



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

To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: January 16, 2014

Agenda Item: An application for Conditional Use for a wine bar as an accessory use to a clothing store located at 611 Duval Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00012330-000000 & AK#1012670).

Request: To allow a portion of proposed women's clothing store to have a four-seat wine bar as an accessory use.

Applicant: Kurt Matarazzo

Property Owner: CC Ryder's Piano Bar, Inc.

Location: 611 Duval Street (RE# 00012330-000000 & AK#1012670)

Zoning: Historic Residential Commercial Core (HRCC-1) zoning district



Background:

The property is located on Duval Street adjacent to an entrance to Key Lime Square. The structure is a two story mixed use building originally constructed in 1958. The first floor is commercial space and the second floor is a non-transient residential apartment. Previous commercial uses have included a pizzeria, piano bar and retail sales and service.

All impact fees have previously been assessed and rendered to the City. As such, these are not to be considered “new” or “additional” seats that would require parking consideration.

Request:

This request is for the conditional use of a portion of a commercial space located on the first floor of an existing building. The applicant is proposing a four-seat wine bar as an accessory use to a women’s clothing store. No amplified live music or outdoor entertainment is proposed and hours of operation are proposed between the hours of 10 am until 10 pm Monday through Sunday.

Surrounding Zoning and Uses:

North: HRCC-1: Restaurant, professional office and hotel

South: HRCC-1: Restaurants

East: HRCC-1: Restaurant, retail and residential

West: HRCC-1: Retail and residential

Process:

Development Review Committee Meeting:

September 26, 2013

Planning Board Meeting:

January 16, 2014

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “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. The same section also specifies that “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.”

Conditional Use Criteria Per Code Sec. 122-62:

- (a) **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.

The property is zoned HRCC-1, which is generally intended to accommodate the City’s most intense commercial district. In the immediate vicinity, there are several

establishments serving alcoholic beverages. Above the commercial uses around the building are residential apartments. The proposed change in use from a restaurant to a clothing store with an accessory four-seat wine bar will not intensify the use of the space but community impact concerns most likely will relate to potential noise by the operation of the accessory use. The small consumption area proposed, as well as limits to the type of alcohol sales and hours of operation and prohibition of amplified live music should help reduce potential impacts.

(b) Characteristics of Use Described:

The applicant is proposing a wine bar use as accessory to the commercial retail use within the existing structure. The total size of the first floor is 1,320 square feet with a consumption area of approximately 245 square feet.

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application. The F.A.R. for this commercial unit on this mixed use site is part of a process of previously approved projects.

b. Traffic Generation:

According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the site should produce similar traffic generation although peak traffic trips may decrease from the previous use. In reality most patrons will be pedestrians.

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

The building has two stories with commercial use on the first floor and residential use on the second. The first floor is 1,320 square feet and the second floor is 600 square feet. The consumption area at four seats is considered to be 60 square feet on the first floor.

d. Proposed Employment

There will be approximately one to two employees working on the site at one time.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area. Deliveries to the establishment will be made by the same vehicles that currently deliver to other establishments in the vicinity. There is a loading zone directly across Duval Street from the property.

f. Off-Street Parking:

The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of

commercial use, as long as additional floor area is not added. No additional floor area is being constructed on the site.

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

a. Utilities:

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

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

The proposed project does not include unique facilities or structures.

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

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed. The site interacts directly with the streetscape along Duval Street. Screening and buffers would eliminate this interplay between the street and buildings and detract from the existing urban fabric.

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

No landscaped berms are proposed.

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

To mitigate potential noise concerns the applicant is not proposing amplified live music. The proposed hours of operation are similar to those of surrounding commercial operations. Noxious impacts are not anticipated to be caused as a result of this proposal.

c) **Criteria for Conditional Use Review and Approval.** Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The proposed location of the accessory wine bar is surrounded by a mix of uses, including open air restaurants, retail uses, and residences. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal. Buildings containing apartments are proximate to the site, a hotel is located down the block and several guest houses are located within a few blocks. The proposed wine bar may increase impacts in the area; however, the applicant has proposed to mitigate impacts by limiting the square footage of proposed consumption area to 60 square feet.

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

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site.

3) Proper Use of Mitigative Techniques:

The applicant will have access to existing waste handling and recycling services. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; 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; no additional residential development is proposed.

- c. **Commercial or Mixed Use Development:**
Not applicable; no additional commercial or mixed use development is proposed.
- d. **Development Within or Adjacent to Historic Districts:**
The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.
- e. **Public Facilities or Institutional Development:**
Not applicable; no public facilities or institutional development are being proposed.
- 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.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following conditions to be applied to a **Conditional Use Approval Permit**:

1. Hours of operation are limited as follows: Monday through Sundays from 10am to 10pm.
2. The accessory four-seat wine bar is approved for the indoor sale and consumption of beer and wine only.
3. There will be no amplified live music or outdoor music on the premises.
4. There will be no additional seats or consumption area allowed without further City approvals.

Draft Resolution

RESOLUTION NUMBER 2014-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A FOUR-SEAT WINE BAR ACCESSORY TO A CLOTHING STORE LOCATED AT 611 DUVAL STREET (RE# 00012330-000000 & AK#1012670) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET/GULFSIDE (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-688(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-688(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

WHEREAS, the applicant filed a conditional use application to sell beer and wine accessory

_____ Chairman
_____ Planning Director

to a clothing store at 611 Duval Street; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 16, 2014; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be 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 fully set forth herein.

_____ Chairman
_____ Planning Director

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-688(9) is hereby approved as follows: allowing a 60 square foot indoor consumption area for an accessory wine bar for property located at 611 Duval Street (RE# 00012330-000000 &AK#1012670), Key West, Florida, as shown in the attached survey and floor plan received September 3, 2013 with the following conditions applied to a Conditional Use Approval Permit:

1. Hours of operation are limited as follows: Monday through Sundays from 10am to 10pm.
2. The accessory four-seat wine bar is approved for the indoor sale and consumption of beer and wine only.
3. There will be no amplified live music or outdoor music on the premises.
4. There will be no additional seats or consumption area allowed without further City approvals.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. 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 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

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

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 16th day of January, 2014.

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

_____ Chairman
_____ Planning Director

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ 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 X
 No _____

Please print or type:

- 1) Site Address 611 DUVAL STREET
- 2) Name of Applicant KURT MATARAZZO
- 3) Applicant is: Owner _____ Authorized Representative X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1609 PATRICIA ST
KEY WEST, FL 33040
- 5) Applicant's Phone # 305-304-5819 Email KURTMATARAZZO@GMAIL.COM
- 6) Email Address: KURTMATARAZZO@GMAIL.COM
- 7) Name of Owner, if different than above CC RYDER'S PIANO BAR INC. MKREDEKINS
- 8) Address of Owner 1409 REYNOLDS ST KEY WEST, FL 33040
- 9) Owner Phone # 305-304-6913 Email DARQSIDE@COMCAST.NET
- 10) Zoning District of Parcel HRCC-1 RE# 12330
- 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).
TO BE A RETAIL CLOTHING STORE WITH SMALL COUNTER WITH
STOOLS OFFERING BEER AND WINE TO PATRONS WHILE
THEY SHOP

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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.



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

October 1, 2013

Donald Craig, Director Planning Department;
Chairman & Planning Board Members
City of Key West
3140 Flagler Ave.
Key West, FL 33040

RE: Conditional Use for 611 Duval Street, Key West, FL

Dear Mr. Craig and Board Members:

Background: The subject property is located on Duval Street in the middle of the 600 block. The structure is a two story wood frame historic building formerly a pizza shop, bar & retail store. The proposed use is for a clothing retail store. According to the county property appraisers card the building was built in 1958 and has always been used for commercial purposes.

Request: The applicant wishes to obtain three seats to be used as a wine and beer bar on the property for the patrons while they shop. The request is for the conditional use of approximately 45 square feet to be designated as the "consumption area" within the commercial space located on the first floor sales area. No amplified live music or outdoor entertainment is proposed and the hours of operation are proposed to be between 10 am until 10 pm Monday through Sunday.

Applicant: Kurt Matarazzo,

Owner: CC Ryder's Piano Bar, Inc., Michael Dennis

Location: 611 Duval Street

Zoning: HRCC-1

Conditional Use Review:

a. **Findings:** The property is zoned HRCC-1, which is generally intended to accommodate the City's most intense commercial district. In the immediate vicinity, there are several establishments serving alcoholic beverages.

b. **Characteristics of Use Described:**

1. **Scale and Intensity:**

SOLARIA Design & Consulting Co.
3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

- a. **Floor Area Ratio:** No changes are being proposed to F.A.R. which this conditional use application.
 - b. **Traffic Generation:** According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the should produce similar traffic generation although peak traffic trips may increase from the previous use. In reality most patrons will be pedestrians.
 - c. **Square Feet of Enclosed Building for Each Specific Use:** Within this structure there are proposed retail commercial and a wine and beer bar uses. The proposed floor area to be used is for beer and wine consumption area is to be 45 square feet within the 1,290 square feet ground floor area.
 - d. **Proposed Employment.** There will be approximately two employees working on the site at one time.
 - e. **Proposed Number of Service Vehicles:** The applicant is expecting no additional service vehicles to be making trips to the area. Three to four weekly deliveries are expected for the proposed uses. Deliveries to the establishment will be made by the same vehicles that currently deliver to the establishments in the vicinity. There is a loading zone directly across Duval Street from the property.
 - f. **Off-Street Parking:** The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 © of the City Code. No additional floor area is being added on the site, therefore no parking is required.
2. **On or Of site Improvements Required and Not Listed in Subsection (b)(1)**
- a. **Utilities:** No utility changes are expected as a result of the proposed conditional use.
 - b. **Public Facilities:** No changes to public facilities are required to ensure compliance with the concurrency management. As provided in Chapter 94 of the City Code. There are no expected changes regarding the level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.
 - c. **Roadway or Signal Improvements:** No changes are required or proposed to roadway or signal improvements.
 - d. **Accessory Structures or Facilities:** No accessory structure or facilities are generated by the proposed conditional use.
 - e. **Other Unique Facilities/Structures Proposed as Part of On-Site Improvemnets:** The proposed project does not include unique facilities or structures.
3. **On-Site Amenities Proposed to Enhance the Site and Planned Improvements.** The applicant is not proposing any exterior changes to the site.
- a. **Open Space:** The applicant is not proposing any changes to open space on the site.

- b. **Setbacks from Adjacent Properties:** No changes are proposed that would alter the structural setbacks.
 - c. **Screening and Buffers:** No additional screening or buffers are proposed.
 - d. **Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:** No landscaped berms are proposed.
 - e. **Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:** To mitigate potential noise concerns the applicant is not proposing amplified live music or outdoor amplified music. The proposed hours of operation are similar to those of the surrounding commercial operations. The proposed hours are Sunday through Saturday 10 am to 10 pm. Other noxious impacts are not anticipated to be caused as a result of this application for conditional use.
- c. **Criteria for Conditional Use Review and Approval.** Applications for a Conditional Use review shall clearly demonstrate the following:
- 1. **Land Use Compatibility:** The proposed location of the wine and beer bar, is surrounded by a mix of uses including open-air restaurants, retail uses, and residences. The proposed wine and beer bar may increase impact. However, the applicant is proposing to mitigate impacts by limiting the square footage of the consumption area, prohibiting exterior music and limiting music to the interior of the structure. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal.
 - 2. **Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:** The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site for the wine and beer bar.
 - 3. **Proper Use of Mitigative Techniques:** The applicant is not proposing outdoor music in order to minimize noise. The applicant will have access to existing waste handling and recycling services associated with the Duval Street Corridor operations. Additional adverse impacts detrimental to the general public health safety and welfare are not anticipated.
 - 4. **Hazardous Waste:** Not applicable; 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. Specifically the City Noise Ordinances per Section 26-191.
 - 6. **Additionally Criteria Applicable to Specific Land Uses. Applicant 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; no residential development is proposed.
 - c. **Commercial or Mixed use Development:** Not applicable; no commercial or mixed-use development is proposed.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, KURT MATARAZZO, 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:

611 DUVAL STREET KEY WEST, FL 33040
Street address of subject property

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

x *Kurt Matarazzo*
Signature of Authorized Representative

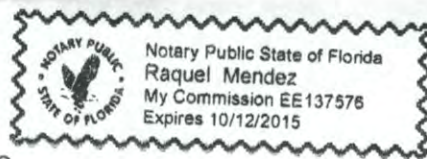
Subscribed and sworn to (or affirmed) before me on this 9.27.13 by
date

x KURT MATARAZZO
Name of Authorized Representative

He/She is personally known to me or has presented M362 50069 2225 FL as identification.

x *Raquel Mendez*
Notary's Signature and Seal

Raquel Mendez
Name of Acknowledger typed, printed or stamped



EE 137576
Commission Number, if any

Raquel Mendez

Authorization

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, MICHAEL J. DENNIS as
Please Print Name of person with authority to execute documents on behalf of entity

PRESIDENT of CCRYPER'S PIANO BAR INC.
Name of office (President, Managing Member) *Name of owner from deed*

authorize KURT MATARAZZO
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this SEPT 27, 2013 by
date

Name of Authorized Representative

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

Cindy Church
Notary's Signature and Seal



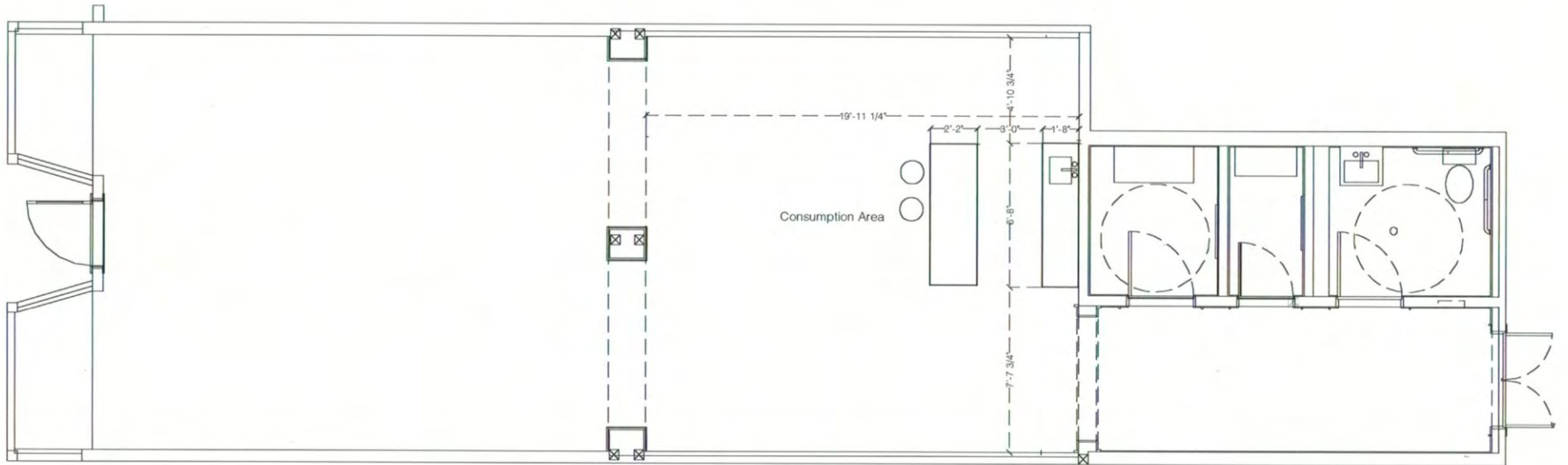
CINDY CHURCH
Name of Acknowledger typed, printed or stamped

6-11-14
Commission Number, if any

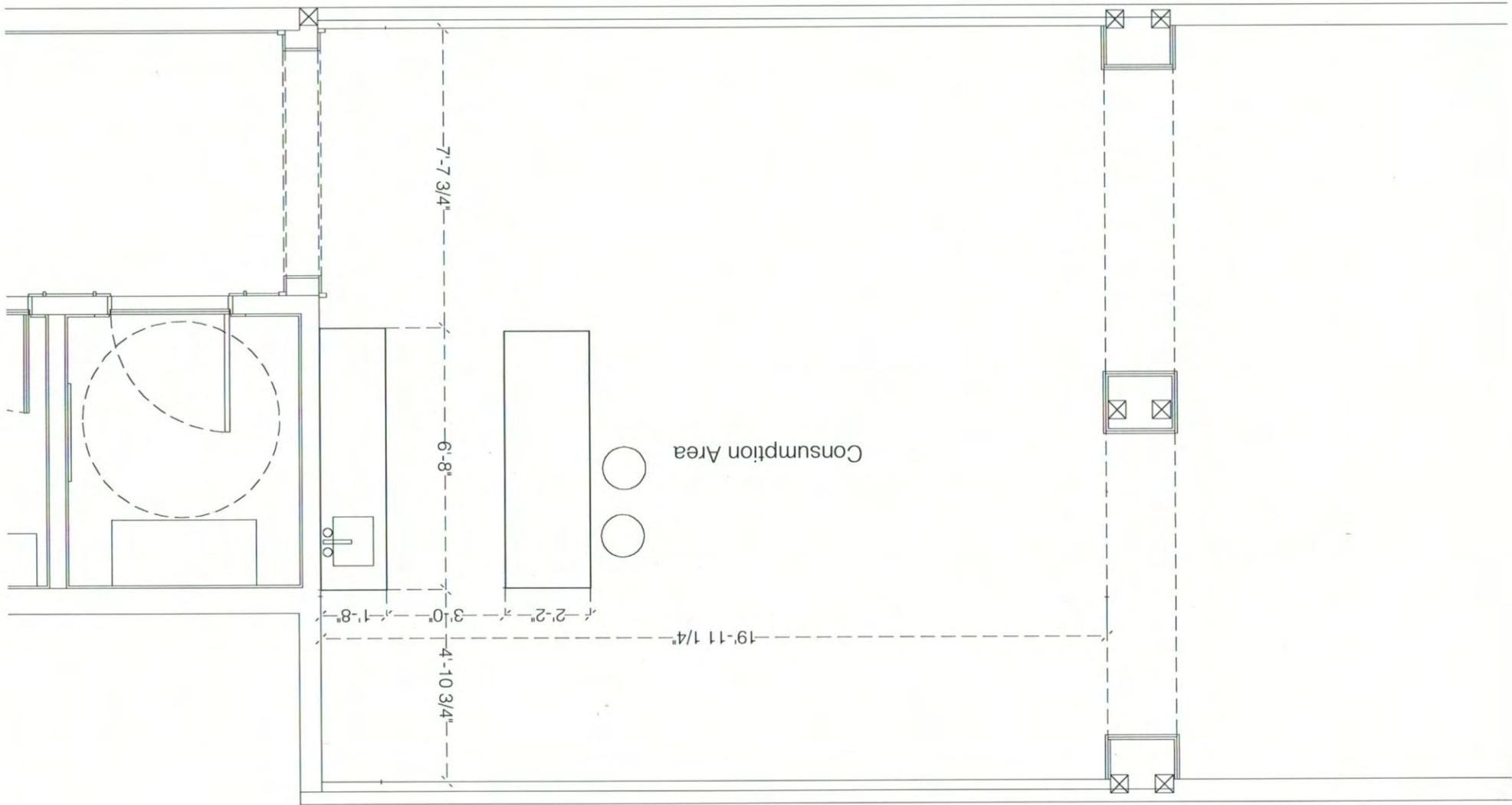
- d. **Development Within or Adjacent to Historic Districts:** The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.
- e. **Public Facilities or Institutional Development:** Not applicable; no public facilities or institutional development are being proposed.
- 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.

End of Application

Site Plans



611 Duval St. Floor Plan - Consumption Area Detail



DRC
Minutes & Comments

Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

No comments.

HARC PLANNER:

Ms. Torregrosa stated that the project was an improvement and complies with HARC guidelines. She stated that there was an ordinance stating that gates must open on the inside of the property.

ENGINEERING:

Site Plan shows existing pool equipment located in the side yard setback. Please screen the pool equipment, using landscape or fence.

FIRE DEPARTMENT:

Mr. Barroso stated issues with 5' side setbacks and 5' rear setbacks. He asked the applicant to meet with the fire department prior to the Planning Board meeting.

BUILDING OFFICIAL:

No comments.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No comments.

5. **Conditional Use – 611 Duval Street (RE# 00012330-000000; AK# 1012670)** – A request to allow alcohol sales with on premises consumption in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request.

The applicant, Kurt Matarazzo gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

Mr. Torrence stated that the applicant be clear on the rules and regulations of alcohol sales and to be sure to get the right state beverage license.

HARC PLANNER:

Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

Ms. Torregrosa asked applicant if it meets ADA requirements, applicant stated yes. She stated that any new signage or changes to existing signage requires HARC approval.

FIRE DEPARTMENT:

Mr. Barroso asked the applicant to meet with the fire department.

ENGINEERING:

Please abandon existing grease interceptor in accordance with Rule 64E-6.011, F.A.C.

BUILDING OFFICIAL:

Mr. Wampler asked the applicant to provide a life safety plan showing travel distance to an exit.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No comments.

ADJOURNMENT

Meeting adjourned at 10:54am.

Respectfully submitted by,
Stacy L. Gibson
Administrative Assistant II
Planning Department

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1012670 Parcel ID: 00012330-000000

Ownership Details

Mailing Address:
C C RYDER'S PIANO BAR INC
C/O BUNIS MIKE
1409 REYNOLDS ST
KEY WEST, FL 33040-4710

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 611 DUVAL ST KEY WEST
Legal Description: KW PT LOT 3 SQR 61 OR68-292/93 OR638-642 OR627-314-E OR962-1702/03 OR638-642 OR627-314-E OR1002-1611 OR1291-1609/10(LG)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	21	79	1,649.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1710
Year Built: 1958

Building 1 Details

Building Type
Effective Age 22
Year Built 1958
Functional Obs 0

Condition A
Perimeter 272
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 27
Grnd Floor Area 1,710

Inclusions:

Roof Type
Heat 1
Heat Src 1

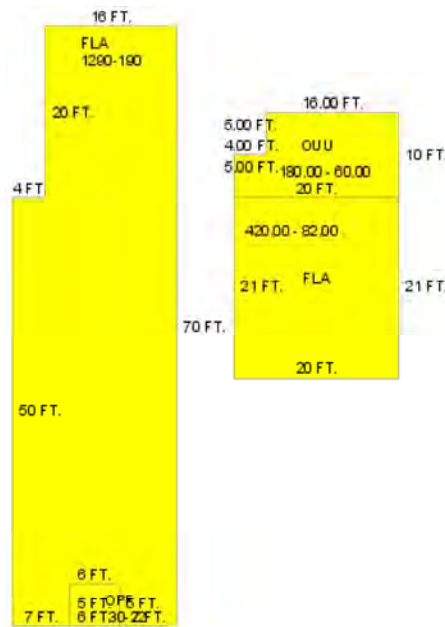
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 2
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 9

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		1	1993		Y			1,290
2	OPF		1	1993					30
3	FLA		1	1993					420
4	OUU		1	1993					180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2381	REST/CAFET-A-	100	Y	Y
	2383	APTS-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
615	AB AVE WOOD SIDING	66
616	METAL SIDING	34

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	162 SF	0	0	1983	1984	2	30

Appraiser Notes

"UPPER CRUST PIZZA" 1995 DOR SALE PARCEL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B940438	02/01/1994	04/01/1994	76,000	Commercial	CONVERT 1ST FLOOR TO BAR
	M940619	02/01/1994	04/01/1994	5,000		1-5 TON A/C W/4 DROPS
	B941009	03/01/1994	04/01/1994	1,500		REPAIR FRONT & NEW DOOR
1	9701540	06/01/1997	08/01/1997	65,000	Commercial	TENANT IMPROVEMENTS/ALT
	9702044	06/01/1997	08/01/1997	10,000		C/AC
	9702057	06/01/1997	10/01/1997	10,000		ELECTRICAL
	9702694	08/01/1997	10/01/1997	1,000		SIGN
1	9801309	04/30/1998	01/01/1999	900	Commercial	REPLACE PLATE GLASS
1	9802873	02/27/1998	01/01/1999	1,318	Commercial	INSTALL ALARM SYSTEM
1	9801853	07/01/1998	01/01/1999	2,000	Commercial	INSTALL NEW FRAME & AWNIN
	03-1014	03/21/2003	12/08/2003	300		ELECTRIC
	03-3630	10/17/2003	12/08/2003	3,500		DEMO INTERIOR
	03-4020	12/09/2003	03/26/2004	55,800		RENOVATE - PIZZA RESTAURANT
	03-4204	12/16/2003	03/26/2004	12,000		A/C
	03-4231	12/18/2003	03/26/2004	11,760		PLUMBING
	04-0961	04/01/2004	12/28/2004	975		AWNING

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
2013	207,467	227	267,682	475,376	475,376	0	475,376
2012	218,835	227	267,682	486,744	486,744	0	486,744
2011	218,835	227	267,682	486,744	486,744	0	486,744
2010	218,835	227	267,484	486,546	486,546	0	486,546
2009	218,835	227	417,028	636,090	636,090	0	636,090
2008	227,361	227	1,025,451	1,253,039	1,253,039	0	1,253,039
2007	159,445	227	420,495	595,968	595,968	0	595,968
2006	163,432	227	148,410	562,234	562,234	0	562,234
2005	169,411	227	123,675	562,234	562,234	0	562,234
2004	131,315	227	87,397	562,234	562,234	0	562,234
2003	130,380	227	85,748	562,234	562,234	0	562,234
2002	130,380	227	85,748	562,234	562,234	0	562,234
2001	130,380	244	85,748	444,366	444,366	0	444,366
2000	130,380	99	75,854	432,892	432,892	0	432,892
1999	130,380	106	75,854	432,892	432,892	0	432,892
1998	107,550	112	75,854	272,307	272,307	0	272,307
1997	107,550	120	72,556	272,307	272,307	0	272,307
1996	97,773	127	72,556	193,665	193,665	0	193,665
1995	97,773	133	72,556	193,665	193,665	0	193,665
1994	71,845	141	72,556	183,473	183,473	0	183,473
1993	47,022	148	72,556	142,414	142,414	0	142,414
1992	41,027	0	72,556	142,414	142,414	0	142,414
1991	41,027	0	72,556	142,414	142,414	0	142,414
1990	41,027	0	59,776	142,414	142,414	0	142,414
1989	41,027	0	59,364	151,952	151,952	0	151,952
1988	37,694	0	51,119	137,704	137,704	0	137,704
1987	31,337	0	25,250	72,130	72,130	0	72,130
1986	31,473	0	24,735	68,522	68,522	0	68,522
1985	30,510	0	17,809	67,695	67,695	0	67,695
1984	30,129	0	17,809	47,938	47,938	0	47,938
1983	30,297	0	10,925	41,222	41,222	0	41,222
1982	25,827	0	10,925	36,752	36,752	0	36,752

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
1/1/1994	1291 / 1609	575,000	WD	U
2/1/1987	1002 / 1611	210,000	WD	U
11/1/1985	962 / 1702	150,000	WD	U
2/1/1975	627 / 314	18,300	00	Q

This page has been visited 9,296 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
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., January 16, 2014 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 – 611 Duval Street (RE# 00012330-000000; AK# 1012670) – A request to allow alcohol sales with on premises consumption in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Conditional Use – 611 Duval Street (RE# 00012330-000000; AK# 1012670)** – A request to allow alcohol sales with on premises consumption in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant/Owner: **Kurt Matarazzo**

Project Location: 611 Duval

Date of Hearing: Thursday, January 16, 2014

Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene
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 Stacy L. Gibson at sgibson@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.

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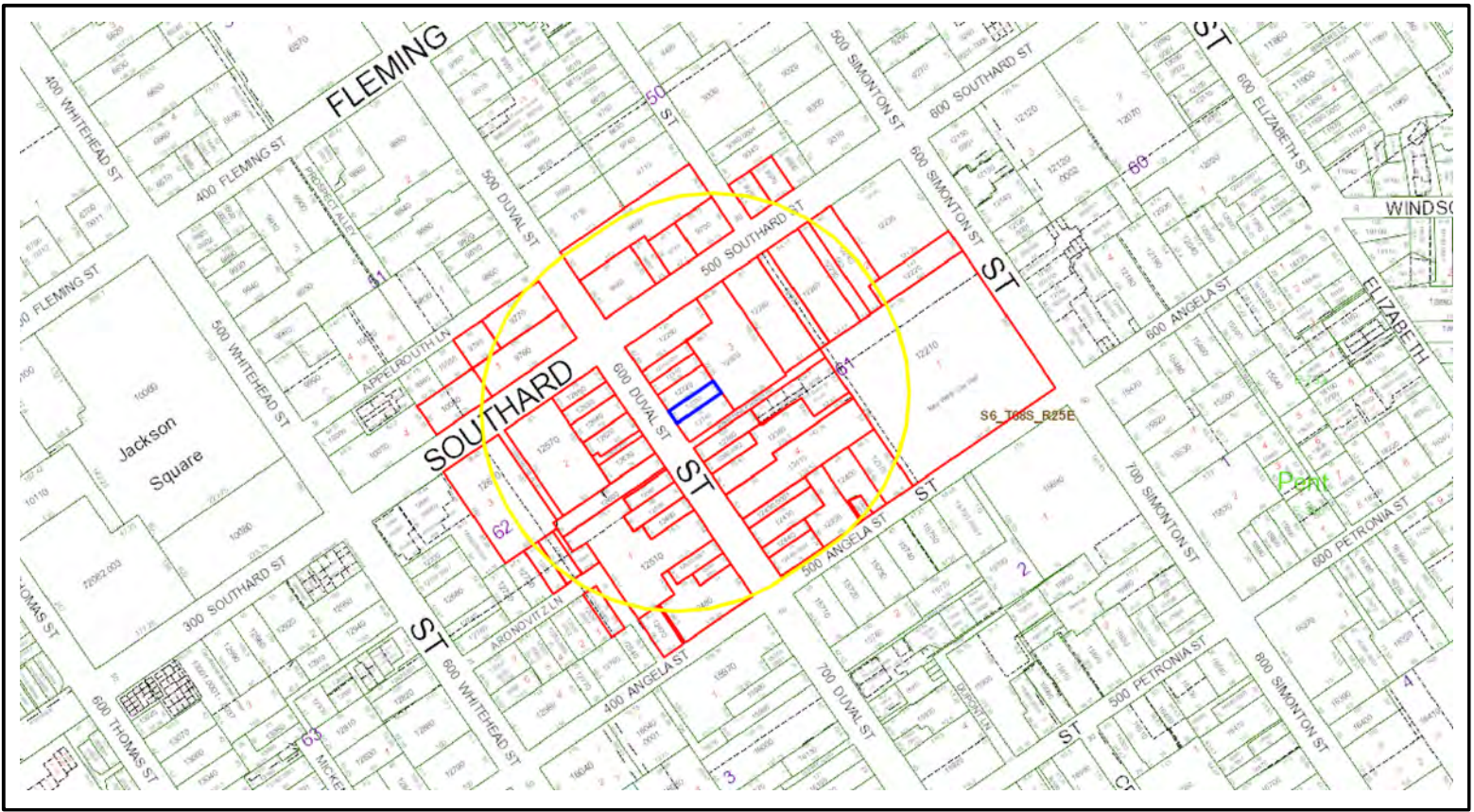
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Monroe County, Florida

611 Duval

Printed: Dec 27, 2013

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
MENDOLA CHARLES	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040-6520	
NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33041-1237	
BERNDT-HANSON REBECCA	4404 N TAMAMI TRL		SARASOTA	FL	34234-3864	
JOHNSON TAPLEY O III	425 CAROLINE ST		KEY WEST	FL	33040-6502	
KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040-6835	
HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
619 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
BLACK REBECCA	4 ARONOVITZ LN		KEY WEST	FL	33040-6524	
C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
RYLANDER STELLA A	PO BOX 420126		SUMMERLAND KI	FL	33042-0126	
SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040-4818	
ALONZO GRACE L/E	1519 UNITED ST		KEY WEST	FL	33040-3519	
WALGREEN CO STORE 7089RET	PO BOX 1159		DEERFIELD	IL	60015-6002	
EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040-4211	
BANK OF AMERICA NA ATTN:CORP RE ASSESSMENTS	100 N TRYON ST		CHARLOTTE	NC	28202-4000	
LOUCHHEIM JEFF	PO BOX 434		KEY WEST	FL	33041-0434	
MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040-5366	
ANA KINO LLC	107 FITZPATRICK ST		KEY WEST	FL	33040-6514	
MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040-6220	
NASET INC	612 DUVAL ST		KEY WEST	FL	33040-6555	
DIVE BAR AND LOUNGE LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
MCCHESNEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
HISTORIC TOURS OF AMERICA INC	201 FRONT ST STE 310		KEY WEST	FL	33040-8346	
NEWHOUSE GREGORY LEE	4208 SUNNY BROOK WAY APT 100		WINTER SPRING	FL	32708-6602	
604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
610 DUVAL STREET LLC	7301 SW 57TH CT STE 560		SOUTH MIAMI	FL	33143-5334	
ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
623 DUVAL STREET LLC	100 N PARK ST		TRAVERSE CITY	MI	49684-5700	
HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
KUTNER MURIEL	280 HOKE AVE		OCEANSIDE	NY	11572-2910	
BUDAKIAN ROBERT ESTATE	615 FAIRWAY TER		RIVERVALE	NJ	07675-6215	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
GAMBLE RONALD ANDREW TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040-6555	
SEPTEMBER PROPERTIES LLC	212 ROSE LN		HAVERFORD	PA	19041-1605	
FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040-6516	
MCALHANY JAMES G AND PAMELA D	8120 US HIGHWAY 1		VERO BEACH	FL	32967-5652	
DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
MCCHESNEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040-6889	
GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
ROSSI PAULETTE K IRREV TR 9/16/2002	4431 THOMPSON PKWY		JOHNSTOWN	CO	80534-6422	
ROBERTS DANIEL K AND MARIA M	17902 SW 88TH PL		PALMETTO BAY	FL	33157-5970	
TAP-ALL POTENTIAL 526-528 DUVAL LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
622 DUVAL LLC	7705 SE 34TH ST		MERCER ISLAND	WA	98040-3426	
FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	