

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: January 17, 2013

Agenda Item: **Conditional Use – 707 Catherine Street (RE# 00030650-000000) - A request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Applicant: Alvin B. Crockett.

Property Owner: Same

Location: 707 Catherine Street, RE#000030650-000000

Zoning: Historic Medium Density Residential (HMDR) zoning district



Background:

This project is proposed for property that fronts on both Catherine and Amelia Streets. The portion facing Catherine contains two residential duplex buildings. The Amelia Street side is vacant with no improvements.

Request:

The applicant proposes to convert the property into a daycare facility. Daycare centers/facilities are a conditional use within the HMDR zoning district. The applicant intends to accommodate up to 48 children within both buildings. This request will require a variance to parking as part of a second application associated with this one.

Surrounding Zoning and Uses:

The surrounding land uses are largely commercial with some residential units located within the Steam Plant and Railway development.

North: Mary Immaculate Campus	PS (Public and Semi-public Service)
South: Residential	HMDR (Historic Medium Density Residential)
East: Residential	HMDR
West: Residential	HMDR

Relevant Uses Permitted Conditionally: HMDR

(3) Educational institutions and daycare

Process:

Development Review Committee:	September 25, 2012
	October 25, 2012
Planning Board Meeting:	December 20, 2012, postponed
	January 17, 2013
HARC:	February 12, 2013, tentative

Section 122-62 Specific Criteria for Approval: Conditional Use

Findings: The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

The following criteria form the basis for a finding of compliance.

Characteristics of Use Described:

1. Scale and Intensity

a. Floor Area Ratio (FAR):

Not applicable; the buildings exist and will not be expanded.

b. Traffic Generation:

The proposed use will generate trips at least twice daily. According to the ITE Manual, 7th Edition, employees typically generate 3-5 trips daily. Trips associated with the children are 0.8 per child. The applicant proposes to accommodate up to 48 children along with 4 staff members. This will generate approximately 102 trips per day at 4 per employee (16) and 1.6 per child (86).

c. Square Feet of Enclosed Building for Each Specific Use:

The proposed use will be housed in two existing buildings with a gross floor area of 2,100 square feet. This is below the FAR (1.0) limits established for a parcel in this zoning district.

d. Proposed Employment

The applicant stated that there will be between two and four employees.

e. Proposed Number of Service Vehicles:

Not applicable; no service vehicles will be used during regular operations.

f. Off-Street Parking:

As stated previously, the applicant intends to provide five parking spaces, including two ADA accessible spaces. Additional parking requirements are addressed in the accompanying variance application.

2. On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

Keys Energy will assess "Peak Load" to determine if the existing electrical service will need to be upgraded.

b. Public facilities:

There is no residential use proposed. There will be no additional impact on public facilities such as recreation, schools and other community needs.

c. Roadway or Signal Improvements:

Not applicable; no changes are being proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

Not applicable; no accessory structures are proposed.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

Not applicable, no external changes will be made to the property other than the addition of parking facilities.

3. On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

a. Open Space:

This requirement is a subject of the variance application. The basis of this request is that the proposed project is located within an established urban area with a dense urban fabric.

b. Setbacks from Adjacent Properties:

Setbacks from adjacent properties will remain the same.

c. Screening and Buffers:

The proposed project is located within an established urban area. The applicant is requesting waivers to commercial and street buffers as part of this application.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

Landscape berms are not proposed and are not considered to be effective mitigation for this project.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

The proposed facility will not produce smoke or odor, noise or other noxious impacts.

Criteria for Conditional Use Review and Approval: Applications For a Conditional Use Review Shall Clearly Demonstrate the Following:

1. Land Use Compatibility:

The project parcel is largely surrounded by existing residential uses and some commercial and public uses. Residential properties are on either side of the property: AIDS Help apartments to the east and single-family houses to the west. Across Catherine Street is Suburban Propane and a condominium complex. Across Amelia Street is the backside of St. Mary's.

2. Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site is adequate to accommodate the proposed scale and intensity of the conditional use requested. No substantive changes to access or internal circulation are being proposed. The applicant intends to add infrastructure on the site for the purpose of parking needs.

3. Proper Use of Mitigative Techniques:

The use will not have an adverse impact on public facilities as there is no residential component requiring an increase in park, school, community center or other public use.

4. Hazardous Waste:

No hazardous waste will be generated by the proposed conditional use.

5. Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval.

6. Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

- a. Land Uses Within a Conservation Area:**
Not applicable; the site is not located in a conservation area.
- b. Residential Development:**
Not applicable; residential development is not proposed.
- c. Commercial or Mixed Use Development:**
Not applicable; this is a proposal for a daycare
- d. Development Within or Adjacent to Historic Districts:**
The proposed facility is located within an historic district. As such, the project will be presented to Historic Architectural Review Commission. Approvals for signage are to be part of a separate application.
- e. Public Facilities or Institutional Development:**
While this will be a privately operated facility, it does provide a public function in the form of daycare operations.
- f. Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.
- g. Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Conditional Use and landscape waiver/modification be **approved** with the following conditions:

Condition to be completed prior to the issuance of building permits:

The parking variance be approved.

Condition to be completed prior to the issuance of a Certificate of Occupancy:

All five (5) auto and eight (8) bicycle parking spaces are installed.

Draft Resolution

**PLANNING BOARD RESOLUTION
NUMBER 2013-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A CONDITIONAL USE APPROVAL PER
SECTION 122-62 FOR PROPERTY LOCATED
AT 707 CATHERINE STREET (RE# 00030650-
000000), KEY WEST FLORIDA; PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Medium Density Residential (HMDR), zoning district; and

WHEREAS, the applicant requested an approval of a Conditional Use application to allow a daycare facility in the HMDR zoning district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 17, 2013; and

WHEREAS, the granting of a Conditional Use is consistent with the criteria in the code; and

WHEREAS, the recommendation of approval of the Conditional Use application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be

_____ Chairman

_____ Planning Director

injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

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

Section 2. That a Conditional Use application per Section 122-62 under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 707 Catherine Street (RE#00030650-000000).

Condition to be completed prior to the issuance of building permits:

The parking variance be approved.

Condition to be completed prior to the issuance of a Certificate of Occupancy:

All five (5) auto and eight (8) bicycle parking spaces are installed.

Section 3. This Conditional Use approval, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 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.

_____ Chairman

_____ Planning Director

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 or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the 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 DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 17th day of January, 2013.

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

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

Attest:

_____ Chairman

_____ Planning Director

Donald Leland Craig, AICP
Planning Director

_____ Date

Filed with the Clerk:

Cheryl Smith, City Clerk

_____ Date

Draft

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X

Historic District

Yes _____
No _____



Please print or type:

- 1) Site Address 707 CATHERINE STREET KEY WEST, FL 33040
- 2) Name of Applicant ALVIN B. CROCKETT
- 3) Applicant is: Owner X Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3320 RIVIERA DR.
KEY WEST, FL 33040
- 5) Applicant's Phone # (305) 294-0799 Email _____
- 6) Email Address: milliekeywestconch@yahoo.com
- 7) Name of Owner, if different than above N/A
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HMDR RE# 00030650-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
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).

SEE ATTACHED DESCRIPTION OF PROPOSED DEVELOPMENT

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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604 Simonton Street, Key West, FL 33040
(305) 809-3720**



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

- 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.

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.

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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure.
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

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- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

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- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

CONDITIONAL USE CRITERIA

B) Characteristics of use described.

- (1)
 - a. Floor area ratio; 0.22. See site plan.
 - b. Traffic generation; slight increase. See attached Solution Statement.
 - c. Square feet of enclosed building for each specific use; Building 1: 1245
Building 2: 1050. See site plan.
 - d. Proposed employment; 4 employees.
 - e. Proposed number and type of service vehicles; N/A
 - f. Off-street parking needs; 7 spaces plus bicycle rack. See site plan.
- (2)
 - a. Utilities; N/A (water, sewer and power existing)
 - b. Public facilities; N/A
 - c. Roadway or signalization improvements, or other similar improvements; N/A
 - d. Accessory structures or facilities; N/A
 - e. Other unique facilities/structures proposed as part of site improvements; N/A
- (3)
 - a. Open space; N/A
 - b. Setbacks from adjacent properties; N/A
 - c. Screening and buffers; Screening (fence and overhead structure)
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites;
Landscape improvements. See Landscape plan.
 - e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts.
Noise; See Solution Statement

C) Criteria for conditional use review and approval.

- (1) Land use compatibility. See attached Solution Statement
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. See Site Plan.
- (3) Proper use of mitigative techniques. See attached Solution Statement.
- (4) Hazardous waste. N/A
- (5) Compliance with applicable laws and ordinances. Project will comply with all laws and ordinances.
- (6) Additional criteria applicable to specific land uses. Proposed project will satisfy all designated criteria. See attached Description of Proposed Development and Use.

Solution Statement

The proposed daycare facility is to be located at 707 Catherine Street. The surrounding neighborhood already consists of multiple commercial properties. The only adverse affects that may result from this change to commercial use for the purpose of a daycare would be a possible increase in traffic and/or noise. This property was bought by the Crockett family in 1972 and has not been renovated since. The proposed project will greatly improve the property and the surrounding neighborhood. The use as a daycare will improve the community as a whole.

The hours of operation for the daycare will be from 7:30 am until 5:30 pm. There will be no evening or weekend childcare. The proposed facility will have a 6 foot fence that will provide neighbors some privacy. There will be a slight increase in traffic during the hours of drop-off and pick-up operations. The proposed daycare will have an employee outside to receive the children and help expedite the process to lessen the impact of traffic. Drop-off hours will be extended from 7:30am to 11:30am in an attempt to accommodate parents working schedules and to minimize traffic due to all children being dropped off at the same time. Pedestrian access is provided by a public sidewalk located along Catherine Street. The location of the proposed daycare will allow many parents in Old Town to transport their child/children by cycling and/or walking when they are able to. As depicted on the site plan, there are a total of five (5) parking spaces in the back entrance and two (2) in the front that would be used exclusively for drop-off and pick-up parking. The property runs from Catherine Street all the way through to Amelia Street. Having two entrances will reduce traffic and noise at drop-off and pick-up hours since some parents will chose to use one entrance over the other.

We will minimize the noise by rotating outdoor play. Due to our capacity there can only be 24 children on the playground at the same time. Noise will be buffered by having the playground area in between the 2 buildings and an overhead structure. Every daycare has to have a list of daily activities, including outdoor playtime that must be scheduled in advanced and posted. Besides drop-off/pick-up times, this facility will have a planned outdoor activity that will last approximately 25 minutes a day. The children will be indoors the majority of the day.

Other than the possible minor increase in traffic and noise during operating hours, this project should not adversely affect the neighborhood or community. The Landscape and Drainage Plans show that the stormwater runoff will be adequately dealt with. The proposed project will have no impact on lighting, sewer, garbage, water or recycling.

Description of Proposed Development and Use

The proposed daycare facility, licensed for a maximum of 48 children, is to be located at 707 Catherine Street. The project proposes to improve the two existing buildings currently being used as four residential rental units. The project would require site improvements that include seven (7) parking spaces and playground equipment. There will also be a new 6 foot wooden fence surrounding the entire perimeter of the property. The project proposes no exterior changes to the buildings (with the exception of painting) and would maintain existing building height and floor area ratio. The project will not require any variances. The two buildings will serve as classrooms with a maximum capacity of 24 children per building. The outdoor play area is proposed at the front of the property and improved with new grass, overhead shade structure, and playground structure. The proposed conditional use will comply with all conditions established by the Planning Board, City Commission, Comprehensive Plan, Land Development Regulations, ADA compliance and HARC.

This application is a request for a conditional use permit as daycares are subject to approval as a conditional use. The surrounding neighborhood already consists of multiple commercial properties including Suburban Propane, First State Bank of the Florida Keys and Mary Immaculate School, to name a few. The proposed daycare facility will operate from 7:30am to 5:30 pm Monday through Friday. Pedestrian access is provided by a public sidewalk located along Catherine Street. Drop-off and pick-up operations are designated at the front of the building (Catherine Street) and the rear of the building (Amelia Street). As depicted on the site plan, there are a total of five (5) parking spaces in the back entrance and two (2) in the front that would be used exclusively for drop-off and pick-up parking. There is access to the proposed daycare from Catherine Street and from Amelia Street offering a safe exit plan for children in case of a fire.

The Crockett family has owned this property since 1972. We are locals who care about this community and the future of this wonderful city. We want to encourage young families to live here and raise their kids here, as we were so fortunate to do, but with the cost of living in Key West being high, the reality is that most people cannot afford to have one parent stay at home with their children. Therefore, the need for quality childcare in the city of Key West is great. We know first-hand how difficult it is to find good

childcare here, as the youngest Crockett is only 2 and ½ years old. We have personally experienced the frustration of trying to find childcare that meets our expectations. Most of the existing childcare facilities are on a waiting list. There are only three childcare facilities in Old Town Key West, Montessori Children's School, Mary Immaculate and T.L.C. Two of the three facilities have a waiting list.

Although the proposed project is classified as a daycare our aim is to be a top rated "Early Learning Center". Our program would consist of traditional curriculum such as, math, science, motor skills, etc. plus extra curricular activities such as, gardening, art, cooking, drama, yoga and so on. The proposed daycare will have onsite cameras that parents or guardians can access on the internet at any given time to provide them with total peace of mind. This is not offered at any daycare facility in the Keys and it is something that many parents would enjoy having access to. This facility would be an asset to the community.

In summary, this application is for a conditional use for a daycare. Daycares are one of the allowable uses under the conditional use criteria. All building and site improvements will be in compliance. There are other commercial properties in the immediate vicinity. There is high demand for quality childcare at an affordable price in this city. The people of Key West deserve to have more options especially when it comes to something as important as their children.

Neighbors

In order to address any concerns that the neighbors may have, we attempted to meet with each of them personally to go over our plans. On Friday, August 31st 2012 we were able to meet with a few of those neighbors. We intend to get a complete and accurate list from the building department of the names of all owners within the notice area to continue discussing the daycare with them.

Raymond and Celeste Russell of 706 Amelia Street.

After explaining the project to them thoroughly, they had no concerns or issues with a daycare next door to them. They actually liked the idea and thought that it would be an improvement over the current property use.

Emalyn Mercer of 703 Catherine Street. Spoke in length about the project and she thought that it would be an asset to the community. Had no concerns.

Liz Lear of 2903 Harris Avenue is the Registered Agent of 705 Catherine Street, LLC. We spoke to her daughter as she is out of town for a month. Explained to her daughter that we want to change 707 Catherine from multiple residential units to a daycare. We explained that notice would be sent by the City of Key West. We asked that she relay our message and forward the notice to her mom.

711 Catherine Street is owned and run by Aids Help.

There were quite a few neighbors out of town for the summer. There were also a few neighbors that were unavailable to speak to us on that particular day. We will continue our efforts to address this matter with the neighbors.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, ALVIN B. CROCKETT JR my capacity as EXECUTOR
(print name) (print position; president, managing member)
of CROCKETT TRUST
(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:

707 CATHERINE ST

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.

AB Crockett Jr
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/20/12 by
date
Alvin Crockett, Jr.
Name of Authorized Representative

He/She is personally known to me or has presented FL DL as identification.
C623-002-45-449-0

leSmith
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I. ALVIN B. CROCKETT JR as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTOR of CROCKETT TRUST
Name of office (President, Managing Member) Name of owner from deed

authorize MILLIE RODRIGUEZ
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 12/20/12 by
date

Alvin Crockett, Jr
Name of Authorized Representative

He/She is personally known to me or has presented FI C623-002-95-499-0 as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any



Survey

Boundary Survey Map of part of Tract 12,
Island of Key West

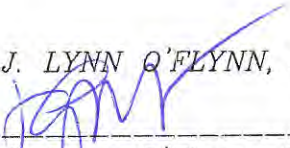
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 707 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: August 21, 2012
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.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Tract 12, according to Wm. A. Whitehead's Map of said Island delineated in February A.D. 1829, and is more particularly described as follows:

COMMENCING at a point on the SE'ly side of Amelia Street, which point is distant 142 feet, 3 inches NE'ly from the corner of Amelia Street and an alley, said corner being across Amelia Street from the Southerly corner of the Convent Property; thence run along the SE'ly side of Amelia Street in a NE'ly direction a distance of 71 feet, 1 1/2 inches; thence run at right angles in a SE'ly direction 163 feet to Catherine Street; thence run at right angles along Catherine Street in a SW'ly direction 71 feet, 1 1/2 inches; thence run at right angles in a NW'ly direction 163 feet to the Point of Beginning on Amelia Street.

BOUNDARY SURVEY FOR: Crockett Trust;

J. LYNN O'FLYNN, INC.



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

August 21, 2012

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

Site Plans

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 REVISIONS ARE MADE BY THE SEALER
 RICHARD J. MILELLI
 PE #56315

General Notes:

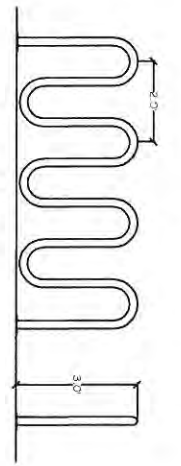
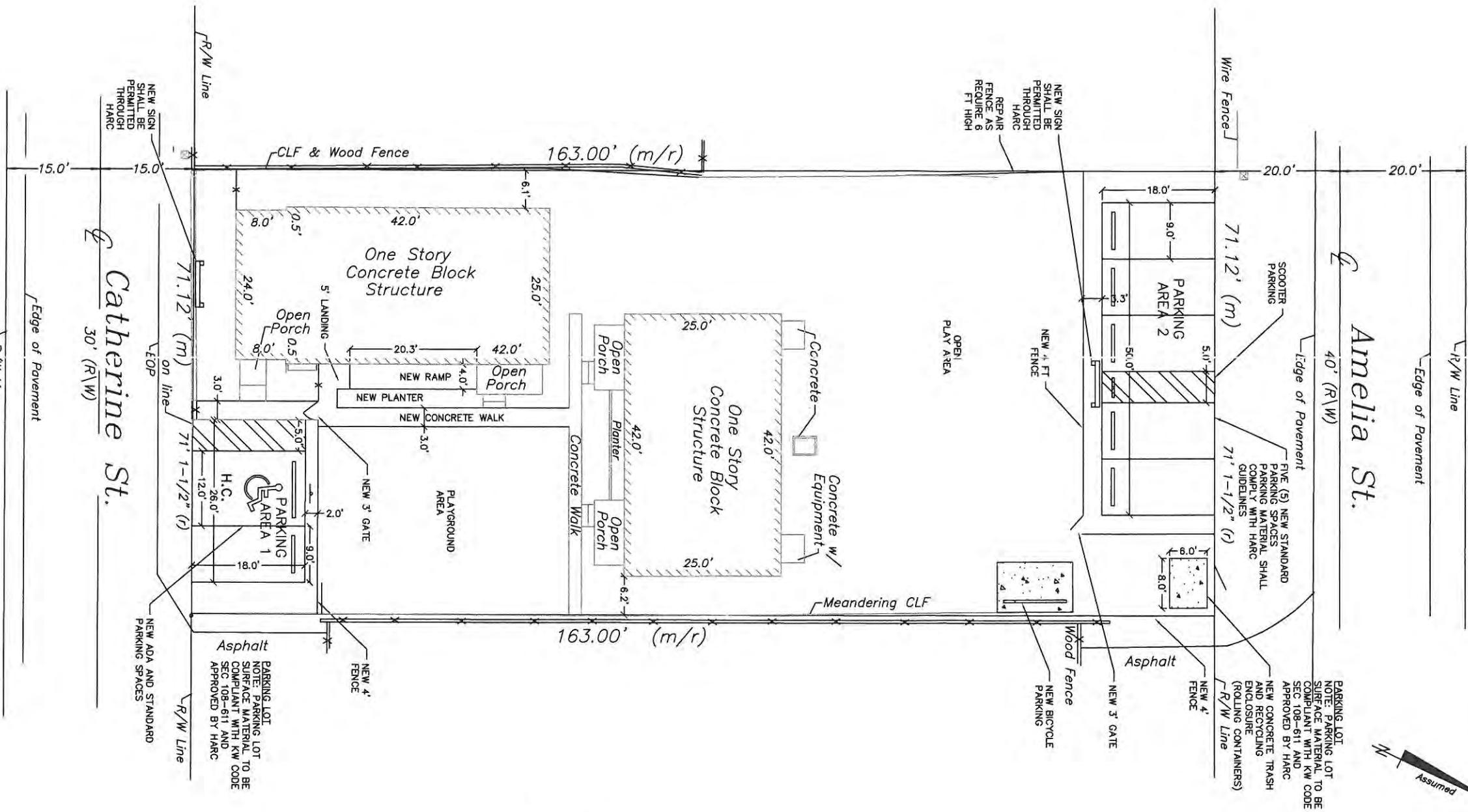
707 CATHERINE
 KEY WEST, FLORIDA
DAY CARE FACILITY

Drawn By: RJM
 Checked By: RJM
 Project No. NTS
 Scale: NTS
 AutoCad File No. _____

Revisions:

Title: SITE PLAN
 Sheet Number: **A-1.0**
 Date: AUGUST 29, 2012

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	0000060-000000				
LEGAL DESCRIPTION	KW FGARTY-HARRI; SUB PG 1, 57 FT OF TR 12 962-4670C				
SRRT	925688				
ZONING DISTRICT	HARDY (HISTORIC MEDIUM DENSITY RESIDENTIAL)				
SETBACKS					
FRONT	NO CHANGE	6.7'	10'	NONE	
STREET SIDE	N/A	N/A	7.5'	NONE	
SIDE	NO CHANGE	8.1'	5'	NONE	
REAR	NO CHANGE	69'	15'	NONE	
PARKING	7	2	7	NONE	
PROJECT AREA	10,533 SQ. FT.	10,533 SQ. FT.	N/A	NONE	
BUILDING COVERAGE	2,497 SQ. FT.	2,497 SQ. FT.	23.1%	NONE	
FLOOR AREA	2,300 SQ. FT.	2,300 SQ. FT.	N/A	NONE	
BUILDING HEIGHT	16'	16'	30' MAX	NONE	
OPEN SPACE	8,737 SQ. FT. (0.84)	7,883 SQ. FT. (0.748)	0.20	NONE	
IMPERVIOUS AREA	3,798 SQ. FT.	2,670 SQ. FT.	25.3%	60% MAX	



SITE PLAN

SCALE: 1"=30' (11/11/12)

Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-2263 fax:293-4899

Seal:

[Handwritten Signature]
 9/4/12

NOT VALID FOR CONSTRUCTION UNLESS
 REPRODUCED AND SIGNED BY THE SIGNER
 RICHARD J. MILELLI
 PE #58315

General Notes:

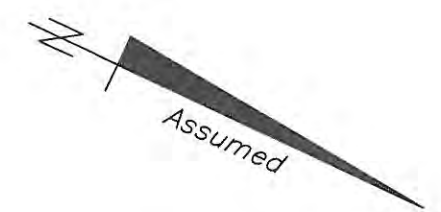
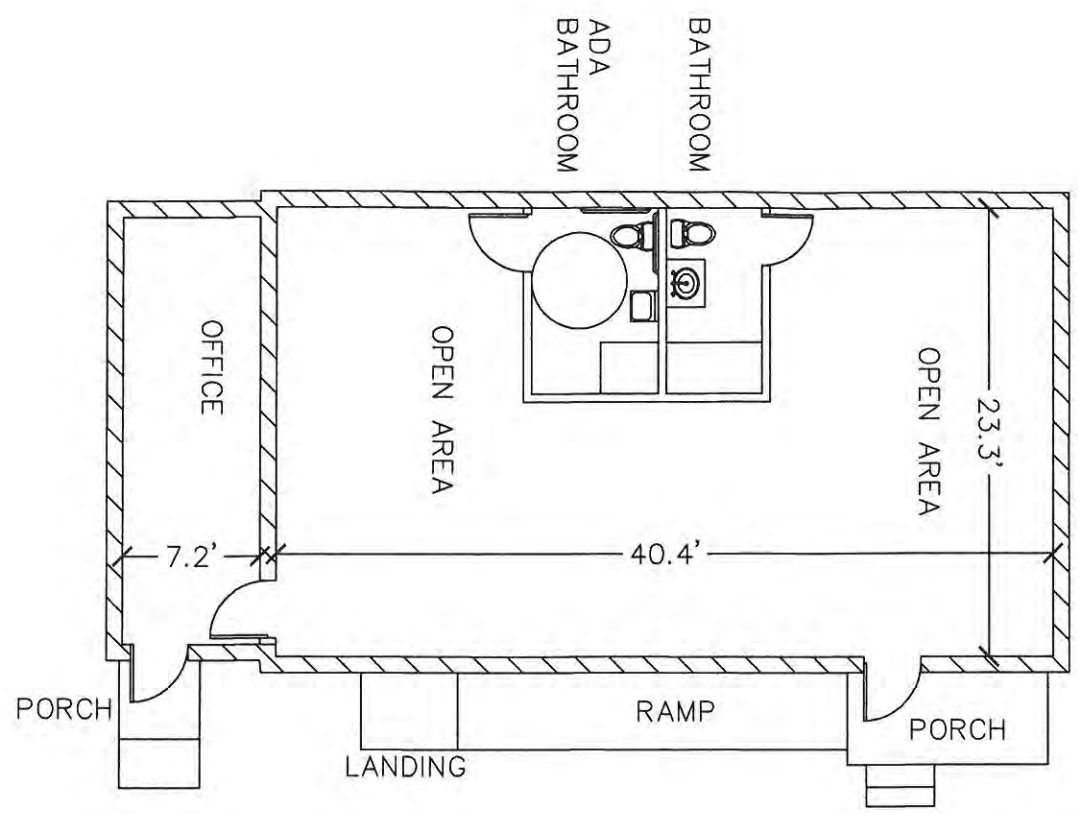
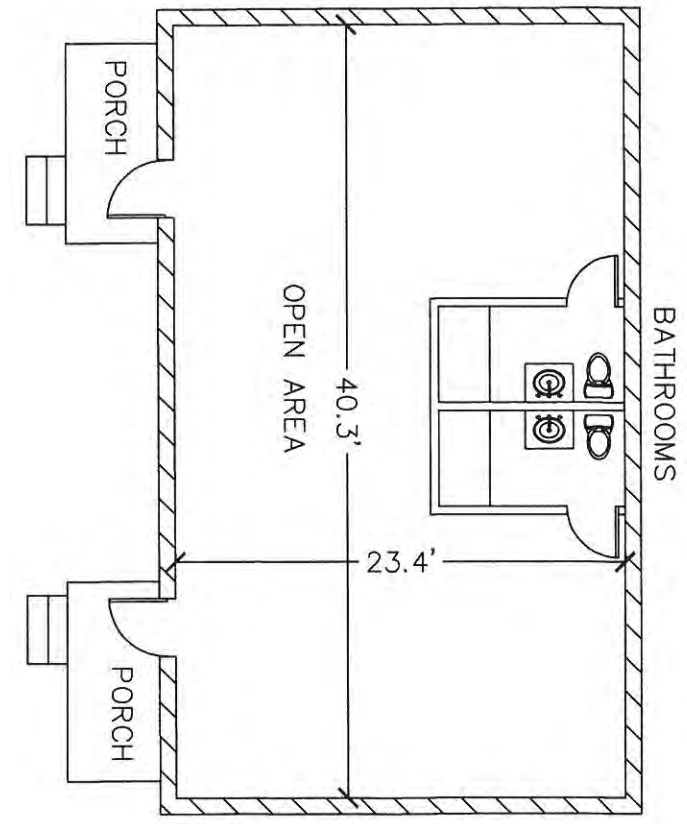
DAY CARE FACILITY
 707 CATHERINE
 KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No.	Scale: NTS
AutoCad File No.	

Revisions:

Title:
FLOOR PLAN

Sheet Number:
A-2.0
 Date: AUGUST 29, 2012



FLOOR PLAN
 SCALE: 1"=10' (11X17)

Additional Information

Monday, Jan 14th 2013

Subject: 707 Catherine Street Conditional Use and Parking Variance

Attn: City of Key West Planning Department

To Whom It May Concern:

My name is Millie Rodriguez, my father in law is Alvin Crockett applicant for the 707 Catherine Street Conditional Use and Parking Variance. Michelle Citon, my business partner, and I will be managing the daycare if approved. We have read the letters sent to the planning department in opposition of the daycare and it seems to us that the main issue is the increase of traffic on Catherine Street. In an effort to work with the neighbors, although our original application states that we will have two entrances for drop off/pick up, we have decided to modify that to only one drop off/pick up on Amelia Street. We agree that Catherine Street currently has a much higher traffic volume than Amelia Street, therefore this seems like a good solution. We have also contacted Kerry Hadas at First State Bank to see if we could lease parking spaces from them as they have many spaces conveniently located on Amelia Street. We are awaiting a response.

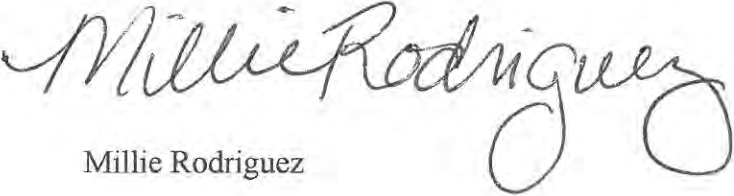
We met with Candace Block on Friday January 11, 2013. She expressed to us her and her association's concern of traffic congestion on Catherine Street. We explained to her our solution of having the drop off/pick off only on Amelia Street. She mentioned that it would also help to have a no parking sign on the loading zone located on Catherine Street. We suggested that we could use that as a permanent employee parking. She said that she would discuss it with the rest of the association but did feel better after talking it over with us.

We met with George and Marcia Halloran on Saturday January 12, 2013. We went over their multiple concerns. He asked if another commercial business could potentially be located at that property if this daycare were to close down. And if so, would the parking variance transfer to it. We said that to the best of our knowledge the "Conditional Use" would only apply to the daycare project and could not be used for general commercial business. And that the parking variance would only apply to the daycare. We encouraged him to contact the city of Key West to find out exactly how that would work. We explained that the main entrance would be on Amelia Street and that is to be the drop off/pick up location. We told them that we are awaiting a response from First State Bank regarding leasing parking spaces. While Mr. and Mrs. Halloran agree that a daycare such as ours would benefit the community, they are concerned that the block is becoming too commercialized and the traffic/parking increase on Amelia would inconvenience their tenants. They encourage the daycare to be built somewhere else. At that point, we explained that we have looked into many commercial properties but the income that a daycare can produce would not be sufficient to cover the monthly rent on any of the properties.

We are hoping to meet with Ginny Stones tomorrow morning. She represents the owner of 705 Catherine Street. We have been in contact by email and have a tentative appointment. We are also going to try to meet with Eric Dadd of 701 Catherine Street.

Please attach this letter to the application package and make available to the Planning Board Members.

Thank you,

A handwritten signature in cursive script that reads "Millie Rodriguez". The signature is written in black ink and is positioned above the printed name.

Millie Rodriguez

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use
A1. Building Owner's Name <u>Crockett Trust</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>707 Catherine Street (Apartments 1 & 2)</u>	Company NAIC Number	
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00030650-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5508 N</u> Long. <u>81.7954 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1242+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>17</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>722+/-</u> sq in		c) Total net area of flood openings in A9.b <u>zero</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized BASIC Vertical Datum 1929
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>10.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>14.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>		
Address <u>3430 Duck Ave.</u>	City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
Signature	Date <u>8/21/12</u>	Telephone <u>(305) 296-7422</u>	

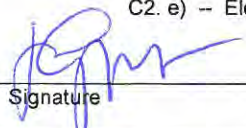


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 1 & 2)	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. a) -- Crawlspace (unconditioned space)
C2. b) -- Finish Floor
C2. e) -- Electrical Panel

Signature 

Date 8/21/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 1 & 2)	For Insurance Company Use:
City Key West State FL ZIP Code 33040	Policy Number
Company NAIC Number	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Front View 8/21/12



Rear View 8/21/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 1 & 2)	For Insurance Company Use:
	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Equipment (Electrical Panel)

8/21/12



Vent

8/21/12


ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.


SECTION A - PROPERTY INFORMATION		For Insurance Company Use
A1. Building Owner's Name <u>Crockett Trust</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>707 Catherine Street (Apartments 3 & 4)</u>	Company NAIC Number	
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00030650-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5509 N</u> Long. <u>81.7954 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1050+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>17</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>722+/-</u> sq in		c) Total net area of flood openings in A9.b <u>zero</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>BASIC Vertical Datum 1929</u> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>10.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>13.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. <input checked="" type="checkbox"/>	
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
Address <u>3430 Duck Ave.</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>8/21/12</u> Telephone <u>(305) 296-7422</u>

PLACE SEAL HERE



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 3 & 4)	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. a) -- Crawlspace (unconditioned space)
C2. b) -- Finish Floor
C2. e) -- Electrical Panel

Signature 

Date 8/21/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 3 & 4)	For Insurance Company Use:
City Key West State FL ZIP Code 33040	Policy Number
Company NAIC Number	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Front View 8/21/12



Rear View & Electrical Panel 8/21/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 3 & 4)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



Vent

8/21/12



Vent

8/21/12

DRC
Minutes & Comments

Minutes of the Development Review Committee

September 27, 2012

Approved October 25, 2012

Ms. Haller gave members and overview of the parking variance request.

The applicant's representative, Ginny Stones, gave members details of the request.

Mrs. Torregrosa stated that the applicant will require HARC approval if they choose to move the fence.

Mr. Averette had no comment.

Ms. Ignaffo stated that the proposed commercial enterprise entrance walkway conflicts with two (2) existing parking spaces. Sec. 108-648 prohibits parking spaces or loading zones to interfere with access to a pedestrian walkway. Ms. Ignaffo then inquired if the cars are prohibited from parking during business hours and are the existing parking spaces required parking for the residential units.

Ms. Nicklaus stated she made an earlier site visit regarding ADA accessibility.

Mr. Craig stated that the site plan indicated displacing parking spaces during business hours. He requested that ADA spaces be clearly marked.

Keys Energy had no comment.

6. Conditional Use – 707 Catherine Street (RE# 00030650-000000) – A request for conditional use approval to operate a day care facility at property located in the HMDR zoning district per Section 122-598 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the conditional use request.

The applicant, Alvin Crockett, gave members details of his request.

Mrs. Torregrosa stated that the applicant will need to seek HARC approval for signage.

Mr. Averette stated that the facility will need to be up to code. They will schedule an inspection.

Ms. Ignaffo stated that occupancy requirements of the Life Safety Code and Florida Building Code, Section 436 apply to daycare uses. The Florida Plumbing Code requires a drinking fountain and service sink for day-care uses. City of Key West Code of Ordinances Sec. 108-572 requires the greater amount of three calculations to determine the number of parking spaces that will be based on the number of children at the center; more than 20 spaces will be required. Sec. 108-648 prohibits parking area design that creates vehicle backing onto the right-of-way. Landscape buffers will be required, in accordance with Secs. 108-347, -413, -414, and -415, to screen the adjacent residences from parking areas and low impact use. Waste storage area shall be screened with a fence, wall, or landscape (Sec. 108-279).

Ms. Nicklaus stated that when they apply for building permits, they must be ADA compliant.

Mr. Craig stated parking accessibility doesn't meet code. Need to apply for parking variances code section 108.648. He requested they meet with Planning and Engineering department.

Keys Energy requested a Project Review form for the loads.

7. Major Development Plan and Conditional Use – 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station and 40,720 square foot parking lot in the HPS and

Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

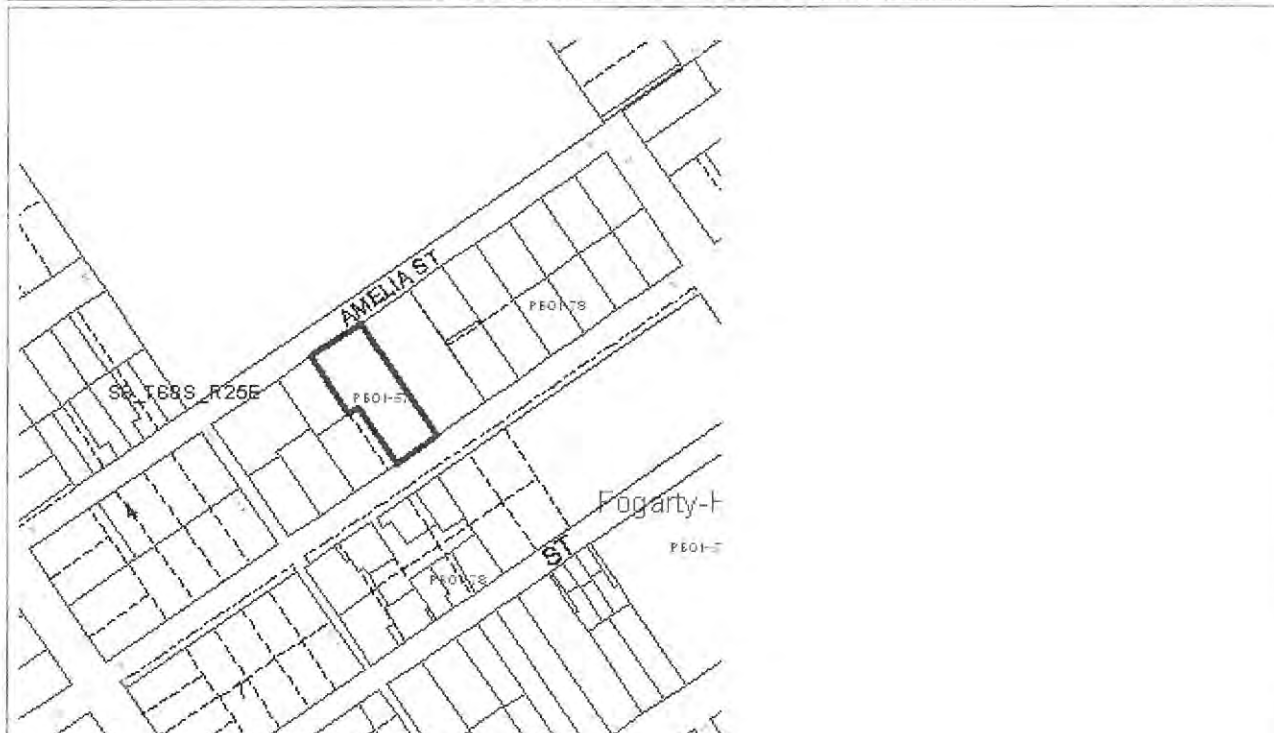
Alternate Key: 1031437 Parcel ID: 00030650-000000

Ownership Details

Mailing Address:
CROCKETT TRUST THE
C/O CROCKETT A B AND RUTH M TRUSTEES
2222 N ROOSEVELT BLVD
KEY WEST, FL 33040-3834

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 707 CATHERINE ST KEY WEST
709 CATHERINE ST KEY WEST
Legal Description: KW FOGARTY-HARRIS SUB PB 1-57 PT OF TR 12 G62-457/58 OR505-913 OR1057-875Q/C OR1467-1878/80





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	64	163	10,533.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 2300
 Year Built: 1944

Building 1 Details

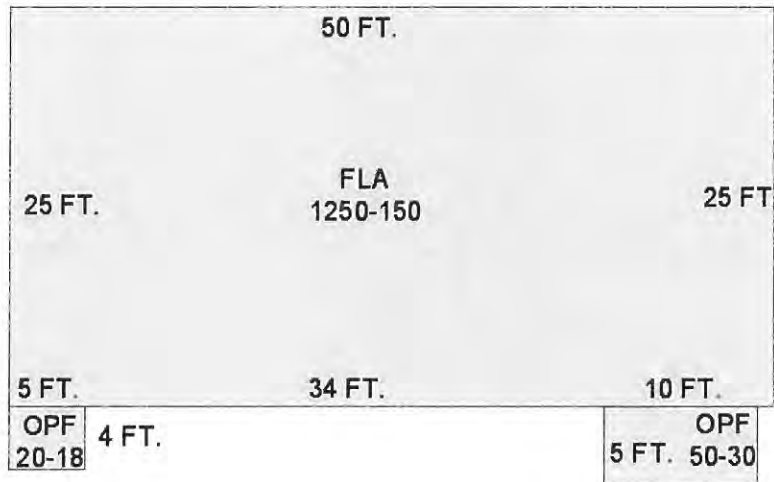
Building Type R2	Condition P	Quality Grade 500
Effective Age 31	Perimeter 150	Depreciation % 35
Year Built 1944	Special Arch 0	Grnd Floor Area 1,250
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	N	0.00	0.00	1,250
2	OPF		1	1988	N	N	0.00	0.00	50
3	OPF		1	1988	N	N	0.00	0.00	20

Building 2 Details

Building Type R2
 Effective Age 31
 Year Built 1944
 Functional Obs 0

Condition P
 Perimeter 134
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 35
 Grnd Floor Area 1,050

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

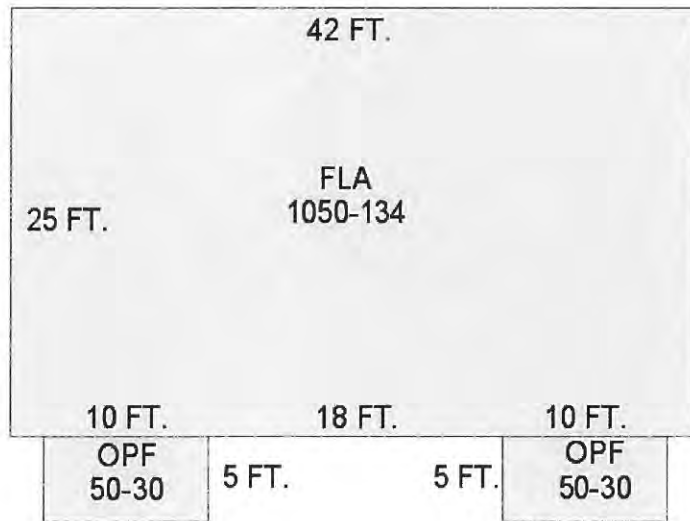
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	N	0.00	0.00	1,050
2	OPF		1	1988	N	N	0.00	0.00	50
3	OPF		1	1988	N	N	0.00	0.00	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	138 SF	69	2	1975	1976	3	30

Appraiser Notes

TPP8809956- RENTAL

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
2012	203,187	414	287,997	491,598	488,841	0	491,598
2011	203,187	414	287,707	491,308	444,401	0	491,308

2010	165,676	414	237,911	404,001	404,001	0	404,001
2009	182,062	414	444,518	626,994	626,994	0	626,994
2008	165,510	414	671,479	837,403	837,403	0	837,403
2007	222,583	414	908,471	1,131,468	1,131,468	0	1,131,468
2006	383,785	414	716,244	855,861	855,861	0	855,861
2005	256,951	414	492,944	750,309	750,309	0	750,309
2004	244,922	414	404,467	649,803	649,803	0	649,803
2003	274,631	414	242,259	517,304	517,304	0	517,304
2002	235,133	414	242,259	477,806	477,806	0	477,806
2001	199,265	414	242,259	441,938	441,938	0	441,938
2000	201,656	245	179,061	380,963	380,963	0	380,963
1999	176,197	236	179,061	355,494	355,494	0	355,494
1998	131,298	690	179,061	311,049	311,049	0	311,049
1997	135,686	175	157,995	293,855	293,855	0	293,855
1996	93,328	126	157,995	251,449	251,449	0	251,449
1995	88,303	119	157,995	246,417	246,417	0	246,417
1994	78,970	107	157,995	237,072	237,072	0	237,072
1993	79,112	114	157,995	237,221	237,221	0	237,221
1992	96,518	125	157,995	254,639	254,639	0	254,639
1991	96,518	133	168,528	265,180	265,180	0	265,180
1990	96,518	141	107,963	204,622	204,622	0	204,622
1989	87,744	138	105,330	193,212	193,212	0	193,212
1988	52,884	0	83,419	136,303	136,303	0	136,303
1987	52,228	0	65,171	117,399	117,399	0	117,399
1986	52,515	0	62,564	115,079	115,079	0	115,079
1985	50,447	0	41,408	91,855	91,855	0	91,855
1984	47,467	0	41,408	88,875	88,875	0	88,875
1983	47,467	0	41,408	88,875	88,875	0	88,875
1982	48,392	0	35,886	84,278	84,278	0	84,278

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
2/1/1972	505 / 913	33,000	00	Q

This page has been visited 28,729 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., December 20, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 707 Catherine Street (RE# 00030650-000000) - Request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Conditional Use – 707 Catherine Street (RE# 00030650-000000) - Request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant/Owner:	Alvin B. Crocket	Date of Hearing:	Thursday, December 20, 2012
Project Location:	707 Catherine Street	Location of Hearing:	Old City Hall, 510 Greene
Time of Hearing:	6:00 PM		City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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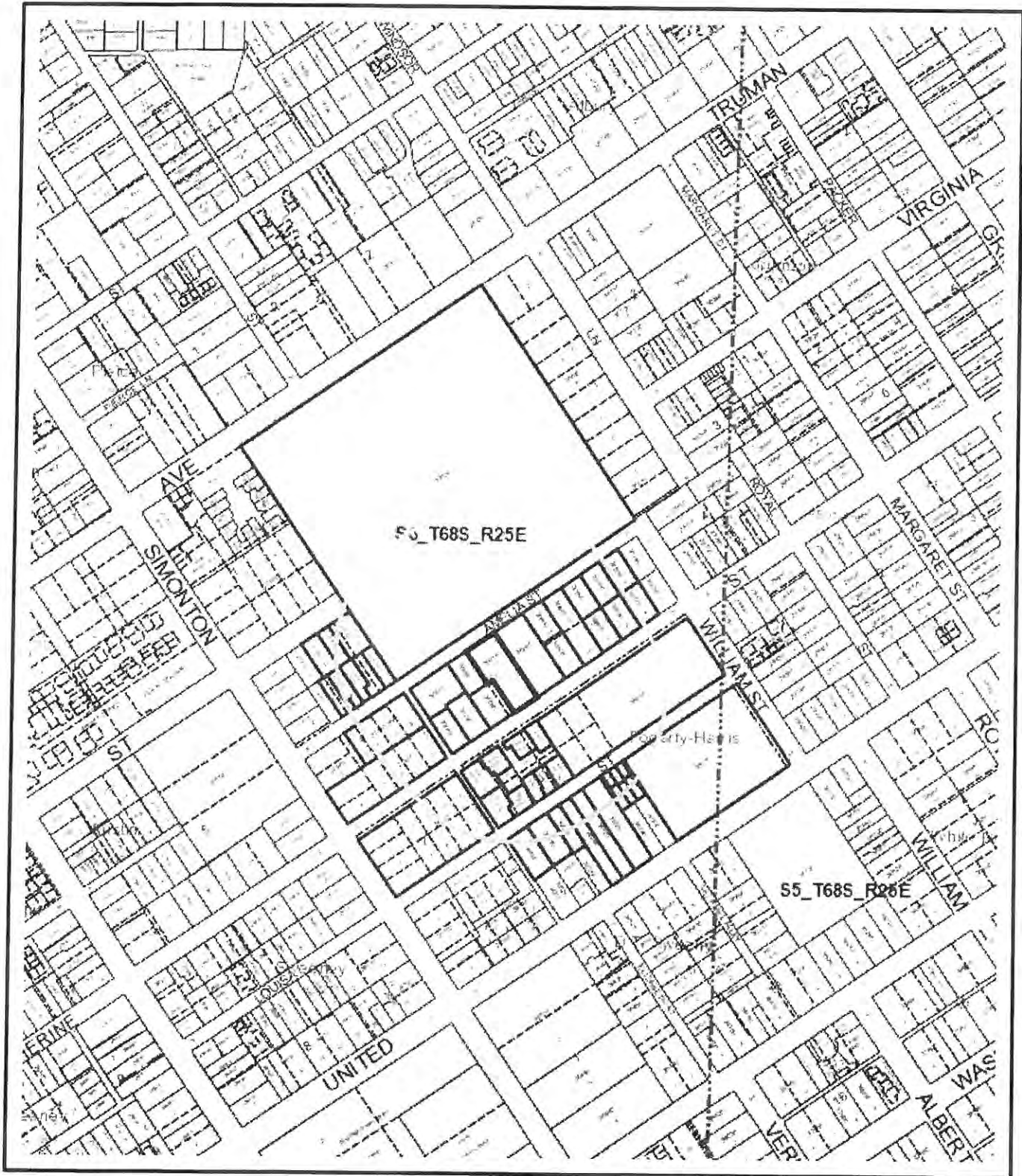
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Project Location:	707 Catherine Street	Location of Hearing:	Old City Hall, 510 Greene
Time of Hearing:	6:00 PM		City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Monroe County, Florida

Printed: Dec 05, 2012

707 Catherine

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 DADD ERIC T AND ANN M	2735 CLINTON ST		ATTICA	NY	14011	
2 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
3 COZINE ROBIN	PO BOX 2948		KEY WEST	FL	33040	
4 GALLANT ALLEN R	719 CATHERINE ST		KEY WEST	FL	33040	
5 FLORIDA KEYS FIRST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
6 CLARK LYNN	614 VIRGINIA ST		KEY WEST	FL	33040	
7 HERCE ANTONIO MANUEL III AND PATRICIA LEE	2001 HARRIS AVE		KEY WEST	FL	33040	
8 KEY WEST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
9 FLESZAR ROXANNE E	1414 NEWTON ST		KEY WEST	FL	33040	
10 STEVENSON GLENN	616 VIRGINIA ST		KEY WEST	FL	33040	
11 MASTIC MOBILE HOMES LTD	645 UNITED ST	LOT 5	KEY WEST	FL	33040	
12 BLOCK CANDANCE M REV TR 7/12/05	702 CATHERINE ST		KEY WEST	FL	33040	
13 ALTABELLO PATRICIA A	623 LOUISA ST		KEY WEST	FL	33040	
14 BAZO MANUEL J	214 SHORE AVE		KEY WEST	FL	33040	
15 BENAVIDES NELA J REV TR 2/28/06	1205 CALAIS LN		KEY WEST	FL	33040	
16 DOELMAN JAN	615 AMELIA ST		KEY WEST	FL	33040	
17 DICKERSON ONNIE D	1203 CALAIS LN		KEY WEST	FL	33040	
18 HOUDE RICHARD B	703 CATHERINE ST		KEY WEST	FL	33040	
19 JANICKI ROBERT KAZIMIERZ AND JUSTYNA	724 AMELIA ST		KEY WEST	FL	33040	
20 RUSSELL CELESTE	706 AMELIA ST		KEY WEST	FL	33040	
21 MILLER ROBERT J	1104 SOUTH ST		KEY WEST	FL	33040	
22 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138	
23 LEAN DAMIAN AND MERRIS	408 SW 14TH CT		FT LAUDERDALE	FL	33315	
24 VOGAN WILLIAM G AND ESTALEDA	PO BOX 610823		PORT HURON	MI	48061	
25 SPEARS LARRY LEE	P O BOX 377		MONMOUTH	IL	61462	
26 CARROLL KAREN B	36 ROUND HILL RD		FARMINGTON	CT	06032-1516	
27 F K G COMPANY INC	PO BOX 206		WHIPPANY	NJ	07981-0206	
28 705 CATHERINE STREET LLC	270 MADISON AVE FL 16		NEW YORK	NY	10016-0600	
29 WOLSHIN DOUGLAS	505 9TH ST NW STE 1000		WASHINGTON	DC	20004-2166	
30 TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782-5525	
31 ARENCIBIA JOSE AND LAURA	736 AMELIA ST		KEY WEST	FL	33040-3224	
32 HOUDE RICHARD	703 CATHERINE ST		KEY WEST	FL	33040-3225	
33 TAYLOR WALTER H AND MARY W	625 LOUISA ST UNIT 3		KEY WEST	FL	33040-3227	
34 LEOPOLD CONSUELO MARIA V AND JOHN H	610 VIRGINIA ST		KEY WEST	FL	33040-3232	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HERCE PATRICIA LEE REV TRUST	2001 HARRIS AVE		KEY WEST	FL	33040-3799	
36 HALLORAN GEORGE AND MARCIA	16 HILTON HAVEN RD APT B		KEY WEST	FL	33040-3827	
37 CROCKETT TRUST THE	2222 N ROOSEVELT BLVD		KEY WEST	FL	33040-3834	
38 TOWNWALK VILLAS HOMEOWNER'S ASSOC INC	634 LOUISA ST APT 5		KEY WEST	FL	33040-4882	
39 MAAS JOEL J	634 LOUISA ST APT 4		KEY WEST	FL	33040-4882	
40 TITTEL CHRISTOPHER J	634 LOUISA ST APT 5		KEY WEST	FL	33040-4882	
41 SCHULTZ KENNETH H AND DEBORAH L	810 SHAVERS LN		KEY WEST	FL	33040-7416	
42 A.H. OF MONROE COUNTY INC	PO BOX 4374		KEY WEST	FL	33041-4374	
43 ALFONSO JORGE	4251 SW 117TH AVE		MIAMI	FL	33175-1708	
44 GRECO JASON D	P O BOX 598		BONITA SPRING	FL	34133-0598	
45 HARDY WILLIAM L	PO BOX 5180		ONEIDA	TN	37841-5180	
46 BARTON DAVID J AND CHRISTY	917 MONASTERY ST		CINCINNATI	OH	45202-1510	
47 LAYTON LEE EDWARD SR REV LIVING TRUST 8/16/2005	52 COBBLESTONE LN		STEELVILLE	MO	65565-5046	
48 BERNHARDT EARL	718 ORLEANS AVE APT 10		NEW ORLEANS	LA	70116-3124	
49 ANTICH PATRICIA P	1405 SEVILLE RD		SANTA FE	NM	87505-4647	