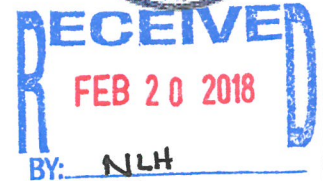


Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

☒

Historic District

Yes _____

No ☒

Please print or type:

- 1) Site Address 3216 Flagler Ave, Key West, FL 33040
- 2) Name of Applicant James A Ross, FMC PM
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1909 Tyler Street, 8th Floor, Hollywood, FL 33020
- 5) Applicant's Phone # 954 405 0842 Email james.ross@fmc-na.com
- 6) Email Address: james.ross@fmc-na.com
- 7) Name of Owner, if different than above Bert J Budde Sr.
- 8) Address of Owner 3216 Flagler Ave, Key West, FL 33040
- 9) Owner Phone # 305-924 2367 Email kwf33040@aol.com
- 10) Zoning District of Parcel Limited Commercial RE# 00069060-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No X
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Kidney Dialysis, 6 Vehicles, no overnight patients or staff

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



13) Has subject Property received any variance(s)? Yes X No _____

If Yes: Date of approval 09/15/2011 Resolution # 2011-044

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes X No _____

If Yes, describe and attach relevant documents.

Walkway Easements for ingress and egress

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Solutions Statement – The design of the facility will be an interior renovation project that will not expand the building footprint. The business will treat dialysis patients in the Key West community. With there being no expansion of the building, we will not be disturbing the current storm drainage system so there won't be a concern for water pollution. If the city is under a potable water conservation the business will not be operable. With such a small volume of patients we will utilize the existing dumpster for waste disposal so the increase in trash will be very minimal. In our section of the building will be installing LED light fixtures with vacancy sensors so the lights are only on when the area or room is occupied. Also, we will use high efficiency toilet fixtures, so we reduce the carbon footprint our facility uses. With such a small facility the neighbors will be minimally affected by our business. The clinic will see three patients for treatment lasting around four hours, with an occasional fourth patient in the exam room which the length of the exam can vary. Any exterior lights will be used for patient and staff safety. We will be using lights that are solely for lighting the walkway to reduce light pollution on the neighbors. With the length treatments being four hours and the patients' medical condition, the amount of noise generated will be very low. Most patients end up sleeping during treatments to pass the time. Most patients are unable to drive so they will be dropped off by a local transportation company further reducing our parking needs which will reduce the effect we have on our neighbors.

122-62(b)

1.
 - a. Floor Area – Occupying 2817 square feet in a roughly a 10,800 square foot building
 - b. Traffic Generation – Most of the patients will be dropped off via a transportation company so traffic will be minimal. We would have four staff on site.
 - c. Square Feet of Enclosed Building – 2817 square feet
 - d. Proposed Employment – 4 employees
 - e. Proposed Number and Type of Service Vehicles – N/A
 - f. Off-Street Parking Needs – To accommodate staff and possibly patient parking. Roughly six parking spots.
2. N/A
3. N/A

Warranty Deed

ATTORNEY AT LAW
Address: FELDMAN & KOENIG, P.A.
417 EATON STREET
KEY WEST, FL 33040

Grantee Name and S.S. #: _____

Grantee Name and S.S. #: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

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 number 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 17th day of August A. D. 19 90
Between GENE A. ROBERTS and JEANNIE T. ROBERTS, husband and wife

of the County of _____ in the State of Florida
party of the first part, and BERT J. BUDDE and JOSETTE M. BUDDE, Husband and Wife
as tenants by the entirety, whose address is:

of 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 00/100 _____ 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:

SEE ATTACHED SCHEDULE

Subject to reservations, easements, limitations, and encumbrances of record,
if any, and taxes for the year 1990 and subsequent years.

DEED 4372^{SD} Date 8-28-90

MONROE COUNTY

DANNY L. KOSLOFF, CLERK OF CT.

By Greene Thompson D.C.

Property Appraiser's Parcel Identification Number: _____

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:

Donley S. Beckenridge

Gene A. Roberts L.S.
GENE A. ROBERTS
Jeannie T. Roberts L.S.
JEANNIE T. ROBERTS

L.S.

L.S.

State of Florida

County of _____

PARCEL NO. 1

A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the Plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 200 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 89.23 feet; thence Southeasterly and at right angles for a distance of 220 feet to the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2 for a distance of 89.23 feet; thence Northwesterly for a distance of 220 feet back to the Point of Beginning.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS ON THE FOLLOWING TWO PARCELS:

PARCEL NO. 2

A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 289.23 feet; thence Southeasterly and at right angles for a distance of 70.95 feet to the Point of Beginning of the parcel of land being described herein; thence Southwesterly at right angles for a distance of 6.0 feet; thence Southeasterly at right angles for a distance of 39.80 feet; thence Northeasterly at right angles for a distance of 6.0 feet; thence Northwesterly for a distance of 39.80 feet back to the Point of Beginning.

PARCEL NO. 3

A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 289.23 feet; thence Southeasterly and at right angles for a distance of 173.33 feet to the Point of Beginning of the parcel of land being described herein; thence Southwesterly at right angles for a distance of 12.0 feet; thence Southeasterly at right angles for a distance of 46.67 feet to the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2 for a distance of 12.0 feet; thence Northwesterly for a distance of 46.67 feet back to the Point of Beginning.

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 00069060-000100
Account# 8650671
Property ID 8650671
Millage Group 10KW
Location Address 3216 FLAGLER Ave, KEY WEST
Legal Description KW RIVIERA SHORES SUBDIVISION PB3-148 W'LY 89.23' OF THE E'LY 289.23' OF BLOCK 2 OR 895-159/160 OR 998-449/450 OR 1142-1994/1995
(Note: Not to be used on legal documents.)
Neighborhood 31060
Property Class STORE (1100)
Subdivision Riviera Shores Sub
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

BUDDE BERT J AND JOSETTE M
 17 AQUAMARINE DR
 KEY WEST FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$884,109	\$930,036	\$1,035,591	\$1,035,591
+ Market Misc Value	\$8,499	\$8,499	\$8,499	\$7,391
+ Market Land Value	\$304,265	\$304,265	\$304,265	\$304,265
= Just Market Value	\$1,196,873	\$1,242,800	\$1,348,355	\$1,347,247
= Total Assessed Value	\$1,196,873	\$1,242,800	\$1,348,355	\$1,347,247
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,196,873	\$1,242,800	\$1,348,355	\$1,347,247

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	19,630.00	Square Foot	89	220

Commercial Buildings

Style 1 STY STORE-B / 11B
Gross Sq Ft 11,036
Finished Sq Ft 11,036
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1967
Year Remodeled
Effective Year Built 2001

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	11,036	11,036	0
TOTAL		11,036	11,036	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	5270 SF	2
CONC PATIO	1975	1976	1	782 SF	2

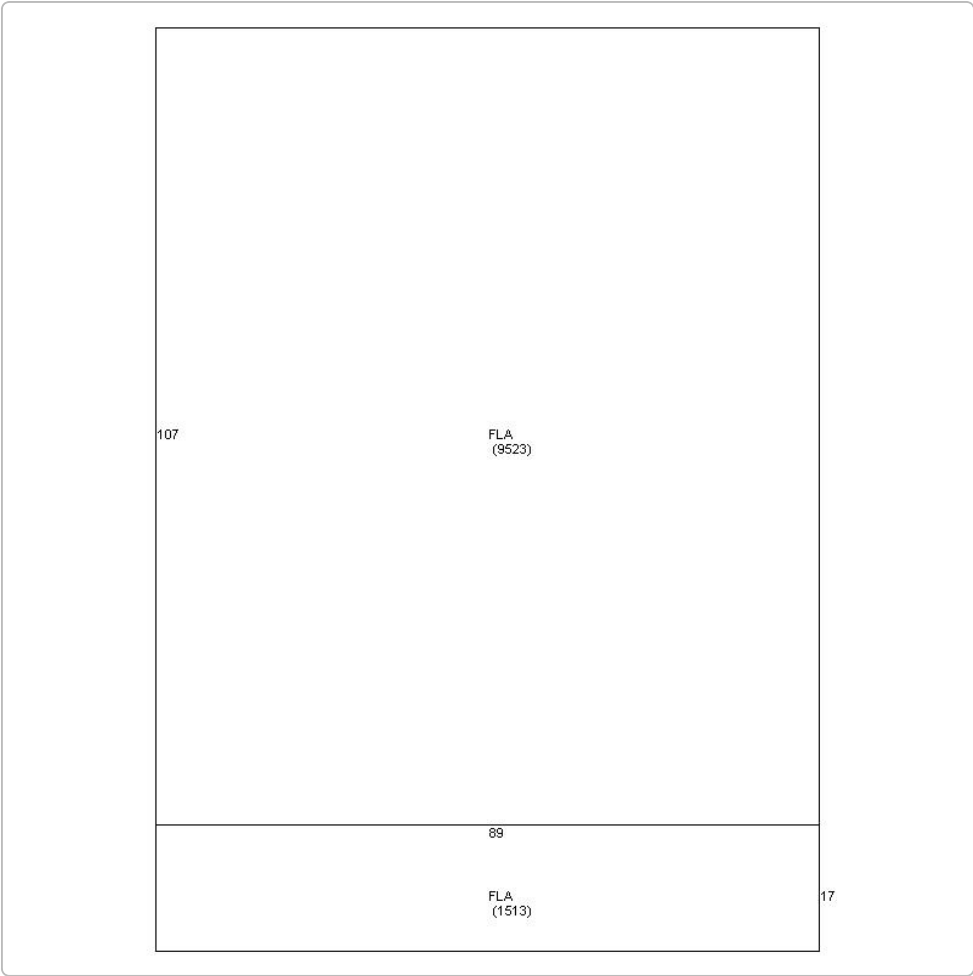
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/1/1990	\$795,000	Warranty Deed		1142	1994	Q - Qualified	Improved
12/1/1986	\$429,800	Warranty Deed		998	449	U - Unqualified	Improved
10/1/1983	\$550,000	Warranty Deed		895	159	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-3290	8/7/2013	10/15/2014	\$14,000	Commercial	CHANGE OUT TWO 10 TON ROOF MOUNTED PACKAGE UNITS.
13-1948	6/19/2013		\$2,280	Commercial	REMOVE AND REPLACE STOREFRONT GLASS AREA APPROX. 60" X 90". REMOVE PANE GLASS AND REPLACE W/ALUM FRAME SINGLE DOOR W/2 SIDELIGHTS.
13-0004	1/2/2013		\$1,200	Commercial	EXTEND LANDING IN FRONT OF BLDG., 16' X 6'W X 2' HIGH. CONSTRUCT STAIRS OUT RIGHT ENTRANCE OF STORE, 2 STEPS.
07-1875	4/18/2007	6/5/2007	\$500	Commercial	INSTALL TWO VINYLE LOGOS(LOGO "ASHLEY FURNITURE"
07-0490	2/2/2007	6/5/2007	\$8,000		INSTALL 1000SF ALUMINUM HURRICANE PANELS.
07-0447	1/29/2007	6/5/2007	\$10,000		INSTALL LIGHTS & RECEPTACLES
07-0070	1/26/2007	6/5/2007	\$15,000		FINISH OUT 1500SF ADDITION
06-6801	12/27/2006	6/5/2007	\$5,000	Commercial	INSTALL ACOUSTES DROP CEILING 4000SF
06-6429	12/7/2006	12/14/2006	\$3,500	Commercial	REMOVE 60SQRS FIBERGLASS FELT INSTALL 60 SQRS OF SINGLE PLY ROOFING SYSTEM
06-5613	10/10/2006	12/14/2006	\$21,000	Commercial	ADA HANDICAP RAMP,INSTALL RAILINGS
06-5487	10/2/2006	12/14/2006	\$16,000	Commercial	REPLACE 15 SQRS, INSTALL 24 STANDING PCS ROOFING
06-4643	8/3/2006	12/14/2006	\$6,000	Commercial	DEMO ROTTEN ROOF 17 X 78
06-4852	7/31/2006	12/14/2006	\$22,000	Commercial	REPLACE EXISTING WOOD DECK WITH CONCRETE
99-1099	3/30/1999	8/9/1999	\$14,000	Commercial	REPLACE A/C'S

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

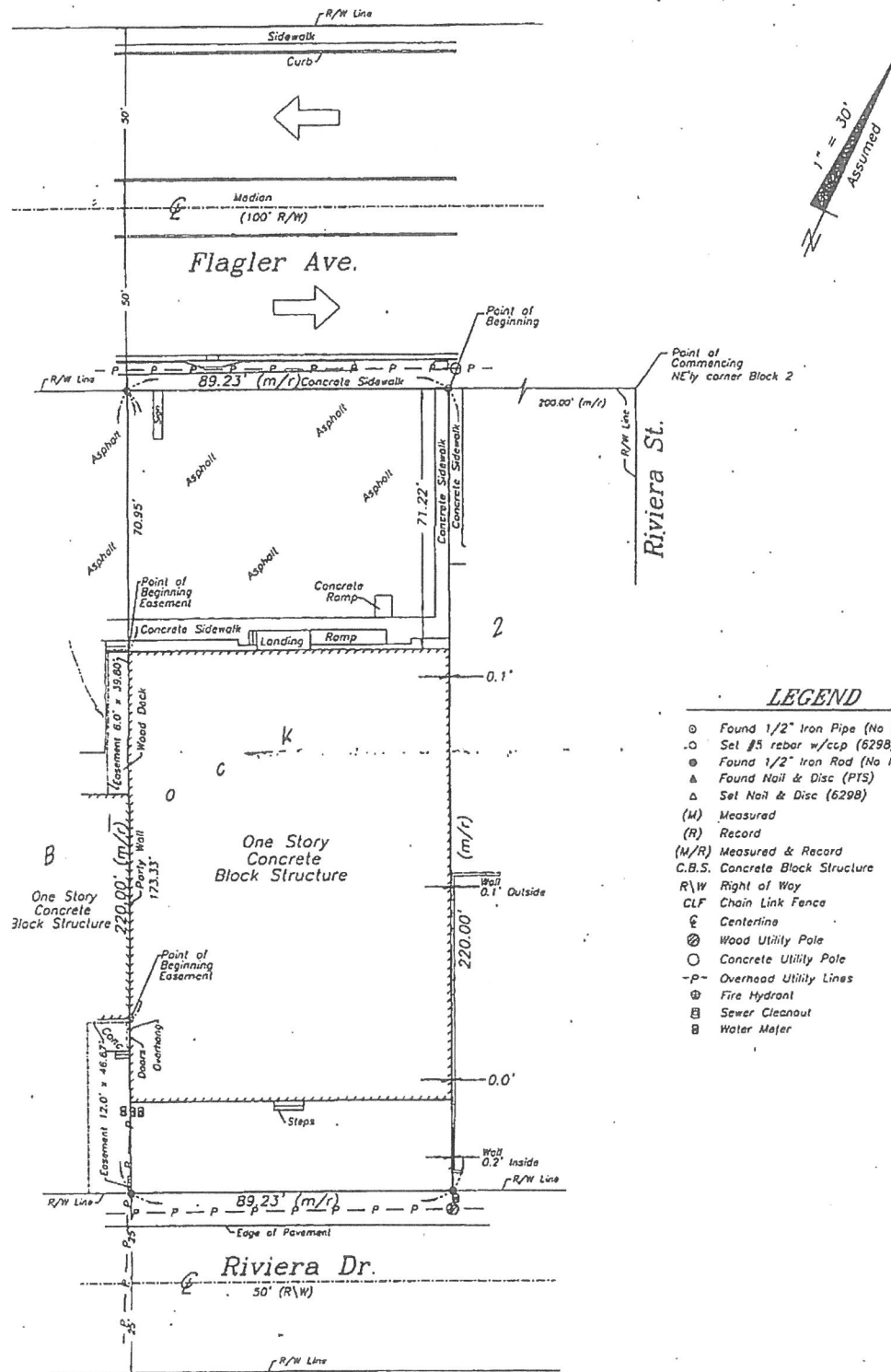
Last Data Upload: 3/5/2019 2:02:12 AM

Version 2.2.3



Survey

Boundary Survey Map of part of Block 2, RIVIERA SHORES SUBDIVISION, Key West, FL



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc



Professional Surveyor & Mapper
PSM #8258

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 Fax (305) 296-2266

OTE:
his Survey Map is not
ill and complete without
the attached Survey Report.

Boundary Survey Report of part of Block 2, RIVIERA SHORES SUBDIVISION, Key West, FL

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3216 Flagler Ave., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: September 9, 2009.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. Easements were not surveyed and are shown for graphical purposes only.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the Plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows:

COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 200 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 89.23 feet; thence Southeasterly and at right angles for a distance of 220 feet to the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2 for a distance of 89.23 feet; thence Northwesterly for a distance of 220 feet back to the point of beginning.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS ON THE FOLLOWING TWO PARCELS: (Easements not surveyed and are shown for graphical purposes only)

A parcel of land of the Island of Key West, being a part of block 2 of Riviera Shores Subdivision according to the Plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows:

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BOUNDARY SURVEY FOR: Bert J. Budde and Josette M. Budde;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN INC.

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

September 14, 2009

Sheet Two of Two Sheets

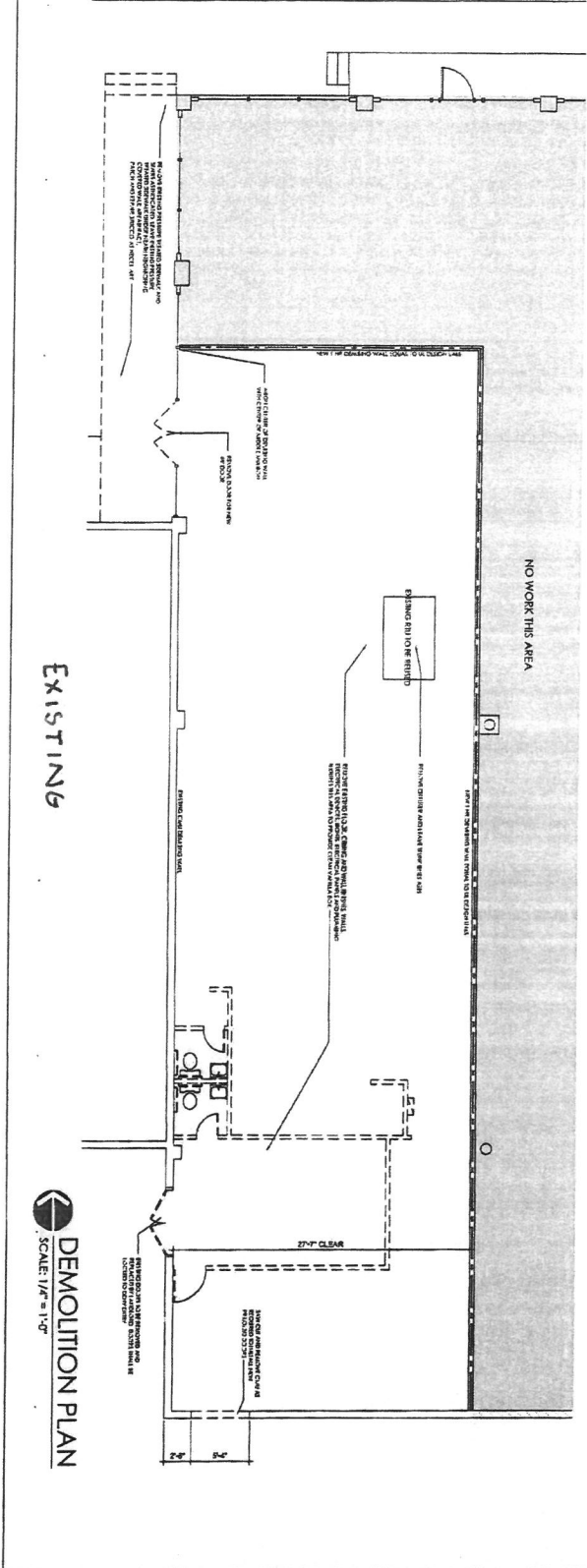
J. LYNN O'FLYNN, Inc



Professional Surveyor & Mapper
PSM #6298

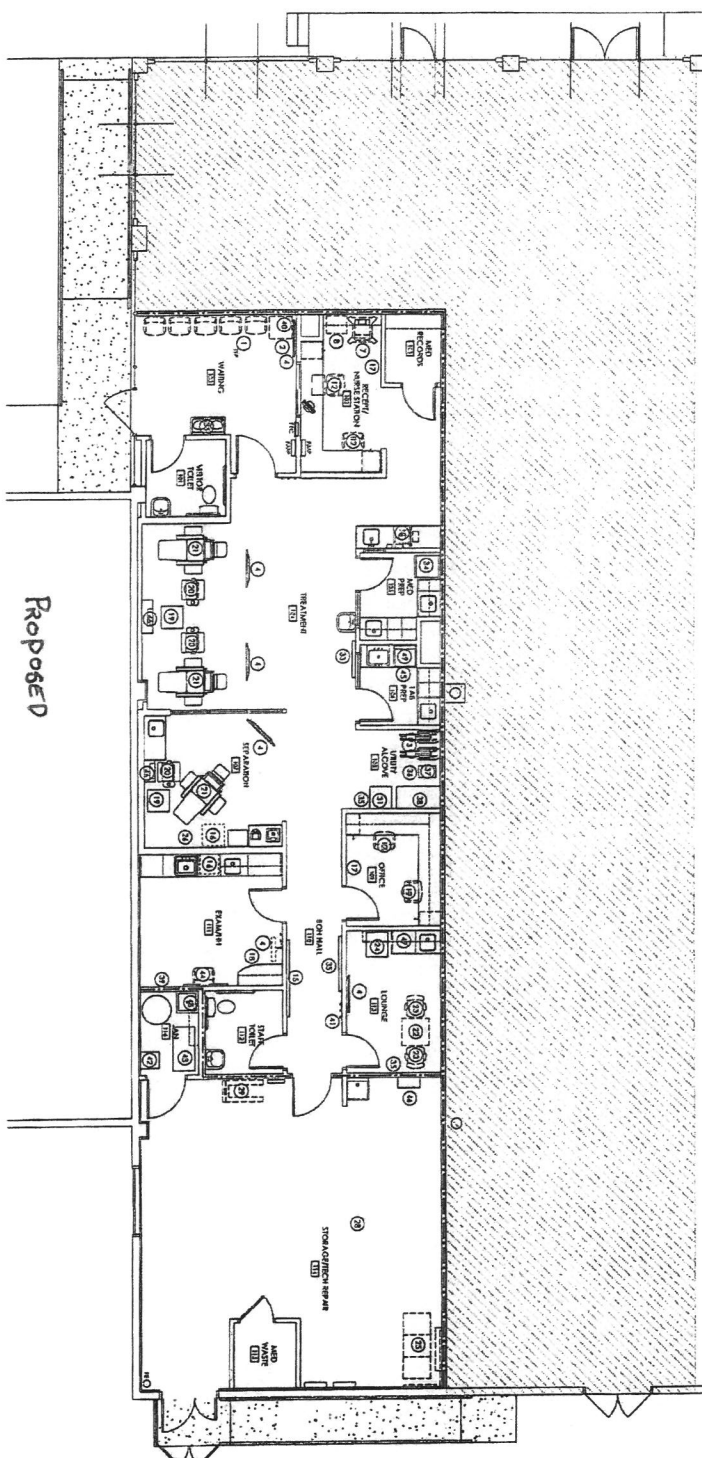
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Existing & Proposed Plans



EXISTING

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



Proposed

OWNER FURNISHED ITEMS PLAN
SCALE: 3/16" = 1'-0"

TENANT FURNISHED ITEMS LEGEND			
OWNER FURNISHED/OWNER INSTALLED (OF/OI)		OWNER FURNISHED/VENDOR INSTALLED (OF/VI)	
1 WAITING ROOM CHAIR	21 MEDICAL WASTE CONTAINER	25 NURSE STATION CHAIR	31 WALL/CILING MOUNT TELEVISION
2 WAITING ROOM END TABLE	22 TRASH CAN	26 MID PREP FULL HEIGHT REFRIGERATOR	32 OWNER FURNISHED/CONTRACTOR INSTALLED (OF/CI)
3 WHEELCHAIRS	23 ROLLING EXAM STOOL	27 IV POLES	33 NETWORK RACK
4 NOT USED	24 PORTABLE P.O. WATER MACHINE	28 OXYGEN CONCENTRATORS	34 HIGH DENSITY STORAGE RACK (HDSR)
5 NOT USED	25 FMC DIALYSIS MACHINE	29 EMERGENCY BOX	35 FOLD DN PATIENT SCALE (FPS)
6 MULTI FUNCTION PRINTER COPIER	26 DIALYSIS CHAIR	30 SHARP CONTAINER	36 RECESSED VALVE PANEL
7 PAPER SHREDDER BOX	27 LOUNGE TABLE	31 PUBLIC PHONE	37 E232 DISBURSER/HOSE DISBURSER
8 NOT USED	28 LOUNGE CHAIR	32 EMPLOYEE TIME CLOCK	38 CONTRACTOR FURNISHED/CONTRACTOR INSTALLED (CF/CI)
9 NOT USED	29 LOUNGE REFRIGERATOR	33 MOP BUCKET (GRAY)	39 4" X 10" BULLETIN BOARD
10 OFFICE CHAIR	30 MOP BUCKET (RED)	34 JANITOR CART	40 3" X 4" BULLETIN BOARD
11 NOT USED	31 TECH REPAIR WORKBENCH	35 OFFICE GUEST CHAIR	41 2" X 4" BULLETIN BOARD
12 NOT USED	32 HOVER LIFT	36 UNDER COUNTER REFRIGERATOR	
13 FMC ULTRACARE SCORE BOARD	33 CRASH CART	37 MICROWAVE	

FRESENIUS KIDNEY CARE

An Addition to:
FKC KEY WEST
#100948-1-DN-E-BO-2019
KEY WEST, FL

DOUGLAS C McHAB | ARCHITECT

TENANT IMPROVEMENT PACKAGE

Contract No. 113.0000

Owner: FKC Key West

Architect: Douglas C. McHab

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

Sheet Number: **A2.4c**

Authorization Form

The seal of the City of Key West, Florida, is a circular emblem. It features a central illustration of a conch shell with a palm tree growing from it. The shell is colored in shades of blue, white, and red. The palm tree is green. The entire seal is encircled by a blue border with the text "SEAL OF THE CITY OF" at the top and "KEY WEST, FLORIDA" at the bottom in white capital letters.

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Matthew Mastrofrancesco, 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:

3216 Flagler Ave. Key West, FL 33040

Street address of subject property

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

MZ
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4/4/19 by _____
date

Matthew Mastrofrancesco
Name of Authorized Representative

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

Melissa Cooperman
Notary's Signature and Seal

Melissa Cooperman
Name of Acknowledger typed, printed or stamped



FF977167
Commission Number, if any