

**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: November 21, 2013

Agenda Item: **Exception for Outdoor Merchandise Display -951 Caroline Street (RE # 00002970-000000; AK 1003069)** – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display kayaks and dinghies.

Applicant: Kevin Robertson

Property Owner: Conch Retail Center, LLC

Location: 951 Caroline Street (RE # 00002970-000000; AK 1003069)

Zoning: HRCC-2

Background

This property was approved for a Major Development in 2012 for the construction of a new West Marine store. At the previous location, the applicant had displayed kayaks and dinghies outside the front entrance.

Request

The applicant is requesting an Exception for Outdoor Merchandise Display for the maximum timeframe of 60 months. The display will consist of two racks to contain two inflatable dinghies and three kayaks. These items will be put out in the morning and stored indoors overnight.

Analysis

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of

merchandise the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board under Section 106-52(4) of the City Code. The Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested. Granting or denying the proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

(1) Factors favoring the Exception are as follows:

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The proposed display area is not an interior courtyard of a building, or an existing space specifically designed for use by outdoor merchants or the placement of outdoor merchandise. The area proposed for the display is shown in the attached photo as being on either side of the entrance.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The HRCC-2 zoning district is intended by the Code to be an area for water-dependent or related uses. The type of merchandise proposed for display is compatible with the character of the neighborhood.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The location of the proposed display is visible from the public right-of-way; however it is not visually incongruous with the character of businesses associated with Caroline Street.

(2) Factors disfavoring the Exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and the proposed display would not obscure the architecture or the visual character of the neighborhood.

- b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The location of the proposed display is on the corner of Caroline and Grinnell Streets, a heavily used right-of-way within the historic district. The display will be highly visible from the street.

- c. The Exception presents a hazard to public safety.**

The Fire Marshal has determined that the proposed Exception does not present a hazard to public safety with the proper ingress and egress.

RECOMMENDATION

The Planning Department, based on criteria established by the City's Comprehensive Plan and Land Development Regulations, recommends the request for Exception to the Outdoor Merchandise Display be **approved** per the proposed plan with the following conditions:

1. The Exception is limited to 60 months, as shown on the photo for: display of merchandise on two racks proposed to be located on either side of the store entrance;
2. The two racks will hold a combination of 3 kayaks and 2 dinghies;
3. The Exception will only be present during hours of operation. The two racks shall be stored inside the building after hours of operation;
4. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
 - a) The applicant has failed to comply with terms and conditions specified pursuant to the granting of an Exception in this section;
 - b) The Exception was granted pursuant to mistaken or misleading information; or
 - c) The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to granting of this Exception;
5. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING AN
EXCEPTION FOR OUTDOOR MERCHANDISE
DISPLAY TO ALLOW FOR THE DISPLAY OF
MERCHANDISE IN THE HRCC-2 ZONING
DISTRICT PER SECTION 106-52 OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES FOR PROPERTY
LOCATED AT 951 CAROLINE STREET (RE#
00002970-000000; AK 1003069) OF KEY WEST;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Residential Commercial Core Key West Bight District (HRCC-2); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, a request was submitted for Planning Board consideration to clarify that souvenir can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on November 21, 2013 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

_____ Chairman

_____ Planning Director

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

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

Section 2. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise on either side of the entrance to West Marine located at 951 Caroline Street (RE# 00002970-000000; AK# 1003069), with the following conditions, and per the attached site survey, location plan with a site photo received September 3, 2013:

1. The Exception is limited to 60 months, as shown on the photo for: display of merchandise on two racks proposed to be located on either side of the store entrance;
2. The two racks will hold a combination of 3 kayaks and 2 dinghies;
3. The Exception will only be present during hours of operation. The two racks shall be stored inside the building after hours of operation;
4. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
 - a) The applicant has failed to comply with terms and conditions specified pursuant to the granting of an Exception in this section;
 - b) The Exception was granted pursuant to mistaken or misleading information; or
 - c) The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to granting of this Exception;
5. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Section 3. Exceptions to 106-51 may be revoked by the Planning Board after notice and

_____ Chairman

_____ Planning Director

hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.
- b. The Exception was granted pursuant to mistaken or misleading information; or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

Section 4. The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Section 5. This Exception for Outdoor Display 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 6. 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 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the

_____ Chairman

_____ Planning Director

DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of November, 2013.

Authenticated by the Chairman of the Planning Board and the 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



Application for Exception for Outdoor Merchandise Display
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name KEVIN ROBERTSON
 Address of Proposed Display 951 Caroline Street Suite #100
 RE# of Property _____
 Business Name West Marine products, INC.
 Business Address 951 Caroline Street
 Applicant's Mailing Address 951 Caroline Street.
 Telephone 305 296-0953 Email mgr 01301 @ westmarine stores.com
 Name of Property Owner Craig Hunt.
 Mailing Address 951 Caroline Street
 Telephone 305 923-9438 Email Holidayout @ Hotmail.com

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

- 3 KAYAKS on a moveable rack
 - 2 inflatable 10' foats on moveable rack.
- Both racks will be moved in/out of store every morning / evening during operating hours 8-7 pm.

Application for Exception for Outdoor Merchandise Display
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Describe the structure and equipment used in the display in detail, including any seating.

2 rolling racks holding 3 kayaks and 2 inflatable 10' dinghys.
The racks will be brought into store at 7pm each night and
rolled out in front of store at 8am each day.

How far is the display from the street? 20 feet.
How far is the display from the sidewalk? 10 feet
Length of time exception will be needed (no more than 60 months) _____

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent **Property Boundary Survey**
7. **Property Appraisers** information (www.mcpafl.org)

The information furnished above is true and accurate to the best of my knowledge.

Signature K. Pabon Date 9/3/13.

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 03-04, § 16, 5-20-2003)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

**Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720**



specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
 - b. The exception was granted pursuant to mistaken or misleading information; or
 - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

Verification

**City of Key West
Planning Department**

Verification Form
(Where Authorized Representative is an individual)

I, Kevin Robertson, 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:

951 Caroline 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.

K. Robertson

Signature of Authorized Representative

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

14th September 2013
date

by

Name of Authorized Representative

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



Notary's Signature and Seal

Jo Bennett Jo Bennett

Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any

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.

1. Craig Hunt
Please Print Name of person with authority to execute documents on behalf of owner.

President
Name of office (President, Managing Member, etc.)

Concession Key Key Retail Center, LLC
Name of owner from deed

address: Wise Marine
Please Print Name of Representative

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

Craig Hunt
Signature of person with authority to execute documents on behalf of owner

Subscribed and sworn to (or affirmed) before me on this 9-3-13 day of _____, 2013.

Craig Hunt
Name of Authorized Representative

GINA M KENNEDY is personally known to me or has presented me identifying _____ as identifying _____.

Gina Kennedy
Notary's Signature and Name

Gina Kennedy
Name of Notary Public (print, personal or company)

DD 989712
Notary's Commission Number (if any)



Deed

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Adam M. Grant, Esq.
Paul, Hastings, Janofsky and Walker LLP
191 N. Wacker Drive, 30th Floor
Chicago, IL 60661
(312) 499-6027

01/29/2010 2:02PM
DEED DOC STAMP CL: TRINA \$53,900.00

Doc# 1775859
Bkn 2450 Pg# 2196

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED



RECEIVED

July 2, 2012

KW Planning Dpt

SPECIAL WARRANTY DEED made this 29 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt
951 Caroline Street
Key West, Florida 33040

(hereinafter referred to as "Grantee"),

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a Delaware limited liability company

By: KEY WEST BIGHT HOLDINGS LLC, a Delaware limited liability company, its sole member

By: DRAWBRIDGE CONCH HARBOR INVESTOR LLC, a Delaware limited liability company, its authorized signatory

By: CONSTANTINE M. DAKOLIAS
Name: PRESIDENT
Title:

RWM
Witness Signature

Ben Michelson
Printed Name

[Signature]
Witness Signature

Peter Stone
Printed Name

STATE OF NY
COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company; he did not take an oath.

[Signature]
Notary Public, State of

printed name THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

My Commission Expires:
(SEAL)

LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95.11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

Doc# 1775859
Bk# 2450 Pg# 2200

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

MONROE COUNTY
OFFICIAL RECORDS

Survey

Site Photos



West Marine

DRC
Minutes & Comments

Minutes of the Development Review Committee September 26, 2013

Approved on October 24, 2013

Plans will need more annotations for dimensions, materials. Drawings depicting adjacent building scale must be included as part of the HARC application.

ENGINEERING:

Please provide storm water management plan that provides treatment for one-inch over the total project area, including Parcels 1 and 2.

FIRE DEPARTMENT:

Mr. Barroso stated to maintain proper setbacks.

BUILDING OFFICIAL:

No comments.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

9. **Exception for Outdoor Merchandise Display - 951 Caroline Street (RE# 00002970-000000; AK# 1003069)** – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 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, Mr. Robinson gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to make sure that when moving the outdoor display in and out of the building, it doesn't have an impact to the landscaping.

POLICE DEPARTMENT

No comments.

HARC PLANNER:

No site plan or drawing/ photos showing display. The new building has large windows for exhibits. The display may obscure architectural features.

ENGINEERING:

No comments.

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

FIRE DEPARTMENT:

Mr. Barroso asked the applicant to set up an appointment, so that the fire department can visually see the outdoor display set up to answer accessibility questions.

BUILDING OFFICIAL:

Mr. Wampler asked the applicant to set up an appointment, so that he can visually see the outdoor display set up to answer concerns about obscuring the exiting and the outdoor display being on public sidewalk.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

10. **Minor Development Plan – 512 524 Eaton Street (RE# 00006500-000000; AK# 1006734 and RE# 00006500-000100, AK# 8792239)** - Request for Minor Development Plan approval for the reconstruction of commercial floor area for conversion to a single-family dwelling at property located in the HNC-1 zoning district per Section 108-91(A)(1)(b) 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, Mr. Wright, of Trepanier and Associates gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to protect any vegetation and/or if removal is required, set up an appointment with her.

POLICE DEPARTMENT

No comments.

HARC PLANNER:

May have some issues regarding the asymmetry of the new proposed dormers; they will be setback but may still be visible from the street.

ENGINEERING:

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

The offices of the Property Appraiser will be closed Monday, November 12th in observance of Veterans Day.

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

**Property Record Card -
Map portion under construction.**

Alternate Key: 1003069 Parcel ID: 00002970-000000

Ownership Details

Mailing Address:
CONCH HARBOR RETAIL CENTER LLC
C/O HUNT CRAIG
951 CAROLINE ST
KEY WEST, FL 33040-6636

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 951-955 CAROLINE ST KEY WEST
Legal Description: 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200



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
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 38888
 Year Built: 1996

Building 1 Details

Building Type
 Effective Age 11
 Year Built 2002
 Functional Obs 0

Condition E
 Perimeter 1,629
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 13
 Grnd Floor Area 36,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

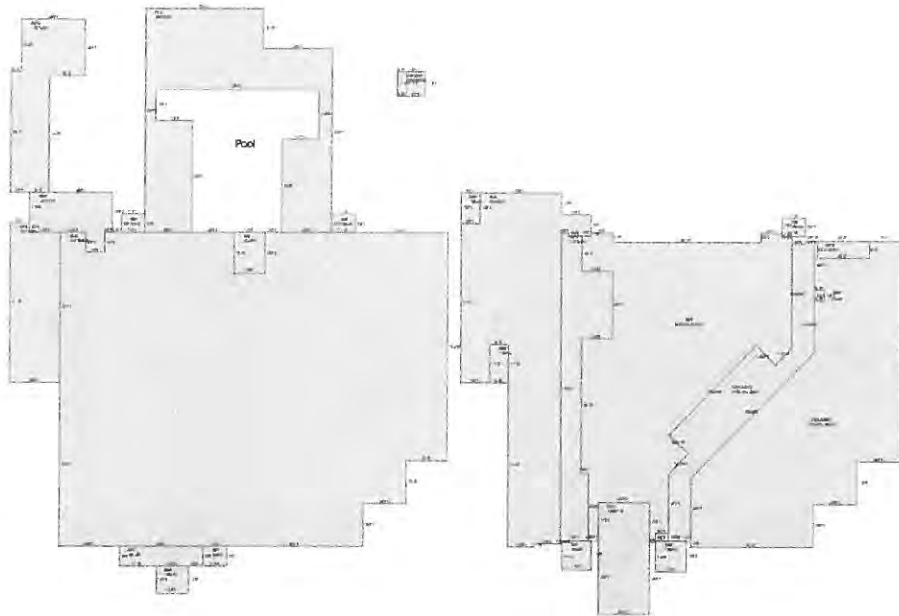
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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
0	OPF		1	2002				8,205
1	FLA	8:METAL/ALUM	1	2002	Y			23,765
2	OPF		1	2002				351

3	SBF	1	2002		99	
4	DUF	1	2002		180	
5	CPL	1	2002		1,577	
6	SBF	1	2002		765	
7	OPX	1	2002		1,671	
8	SBF	1	2002		88	
9	SBF	1	2002		252	
10	SBF	1	2002		88	
11	PTO	1	2002		4,824	
12	DUF	1	2002		99	
13	OPF	1	2002		44	
14	FLA	1	2002	Y	5,578	
15	OUF	1	2002		126	
16	SBF	1	2002		153	
17	OPX	1	2002		1,876	
18	OUF	1	2002		182	
19	OPX	1	2002		1,200	
20	SBF	1	2002		196	
22	FLA	8:METAL/ALUM	1	2002	Y	7,485
23	OPF	1	2002		2,135	
25	SBF	1	2002		88	
26	OPX	1	2002		192	
27	OUF	1	2002		25	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

Building 2 Details

Building Type
 Effective Age 11
 Year Built 1996
 Functional Obs 0

Condition E
 Perimeter 170
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 1,500

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

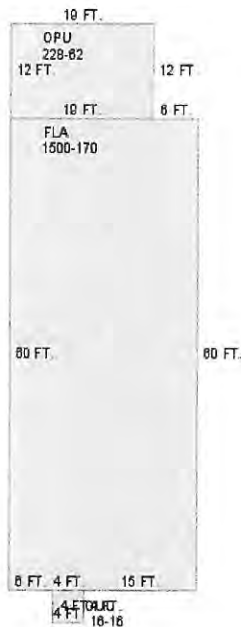
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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		1	1996					1,500
2	OPU		1	1996					228
3	OUU		1	1996					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

Building 3 Details

Building Type
 Effective Age 11
 Year Built 1998
 Functional Obs 0

Condition E
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

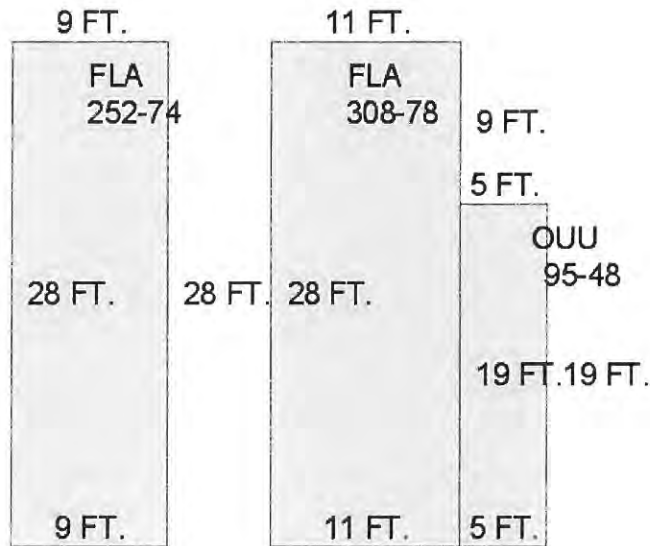
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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		1	1998					252
2	FLA		1	1998					308
3	OUU		1	1998					95

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
302	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30

7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

Appraiser Notes

2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT, 8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II
2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
43	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
42	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6"
39	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
49	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
41	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
44	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC

45	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES
46	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL
	4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
2	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
3	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
4	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
5	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
6	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
7	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
8	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE
9	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
12	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
10	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
13	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
14	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
15	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
16	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
21	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
22	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
23	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
11	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
17	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
18	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
19	97-0220	01/29/1997	11/02/1998	1,961		ROOF
20	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
25	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
24	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
26	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
31	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
27	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
32	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
33	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN
28	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
29	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
30	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
36	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS
37	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
34	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
35	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
38	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS

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	3,962,630	466,533	4,796,605	7,700,000	7,628,135	0	7,700,000
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000
1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131
1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

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
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1/28/2010	2450 / 2196	7,700,000	WD	30
5/2/2007	2292 / 1354	14,900,000	WD	Q
1/29/1999	1560 / 0056	7,000,000	WD	Q
12/1/1993	1287 / 0266	1,700,000	WD	Q

This page has been visited 7,955 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., November 21, 2013 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:

Exception for Outdoor Merchandise Display - 951 Caroline Street (RE # 00002970-000000; AK 1003069) – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 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.

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:

Exception for Outdoor Merchandise Display - 951 Caroline Street (RE # 00002970-000000; AK 1003069) – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Kevin Robertson **Owner:** Craig Hunt
Project Location: 951 Caroline Street (RE # 00002970-000000; AK 1003069)
Date of Hearing: Thursday, November 21, 2013 **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 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 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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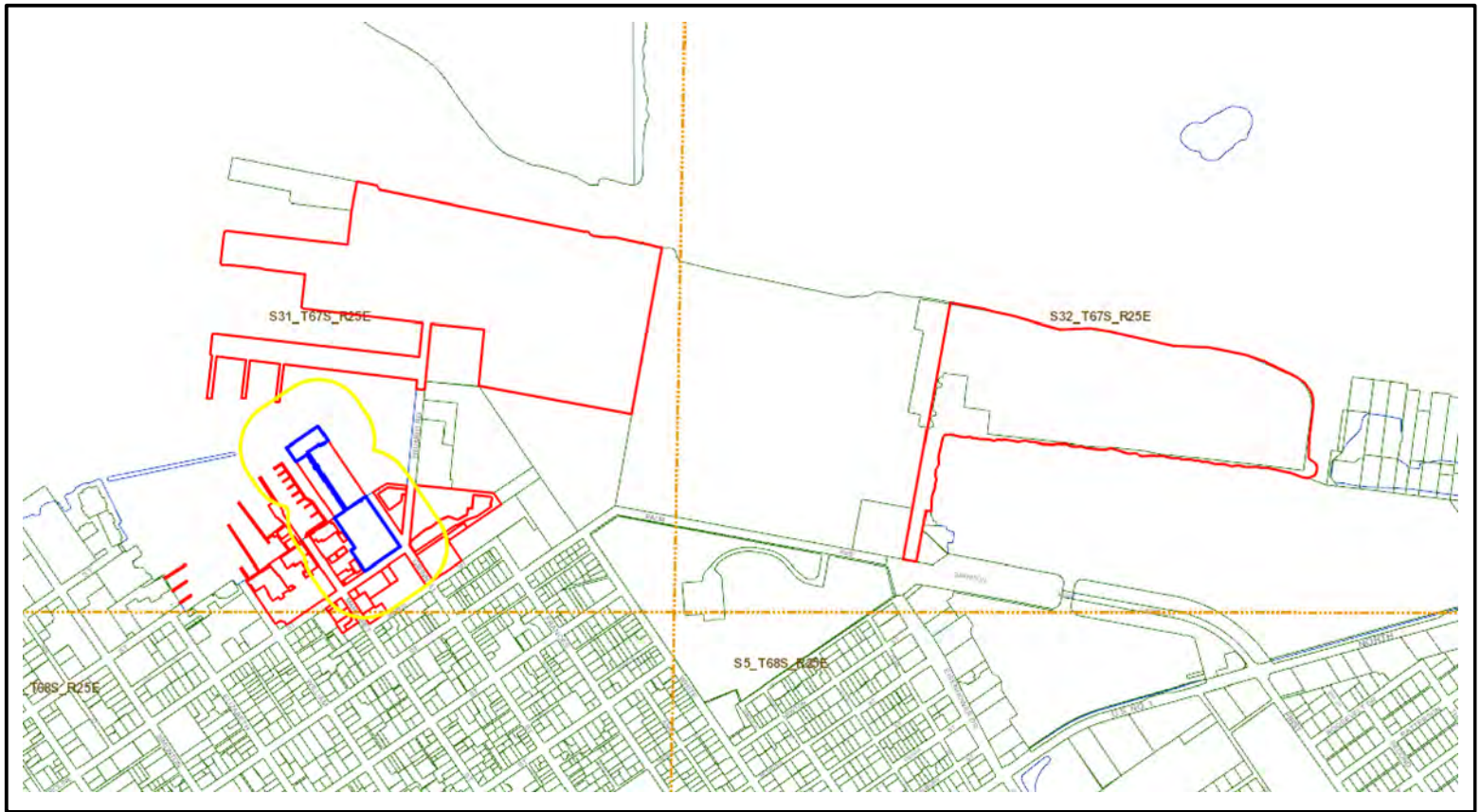
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Monroe County, Florida

951 Caroline

Printed: Oct 30, 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
HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
YUNKER RAY	3108 SE 22ND AVE		CAPE CORAL	FL	33904	
LAIRD LEWIS D AND ALISON J	301 GRINNELL ST APT 201		KEY WEST	FL	33040-6917	
SAUNDERS FRED JR	301 GRINNELL ST APT 202		KEY WEST	FL	33040-6917	
STEAMPLANT CONDOMINIUMS LLC	201 FRONT ST STE 224		KEY WEST	FL	33040	
TIMYAN PATRICIA A REV TR 9/12/1988 AS AMENDED	52 FRONT ST		KEY WEST	FL	33040	
BARILLAS DAVID H	303 GRINNELL ST APT 301B		KEY WEST	FL	33040-6959	
MACKENZIE DREW IRA	191 PEARL AVE		TAVERNIER	FL	33070-2421	
IRIZARRY ANTONIO JR AND JUDI LYNN	301 GRINNELL ST APT 203		KEY WEST	FL	33040-6917	
ALSOBROOKS MELISSA K	305 GRINNELL ST APT 101C		KEY WEST	FL	33040-6933	
STEAMPLANT	281 TRUMBO RD		KEY WEST	FL	33040	
SINGH PRITAM	PO BOX 2039		KEY WEST	FL	33045-2039	
CURRY GAY M	303 GRINNELL ST APT 203B		KEY WEST	FL	33040-6959	
COUGHLIN EMILIA C	301 GRINNELL ST APT 403A		KEY WEST	FL	33040-6917	
MELLOR LYNN B	303 GRINNELL ST APT 302B		KEY WEST	FL	33040-6959	
CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	
BARROSO JULIO J	301 GRINNELL ST APT 404		KEY WEST	FL	33040-6917	
FINIGAN ROBIN S	303 GRINNELL ST APT 403B		KEY WEST	FL	33040-6959	
MAKRIS MARGARET L REV TR	11204 OAK LEAF DR		SILVER SPRING	MD	20901-1313	
SCHOTT SANDRA L	305 GRINNELL ST APT 303		KEY WEST	FL	33040-6933	
TOWER EQUITIES RE INC	PO BOX 690785		CHARLOTTE	NC	28227-7014	
FURY MANAGEMENT INC	412 WHITE ST		KEY WEST	FL	33040-6960	
FALCONER MARY A	303 GRINNELL ST APT 205B		KEY WEST	FL	33040-6959	
MUCCINO JANET M	PO BOX 4386		KEY WEST	FL	33041-4386	
ROY GARY P	303 GRINNELL ST APT 405		KEY WEST	FL	33040-6959	
RAILWAY CONDOMINIUM	301-303-305 GRINNELL ST		KEY WEST	FL	33040	
SILVA EDUARDO M	301 GRINNELL ST APT 303		KEY WEST	FL	33040-6917	
OHARA JESSICA	301 GRINNELL ST APT 305A		KEY WEST	FL	33040-6917	
INGRAM MICHAEL B	1001 WHITEHEAD ST		KEY WEST	FL	33040-7522	
BODFORD C ALLEN AND B ERIN	401 E LAS OLAS BLVD STE 130-111		FORT LAUDERDA	FL	33301-2279	
GAMMELL LOU W	301 GRINNELL ST APT 301		KEY WEST	FL	33040-6917	
CARRICO CHRISTOPHER L	303 GRINNELL ST APT 304B		KEY WEST	FL	33040-6959	
830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
BRAGHIERI ADELE	303 GRINNELL ST APT 401B		KEY WEST	FL	33040-6959	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
GANEM JOSEPH E AND MIRIAM ELAINE	1501 SE 9TH ST		FORT LAUDERDA	FL	33316-1411	
FELSHER ALLYSON M	301 GRINNELL ST APT 204		KEY WEST	FL	33040-6917	
PIERCE MEAGAN M	303 GRINNELL ST APT 303B		KEY WEST	FL	33040-6959	
MILLER WADE B	305 GRINNELL ST APT 302		KEY WEST	FL	33040-6933	
WILD WILLIAM H AND JUDITH A	301 GRINNELL ST APT 205		KEY WEST	FL	33040-6917	
DEEGAN KEVIN G	303 GRINNELL ST APT 402B		KEY WEST	FL	33040-6959	
DENNY ANDREA P	301 GRINNELL ST APT 401A		KEY WEST	FL	33040-6917	
FISK CAROL BUCKLEY REVOCABLE TRUST 3/5/2003	281 TRUMBO RD APT 301		KEY WEST	FL	33040-8614	
BROWN JULIE N	301 GRINNELL ST APT 304		KEY WEST	FL	33040-6917	
SHAW EDWARD F	305 GRINNELL ST APT 203C		KEY WEST	FL	33040-6933	
DEFORD B FRANK AND CAROL P	23 W 73RD ST PH 4		NEW YORK	NY	10023-3104	
CAMP LAURA LEA	305 GRINNELL ST APT 202C		KEY WEST	FL	33040-6933	
BEK-GRAN PATRICK	305 GRINNELL ST APT 301C		KEY WEST	FL	33040-6933	
PAGE CYNTHIA L	301 GRINNELL ST APT 302		KEY WEST	FL	33040-6917	
CONFIDENTIAL DATA F.S. 119.07	305 GRINNELL ST		KEY WEST	FL	33040	
HANKS LIVING TRUST 6/30/2010	6565 RIVER POINT DR		FLEMING ISLAND	FL	32003-8701	
BELL DAVID T	305 GRINNELL ST APT 201C		KEY WEST	FL	33040-6933	
NELSON AARON B	303 GRINNELL ST APT 202B		KEY WEST	FL	33040-6959	
BEAVER MICHAEL D IRREVOCABLE TRUST 12/17/2012	1311 SCOTTSLAND DR		LAKELAND	FL	33813-3796	
MILLER WAYNE H	303 GRINNELL ST APT 204B		KEY WEST	FL	33040-6959	
COX PAULA	303 GRINNELL ST APT 305B		KEY WEST	FL	33040-6959	
HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
STEAMPLANT NO 19	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
HARLOW JAMES MYRON DEC TR 12/7/2001	16657 HOLLY LN		SUMMERLAND KI	FL	33042-3508	
LYON DAUN E	282 N PINE CREEK RD		FAIRFIELD	CT	06824-4922	
KEY WEST 07 LLC	508 SW 12TH AVE		DEERFIELD BEAC	FL	33442-3110	
THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
CONCH SLIP LLC	25 SW 2ND AVE		MIAMI	FL	33130-1502	
JENJEY LLC	P O BOX 990		SANIBEL	FL	33957	
ALEA DAVID JOSE DECLARATION OF TRUST 3/2/2006	1025 JOHNSON ST		KEY WEST	FL	33040-4825	
JOHNSON KENNETH URBAN 2006 REV LIV TR 12/15/2006	2201 WILLIAMS POINT DR		STOUGHTON	WI	53589	
LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
WEST SANDRA A	305 GRINNELL ST APT 102C		KEY WEST	FL	33040-6933	
CLEMENTS THOMAS III	1025 FLEMING ST		KEY WEST	FL	33040-6962	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
CONCH HARBOR MARINA A CONDOMINIUM	951 CAROLINE ST		KEY WEST	FL	33040	
REINHOLD JOHN W JR REVOCABLE TRUST AGR 5/26/2000	530 DOLPHIN AVE		FORT WALTON B	FL	32548-6941	
CARROLL JAMES P AND JAMES T	12734 KENWOOD LN		FT MYERS	FL	33907	
CONCH HARBOR RENTAL SERVICES LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
1993 SUSAN MCCALL TRUST	22431 GILMORE RD		WEST HILLS	CA	91307-3707	
LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938	
HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
LAMPE DANNY A	5 PUERTA DR		KEY WEST	FL	33040	
MEUSER STANLEY	5050 N OCEAN DR		WEST PALM BEA	FL	33404	
ALEA BROTHERS ENTERPRISES LLC	1025 JOHNSON ST		KEY WEST	FL	33040	
FFM BOAT INC	7001 POST ROAD	STE 200	DUBLIN	OH	43016	
OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
CLARKE CLARKE KALO AND KIM PEDERSON	29 FRONT ST		MARBLEHEAD	MA	01945-3261	
TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782	
CONCH LLC	11290 LONGWATER CHASE		FORT MYERS	FL	33908	
BEST OF BOTH WORLDS SEAPORT LLC	3210 RIVIERA DR		KEY WEST	FL	33040	
MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	
SMITH WAYNE LARUE &	P O BOX 1456		KEY WEST	FL	33041-1456	
MOURIZ LAZARO J AND MARY E	4125 SW 27TH AVE		CAPE CORAL	FL	33914-5480	
BRAHAM HEATHER	303 GRINNELL ST APT 404B		KEY WEST	FL	33040-6959	
BAR HOPPER LLC	PO BOX 11452		NAPLES	FL	34101-1452	
WOLSZCZAK ANDREW AND PATRICIA	120 PIRATES COVE DR		MARATHON	FL	33050	
AMITCH LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
MOSTYN JOHN STEVEN	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
HAUBERT ERIC J AND KRISTEN WINTERS REV TR 5/25/06	7912 HICKORY AVE		RUSSELLS POINT	OH	43348-9678	
CANNON ROGER	3240 HAVENWOOD CT		PALATINE	IL	60067-9054	
CONCH HARBOR RETAIL CENTER LLC	951 CAROLINE ST		KEY WEST	FL	33040-6636	
JSM HOLDINGS LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
RUFFOLO ROBERT FRANCIS	126 BOSPHOROUS AVE		TAMPA	FL	33606	
SPRISSLER TRUST 8/29/2012	1442 LONG BEACH DR		BIG PINE KEY	FL	33043-3504	
ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312	