 914 Frances Street. The receiver site, 3591 South Roosevelt Boulevard is to be developed with market rate units. 3591 South Roosevelt Boulevard has an existing 21,582 square foot commercial structure. The applicant is proposing to use any remaining allocations assigned to the sender site as non-transient residential dwellings.

914 Frances Street (sender site) originally had a total of four transient units with a ROGO equivalency of 4.0 ROGO allocations and two non-transient units with a ROGO equivalency of 2.0 ROGO allocations for a total of 6.0 ROGO allocations. The applicant has received approvals in the past to transfer 3.0 allocations to other receiver sites.

PREVIOUS RELATED APPROVALS

914 Frances Street

Planning Board Resolution 2005-039, December 15, 2005, approving the transfer of 1.0 transient ROGO allocation from 914 Frances Street to 800 Eisenhower Drive as 1.0 non-transient ROGO allocation.

Planning Board Resolution 2005-040, December 15, 2005, approving the transfer of 2.0 transient ROGO allocations from 914 Frances Street to 3591 South Roosevelt Boulevard as 2.0 non-transient ROGO allocations.

3591 South Roosevelt Boulevard

City Commission Resolution, October 18, 2005, Major Development Plan for construction of twenty market rate residential units to be owner occupied and six affordable units off-site.

Board of Adjustment Resolution 05-269, August 3, 2005, to permit the transfer of transient units to a "V" zone to construct twenty new non-transient dwelling units.

ANALYSIS

Section Sec. 122-1338 of the City Code permits the transfer of transient units that are located in areas of the City that does not permit transient uses. These units may be transferred as non-transient dwellings in accordance with Section 122-1338(3) of the City Code. This section states "transient units may be converted to residential units at the appropriate exchange rate as determined by the comprehensive plan so as not to increase hurricane evacuation time. Where a residential unit is created by the transfer of a transient unit and the new residential unit is 600 square feet or less, the transient unit may be transferred at its .58 ROGO unit equivalency into a residential unit with transient use prohibited."

Based on previous approvals and file documentation, there is 1.0 transient ROGO allocations remaining on the site. The owner of the sender site intends to use the remaining 2 non-transient ROGO allocations as residential units on site at 914 Frances Street. The application states the ROGO allocation that is subject of the transfer will become a market rate unit as part of the major development approved for 3591 South Roosevelt Boulevard.

Review pursuant to Criteria Section 122-1338 and Intent		
Criteria	Proposal	Complies.

		Yes or No
Sender Site		
Has transient license from City	Occupational License Number is: 04 18390	Yes
The unit is lawful unit & been counted in ROGO		Yes
Remaining # of rooms to same / does not increase ROGO count		Yes
Final use conforms with LDRs	Proposed use: Residential	Yes
Development review process required for proposed construction / redevelopment	Only building permits will be required	Yes
Mortgagee consents to transfer	Date of letter: Feb. 8, 2005 From: Kurt Lewin, 1 st St. Bank	Yes
Receiver Site		
Transient use is allowed or the use is residential	Receiver zoning district is: CT. Use is residential	Yes
Complies with density	Allowed units: 21 Proposed units: 20	Yes
The transient units are two rooms or less / retain ROGO equivalency	1 allocation is being transferred	Yes
Is not located in new construction in the "V" zone	Located in the VE 11 zone – variance approved by BOA	Yes
Homeowners or Condo Assoc. Has approved	Date of letter: Not applicable	Yes
Development review process required for proposed construction.	Has received development plan approval	Yes
General		
ROGO equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

Status of Allocations Transferred from 914 Frances Street			
	Sender Site	Receiver Site	Receiver Site
Location	914 Frances St.	800 Eisenhower	3591 S. Roosevelt
Existing Transient Allocations	4.0		
Existing Non-Transient Allocations	2.0		
TOTAL	6.0		
Transient Allocations Transferred	3.0		
Non-transient Allocations Transferred			
Transient Allocations Received			
Non-transient Allocations Received		1.0	2.0
Total Remaining Allocations	3.0	1.0	2.0

RECOMMENDATION

The Planning Department has not received input from the public. The Planning Department recommends **CONDITIONAL APPROVAL** of the transfer of 1.0 transient ROGO allocations from 914 Frances Street to 3591 South Roosevelt Boulevard based on a finding that the proposal

complies with the criteria and intent of the Transfer Ordinance and that this approval is for the transfer only and not of the proposed plans which shall be subject to the full review necessary of a building permit.

The following are the recommended **Conditions of Approval**:

1. Planning Board Resolution 2005-040 be amended to reflect an error in allocation calculations and to remove reference to the .16 ROGO allocations.
2. The transient license associated with the transient unit allocation shall expire at the time of the transfer.



THE CITY OF KEY WEST
POST OFFICE BOX 1409
KEY WEST, FLORIDA 33041-1409
www.keywestcity.com

PLANNING DEPARTMENT
(305) 292-8229

Erica Hughes
500 Fleming Street
Key West, FL 33040

April 5, 2005

RE: Condominium Conversion of 914 Frances Street

Dear Ms. Hughes:

Thank you for your letter notifying the City of Key West of the proposed conversion of a building containing two (2) non-transient, residential rental apartments and four (4) transient rooms at 914 Frances Street into condominiums of two (2) non-transient, residential rental units onsite and preserve the right to transfer four (4) transient units offsite. If the previous transfer ordinance is readopted such transfer shall also be subject to any regulations in effect at the time of the transfer. The City has no regulations in the zoning code governing such conversions and thus the conversion complies with the zoning regulations. For your additional information, I include the following:

1. The building may be non-conforming with regard to several zoning regulations including but not limited to setbacks, parking, building coverage, impervious surface coverage, storm water management, open space and density. The current code does allow reconstruction of residential units if involuntarily destroyed. However, if voluntary reconstruction or replacement exceeds 66 percent of the building value, variances will be required in order to rebuild. In either case, compliance with applicable Federal Emergency Management Agency requirements for elevation in flood zones shall be required.
2. It is the owner/developer's responsibility to insure that existing fire detection and/or prevention equipment required by the Fire Marshal's Office and Building Department is in working order. Any renovation or repair of the structure must meet current code requirements for condominiums.

If you should have questions or require additional information, please call.

Sincerely,


Ty Symroski
City Planner

CC: Joe April, Key West Building Official
David Fraga, Key West Fire Marshal

THE CITY OF KEY WEST PLANNING BOARD



To: Planning Board

From: Wendy Tucker, Development Review Administrator *WT*

Through: Gail Kenson, AICP, Planning Director *GK*

Meeting Date: 22 June 2006

Request: Transfer of remaining transient unit (.16 ROGO) allocations from 914 Frances Street, legally described as KW part of Lot 7, Square 3, Tract 6, RE# 00020900-000000 to become non-transient unit, 3591 South Roosevelt Boulevard, legally described as KW FWDN Subdivision PB 1-205 Lots 1, 2 and part Lot 3 Ocean Boulevard Plat 1 and Parcel lying northwesterly thereof, RE#0005435000000

REQUEST

To transfer one transient unit (.16 ROGO) allocations from 914 Frances Street to 3591 South Roosevelt Boulevard

SITE DATA

Sender Site

Owner: KW Conchs, LLC
Agent: Erica N. Hughes
Location: 914 Frances Street RE #: 00020900-000000
Zoning: HHDR
Existing Use: 4 transient units (two are 1.0 ROGO and two are 0.58 ROGO) and 2 non-transient units.
Proposed use: Two full size residential units on site
 Remaining transient units transferred to 3591 South Roosevelt (Mark Hyatt project)

Receiver Site

Owner: Hyatt and Hyatt, Inc.
Agent: Mark Hyatt
Location: 3591 South Roosevelt Boulevard RE#0005435000000
Zoning: CT
Existing Use: 21,582 square foot commercial structure
Proposed Use: 20 non-transient dwelling units

BACKGROUND

This is the applicant's third request to transfer a .16 ROGO equivalent transient unit from 914 Frances Street to 3591 South Roosevelt Boulevard to be developed as a market rate unit. 3591

South Roosevelt Boulevard has an existing 21,582 square foot commercial structure. The applicant is proposing to use any remaining allocations assigned to the sender site as non-transient residential dwellings.

914 Frances Street (sender site) originally had a total of four transient units with a ROGO equivalency of 3.16 ROGO allocations and two non-transient units with a ROGO equivalency of 2 ROGO allocations for a total of 5.16 ROGO allocations. The applicant has received approvals in the past to transfer allocations to other sender sites.

PREVIOUS RELATED APPROVALS

914 Frances Street

Planning Board Resolution 2005-039, December 15, 2005, approving the transfer of 2.0 transient ROGO allocations from 914 Frances Street to 3591 South Roosevelt Boulevard as 2.0 non-transient ROGO allocations.

Planning Board Resolution 2005-040, December 15, 2005, approving the transfer of 1.0 non-transient ROGO allocations from 914 Frances Street to 800 Eisenhower Drive as 1.0 non-transient ROGO allocations.

3591 South Roosevelt Boulevard

City Commission Resolution, October 18, 2005, Major Development Plan for construction of twenty market rate residential units to be owner occupied and six affordable units off-site.

Board of Adjustment Resolution 05-269, August 3, 2005, to permit the transfer of transient units to a "V" zone to construct twenty new non-transient dwelling units.

ANALYSIS

Section Sec. 122-1338 of the City Code permits the transfer of transient units that are located in areas of the City that does not permit transient uses. These units may be transferred as non-transient dwellings in accordance with Section 122-1338(3) of the City Code. This section states "transient units may be converted to residential units at the appropriate exchange rate as determined by the comprehensive plan so as not to increase hurricane evacuation time. Where a residential unit is created by the transfer of a transient unit and the new residential unit is 600 square feet or less, the transient unit may be transferred at its .58 ROGO unit equivalency into a residential unit with transient use prohibited."

Based on previous approvals outlined above there are .16 transient ROGO allocations remaining on the site. The owner of the sender site intends to use the remaining 2 non-transient ROGO allocations as residential units on site at 914 Frances Street. The application states the .16 ROGO allocations that is subject of the transfer will become a market rate unit as part of the major development approved for 3591 South Roosevelt Boulevard. The application does not state the dwelling unit will be limited in size to 600 square feet or less in size as required by Section 122-1338(3) of the City Code.

Review pursuant to Criteria Section 122-1338 and Intent		
Criteria	Proposal	Complies. Yes or No
Sender Site		
Has transient license from City	Occupational License Number is: 04 18390	Yes
The unit is lawful unit & been counted in ROGO		Yes
Remaining # of rooms to same / does not increase ROGO count		Yes
Final use conforms with LDRs	Proposed use: Residential	Yes
Development review process required for proposed construction / redevelopment	Only building permits will be required	Yes
Mortgagee consents to transfer	Date of letter: Feb. 8, 2005 From: Kurt Lewin, 1 st St. Bank	Yes
Receiver Site		
Transient use is allowed or the use is residential	Receiver zoning district is: CT. Use is residential	Yes
Complies with density	Allowed units: 21 Proposed units: 20	Yes
The transient units are two rooms or less / retain ROGO equivalency	A .16 allocation is being transferred	Yes
Is not located in new construction in the "V" zone	Located in the VE 11 zone – variance approved by BOA	Yes
Homeowners or Condo Assoc. Has approved	Date of letter: Not applicable	Yes
Development review process required for proposed construction.	Has received development plan approval	Yes
General		
ROGO equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

Status of Allocations Transferred from 914 Frances Street			
	Sender Site	Receiver Site	Receiver Site
Location	914 Frances St.	800 Eisenhower	3591 S. Roosevelt
Existing Transient Allocations	3.16		
Existing Non-Transient Allocations	2.0		
TOTAL	3.16		
Transient Allocations Transferred	2.0		
Non-transient Allocations Transferred	1.0		
Transient Allocations Received			
Non-transient Allocations Received		1.0	2.0
Total Remaining Allocations	2.16	1.0	2.0

RECOMMENDATION

The Planning Department has not received input from the public. The Planning Department recommends **CONDITIONAL APPROVAL** of the transfer of .16 transient ROGO allocations from 914 Frances Street to 3591 South Roosevelt Boulevard based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance and that this approval is for the transfer only and not of the proposed plans which shall be subject to the full review necessary of a building permit.

The following are the recommended **Conditions of Approval**:

1. The .16 ROGO allocations can only be used as a market rate allocation if combine with additional fractional ROGO allocations transferred in from other sender sites to be combined with this fractional allocation.
2. The transient license associated with the transient unit allocation shall expire at the time of the transfer.

CORRECTION MADE ON PB RESOLUTION #2006-019
SEE ATTACHED.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, MARK B. HyATT, in my capacity as PRESIDENT
(print name) (print position; president, managing member)

of HYATT AND HYATT INC.
(print name of entity serving as Authorized Representative)

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

3591 S. ROOSEVELT BLVD K.W. FLA 33040
Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 13, 2015 by
Mark Bennett Hyatt
Name of Authorized Representative date

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

[Signature]
Notary's Signature and Seal

Jo Bennett
Name of Acknowledger typed, printed or stamped



EE097995
Commission Number, if any

Deed

RETURN TO:

This instrument prepared by:
 ROBERT E. COBB, Attorney,
 4530 North Federal Highway
 Fort Lauderdale, Florida 33308

MONROE

88 OCT-6 P2:13

FILED

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 1988,

BETWEEN O. BRUCE HYATT, of the County of Broward, State of Florida, party of the first part, and HYATT AND HYATT, INC., a corporation organized and existing under the laws of Florida, whose post office address is 3591 South Roosevelt Boulevard, Key West, FL 33040, of the County of Monroe, State of Florida, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other valuable considerations to them in hand paid by 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, his heirs and assigns forever, the following described land, situate, lying and being in the County of Monroe, in the State of Florida, to-wit:

On the Island of Key West and consisting of Lot 1, Lot 2, and part of Lot 3, according to the Plat of Key West Foundation Company Ocean Boulevard Plat Number 1, recorded in Plat Book 1, at Page 205, of Monroe County Official Records and adjacent acreage and is more particularly described as follows:

Begin at the Southwest corner of the above mentioned Lot 1; thence northerly along the westerly line of said Lot 1 and Westerly line of Lot 1 (extended) a distance of 400 feet to a point; thence easterly making a deflection angle of $82^{\circ} 45'$, with the prolongation of the previously described course a distance of 117.94 feet to a point; thence southerly making a deflection angle of $90^{\circ} 18' 45''$ with the prolongation of the previously described course a distance of 166 feet to a point; thence westerly and at right angles a distance of 9 feet to a point; thence southerly with the prolongation of the previously described course a distance of 93 feet to a point; thence southerly making a deflection angle of $2^{\circ} 30'$, to the right from the prolongation of the previously described course a distance of 164 feet, more or less, to a point of intersection with the southerly line of the aforementioned Lot 3; thence westerly following curve concave to the north with a radius of 2789.93 feet and along the southerly line of said Lots 1, 2, and 3 a distance of 163 feet, more or less, back to the point of beginning.

CONTINUED ON PAGE TWO

SUBJECT to taxes for the year 1988 and subsequent years; and
SUBJECT to easements, conditions, reservations, restrictions and
limitations of record and all valid zoning ordinances,

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 THE PRESENCE OF:

Robert E. Cobb

O. BRUCE HYATT (SEAL)

Vicki Ely

COUNTY OF BROWARD

STATE OF FLORIDA

I HEREBY CERTIFY that on this 30th day of September, 1988, before
me, an officer duly qualified to take acknowledgements, personally
appeared O. BRUCE HYATT, To me known to be the person described in
and who executed the foregoing instrument and he has acknowledged
before me that he executed the same.

Robert E. Cobb
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG. 31, 1992
BONDED THRU GENERAL INS. UND.

Recorded in Clerk of Court's Office
in Broward County, Florida
By _____
Clerk of Court

DB P-41 7,637 50 Date 10.6.88
MONROE COUNTY
DANNY L. KOLB, CLERK
By Madeline DB

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

HYATT AND HYATT, INC.

Filing Information

Document Number	H19381
FEI/EIN Number	592440661
Date Filed	09/04/1984
State	FL
Status	ACTIVE

Principal Address

3591 S. ROOSEVELT BLVD
KEY WEST, FL 33040

Changed: 03/28/2008

Mailing Address

17021 STARFISH LANE WEST
SUGARLOAF SHORES, FL 33042

Changed: 01/17/2006

Registered Agent Name & Address

HYATT, MARK B.
17021 STARFISH LANE WEST
SUGARLOAF SHORES, FL 33042

Name Changed: 01/17/2006

Address Changed: 01/17/2006

Officer/Director Detail

Name & Address

Title PRES

HYATT, MARK B
17021 STARFISH LANE WEST
SUGARLOAF SHORES, FL 33042

Annual Reports

Report Year	Filed Date
2013	01/15/2013
2014	01/07/2014
2015	01/07/2015

Document Images

01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
03/28/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
01/17/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2005 -- ANNUAL REPORT	View image in PDF format
07/08/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- ANNUAL REPORT	View image in PDF format
03/04/2002 -- ANNUAL REPORT	View image in PDF format
02/07/2001 -- ANNUAL REPORT	View image in PDF format
01/29/2000 -- ANNUAL REPORT	View image in PDF format
01/23/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
01/26/1996 -- ANNUAL REPORT	View image in PDF format
01/17/1995 -- ANNUAL REPORT	View image in PDF format

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Vwdh#r i#arujgd/#Ghsdump hqw#i#Vwdh

**Property Appraiser
Record Card**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1054968** Parcel ID: **00054350-000000**

Ownership Details

Mailing Address:

HYATT AND HYATT INC
17021 STARFISH LN W
SUGARLOAF SHORES, FL 33042

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 03-68-25

Property Location: 3591 S ROOSEVELT BLVD KEY WEST

Legal Description: KW KW FWDN SUB PB 1-205 LOTS 1, 2 & PT LOT 3 OCEAN BLVD PLAT1 & PARCEL LYING NW'LY THEREOF OR183-552/555 OR652-375/377 OR835-276/283E OR835-284/285 OR922-2218/2223Q/C OR1068-763/764 OR1478-614 (DISCLAIMER)(LG)

Click Map Image to open interactive viewer



4 ULP 1 2000 123

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		VAC COMM D	46	N	N
	5156	RESTRNT/CAFETR-B-	54	Y	Y
	5158	OPF	100	N	N
	5159	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1398	AB AVE WOOD SIDING	25
1399	C.B.S.	60
1400	CUSTOM	15

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	112 SF	0	0	1982	1983	4	30
2	PT2:BRICK PATIO	293 SF	0	0	1978	1979	4	50
3	PT3:PATIO	912 SF	0	0	1978	1979	2	50
4	AP2:ASPHALT PAVING	23,200 SF	0	0	1979	1980	2	25
5	CL2:CH LINK FENCE	693 SF	77	9	1979	1980	2	30
6	CL2:CH LINK FENCE	264 SF	44	6	1979	1980	1	30
7	WD2:WOOD DECK	96 SF	0	0	1983	1984	2	40
9	PT5:TILE PATIO	850 SF	0	0	1999	2000	3	50
10	FN2:FENCES	140 SF	20	7	1999	2000	4	30
11	PT2:BRICK PATIO	135 SF	0	0	2000	2001	4	50

Appraiser Notes

2006-01-19 TRANSFER OF TWO FULL SIZE TRANSIENT UNIT FROM 914 FRANCES ST (AK1021644 SENDER) TO 3591 S.ROOSEVELT BLVD (AK1054968 RECEIVER) FOR USE AS TWO NON-TRANSIENT RESIDENCES.-SKI
2006-06-14 MARTHA'S/BENIHANA CLOSED SINCE WILMA
TPP:BENIHANA'S - 8700768 MARTHA'S - 8513305
2006-09-19- RECEIVER SITE OF FOR ONE FULL SIZE NON TRANSIENT RESIDENCE FROM 914 FRANCES ST
2007-04-04 SALES FLYER "SOUTHPOINTE ATLANTIC" BY CHRISTIES GREAT ESTATES-(12 SINGLE LEVEL CONDO HOMES STARTING @ \$2,950,000 2700SF LIVING AREA 3 BR SPA GOURMET KITCHEN) (8 GRACIOUS TOWNHOMES STARTING @\$1,500,000 1500SF LIVING 1500SF OUTDOOR AREA 2/2) DKRAUSE
2006-01-19 TRANSFER (15) SMALL TRANSIENT UNITS FROM 915 WINDSOR LANE (AK1020834 SENDER) TO 3591 S.ROOSEVELT BLVD (1054968 RECEIVER)FOR USE AS NINE FULL SIZE NON-TRANSIENT RESIDENCES.-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	9500134	12/01/1995	11/01/1996	1	CHANGEOUT 25 TON AC
1	9601659	04/01/1996	11/01/1996	3,500	RENOVATIONS
1	9604741	12/01/1996	12/01/1997	15,000	MECHANICAL
1	9900317	01/28/1999	11/17/1999	4,200	REPLACE WALK W/PAVERS
1	9901367	04/23/1999	11/17/1999	10,400	ROOF BENIHANNA/MARTHA

1	9901428	05/03/1999	11/17/1999	24,900		STORM DAMAGE TO FRONT
1	9901880	06/03/1999	11/17/1999	21,000		RELOCATE SERVICE
1	9901808	05/27/1999	11/17/1999	16,800		CHANGEOUT 3 AC UNITS
1	9901842	06/09/1999	08/04/2000	60,000		NEW LOADING DOCK
1	9903998	12/08/1999	08/04/2000	3,500		RANGE HOOD W/EXHAUST FAN
1	11-1676	05/23/2011		800	Commercial	REMOVE ICE MACHINE, DISHWASHER, 3 COMP SINK & UTILITY SINK & RE-INSTALL AFTER FLOOR IS REGROUTED. INSTALL BACKFLOW VALVE AT WATER METER (OLD MARTHA'S RESTAURANT)
1	11-2905	08/15/2011		2,625	Commercial	REMOVE TWO HAND SINKS & TWO PREP SINKS. REINSTALL AFTER COMPLETION OF TILE WORK AT SUSHI BAR. AT MAIN BAR REMOVE GLASS WASHER, HAND SINK, DUMP SINK & DOUBLE ICE WELLS, REINSTALL AFTER COMPLETION OF TILE WORK.
1	11-2840	08/10/2011		35,000	Commercial	INSTALLATION OF COMMERCIAL RESTAURANT HOOD SYSTEM
1	11-1259	04/18/2011		44,850	Commercial	REPLACE 3 PACKAGE UNIT; REMOVE EXISTING. INSTALL 2.5 WITH CURB ADAPTOR; 7.5 TON WITH CURB ADAPTOR; 25 TON ON EXISTING CURB. MAKE UP AIR HOOD EACH UNIT; SMOKE DETECTOR EACH UNIT. NEW HOOD EXHAUST FAN; REPLACE CONDENSING UNIT.
1	11-1282	04/20/2011		15,000	Commercial	CONSTRUCT 55' NONBEARING KNEE WALL IN UPPER DINING AREA; INSTALL FLOORING; INSTALL 400 LF WAINSCOAT ON INTERIOR WALLS; INSTALL 800 LF HARDIE BOARD EXTERIOR.
1	11-1456	05/03/2011		695	Commercial	BUILD 3' X 12' X 10' SLAB FOR 4 420 SQ FT 100 GALLON TANKS
1	11-1428	05/03/2011		450	Commercial	SET FOUR (4) 420S (100 GALLONS EACH) & SECURE TANKS & HOOK UP TO EXISTING SYSTEM
1	11-1422	05/03/2011		6,000	Commercial	INSTALL 1-10' WIDE X 15' TALL OVERHEAD DOOR INCLUDING CHAIN LINK HOIST. INSTALL 1-3' WIDE X 6'8" EXTERIOR IMPACT DOOR INCLUDING WOOD LANDING W/36" WIDE WOOD STAIRS.
1	11-2208	06/28/2011		2,000	Commercial	FORM & POUR CONCRETE STAIRS & RAMP
1	11-2707	07/28/2011		450	Commercial	TAP INTO EXISTING SYSTEM & RUN 3/4" TRAP PIPE TO NEW SUSHI BAR. INSTALL A NEW MAINFOILD FOR EQUIPMENT.
1	11-2732	07/28/2011		54,000	Commercial	INSTALL ON 10 TON W/10 DROPS. CHANGE OUT OF A 5, 15, & 25 TON. ALSO CHANGE 22 GRILLS.
1	11-2478	07/25/2011		11,000	Commercial	CONSTRUCT NEW CANOPY OVERHAND 300 S.F. INSTALL WAINSCOATING 400 S.F., TILE 300 S.F. 70 L.F. NON BEARING PARTITION WALL (2 X 4) AND PAINTING (NO ROOFING PERMIT INCLUDED)
1	11-1655	07/06/2011		20,000	Commercial	REVISION TO PERMIT #11-1655 TO REWIRE EXHAUST HOOD, WIRE DISHWASHER, ADD 4 NEW GFI OUTLETS IN KITCHEN. REPLACE 2 FANS. REPLACE 6 TRACK LIGHTINGS, AND WIRE NEW EXIT SIGNS & EMERGENCY LIGHTS.
1	11-2839	08/05/2011		15,000	Commercial	ADD TWO PANELS FOR ELEC. WIRE TABLES. WIRE BUILDOUT IN NEW SUSHI ROOM. WIRE NEW HOOD IN SUSHI ROOM. WIRE NEW A/C IN SUSHI ROOM. REWIRE ANY DAMAGE DURING REMODEL MINOR REPAIRS IN EXISTING KITCHEN.
				0		

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	1,551,784	31,941	858,000	2,441,725	1,948,129	0	2,441,725
2013	880,683	32,344	858,000	1,771,027	1,771,027	0	1,771,027
2012	978,537	32,574	858,000	1,869,111	1,869,111	0	1,869,111
2011	978,537	32,804	858,000	1,869,341	1,869,341	0	1,869,341
2010	978,537	33,046	858,000	1,869,583	1,869,583	0	1,869,583
2009	1,076,390	33,277	879,648	1,989,315	1,989,315	0	1,989,315
2008	1,174,244	33,713	879,648	2,087,605	2,087,605	0	2,087,605

2007	918,703	34,163	1,034,880	1,987,746	1,987,746	0	1,987,746
2006	918,703	34,625	1,581,250	2,442,708	2,442,708	0	2,442,708
2005	1,192,943	35,100	1,581,250	2,809,293	2,809,293	0	2,809,293
2004	1,206,114	35,576	1,293,750	2,535,440	2,535,440	0	2,535,440
2003	1,206,114	36,070	862,500	2,104,684	2,104,684	0	2,104,684
2002	1,206,114	36,553	862,500	2,105,167	2,105,167	0	2,105,167
2001	1,192,409	34,166	862,500	2,089,075	2,089,075	0	2,089,075
2000	1,190,114	15,955	805,000	2,011,069	2,011,069	0	2,011,069
1999	1,242,515	13,224	805,000	2,060,739	2,060,739	0	2,060,739
1998	830,279	13,326	690,000	1,533,605	1,533,605	0	1,533,605
1997	830,279	13,461	690,000	1,533,740	1,533,740	0	1,533,740
1996	754,799	13,606	690,000	1,458,405	1,458,405	0	1,458,405
1995	754,799	13,741	690,000	1,458,540	1,458,540	0	1,458,540
1994	754,799	14,894	690,000	1,459,693	1,459,693	0	1,459,693
1993	754,799	16,064	690,000	1,460,863	1,460,863	0	1,460,863
1992	883,337	18,010	690,000	1,591,347	1,591,347	0	1,591,347
1991	883,337	19,241	690,000	1,592,578	1,592,578	0	1,592,578
1990	883,468	20,484	503,125	1,407,077	1,407,077	0	1,407,077
1989	883,468	21,716	488,750	1,393,934	1,393,934	0	1,393,934
1988	717,888	12,453	168,750	899,091	899,091	0	899,091
1987	704,005	12,453	135,000	851,458	851,458	0	851,458
1986	679,449	12,453	135,000	826,902	826,902	0	826,902
1985	927,324	12,453	98,100	1,037,877	1,037,877	0	1,037,877
1984	923,035	12,453	98,100	1,033,588	1,033,588	0	1,033,588
1983	923,035	12,453	98,100	1,033,588	1,033,588	0	1,033,588
1982	804,066	12,453	98,100	914,619	914,619	0	914,619

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1988	1068 / 763	1,425,000	WD	M

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Monroe County Property Appraiser
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