

# **Application**



**DEVELOPMENT PLAN AND  
CONDITIONAL USE APPLICATION**  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040  
Phone: 305-809-3764  
Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**RECEIVED**  
APR 04 2024  
BY: *AM*

Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

**Applications will not be accepted unless complete**

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<u>X</u> _____	Yes _____
Minor _____		No <u>X</u> _____

Please print or type:

- 1) Site Address: 2011 Flagler Avenue, Key West, FL: 33040
- 2) Name of Applicant: Graciela Lozano
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: X \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: \_\_\_\_\_
- 5) Applicant's Phone #: (305) 923-1358 Email: gracy@keysinternet.com
- 6) **Email Address:** gracy@keysinternet.com
- 7) Name of Owner, if different than above: The Toppino Construction Company Inc
- 8) Address of Owner: 1500 Catherine Street, Key West, FL 33040



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Development Plan

Major \_\_\_\_\_

Minor \_\_\_\_\_

Conditional Use

X \_\_\_\_\_

Historic District

Yes \_\_\_\_\_

No X \_\_\_\_\_

Please print or type:

- 1) Site Address: 2011 Flagler Avenue, Key West, FL: 33040
- 2) Name of Applicant: Midway Specialty Care Center, Inc.
- 3) Applicant is:  
Property Owner: X  
Authorized Representative: X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 356 East Midway Road, Fort Pierce, FL 34982
- 5) Applicant's Phone #: 7727429276 Email: anansukh@yahoo.com
- 6) Email Address: anansukh@yahoo.com; Peter@deltoro.law
- 7) Name of Owner, if different than above: The Toppino Construction Company Inc
- 8) Address of Owner: 2011 Flagler Avenue Key West FL33040

*GRACEY CORNWALL  
305 923 1358  
GRACEY@KEYWESTFLORIDA.GOV  
• GM*

9) Owner Phone #: (305) 440-0488 Email: info@toppinobc.com

10) Zoning District of Parcel: commercial limited RE# 00045270-000000

11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ 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).

Our intention for use will be as professional medical office offering medical services  
Type text here

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.

Attached A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

Attached 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).

N/A C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

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

### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site; 5000 sq
  - 2) Buildings, structures, and parking; BUILDING 1692
  - 3) FEMA Flood Zone; EA
  - 4) Topography; flat
  - 5) Easements; and P/A
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. IN PLACE
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

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

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

No changes

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

### Development Plan Submission Materials

#### Sec. 108-226. Scope.

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

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

#### Sec. 108-227. Title block.

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

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

#### Sec. 108-228. Identification of key persons.

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

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

#### Sec. 108-229. Project description.

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

- (1) Zoning (include any special districts). CL
- (2) Project site size (acreage and/or square footage). 144
- (3) Legal description.
- (4) Building size. 1692
- (5) Floor area ratio permitted and proposed. N/A
- (6) Lot coverage permitted and proposed. N/A
- (7) Impervious surface. N/A
- (8) Pervious surface. N/A
- (9) Landscape areas. N/A
- (10) Parking spaces permitted and proposed. 7 IN PLACE
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity. N/A
- (13) Setbacks. N/A

**Sec. 108-230. Other project information.**

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

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

**Sec. 108-231. Residential developments.**

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

**Sec. 108-232. Intergovernmental coordination.**

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

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



**CONDITIONAL USE CRITERIA**

**Sec. 122-61. Purpose and intent**

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

**Sec. 122-62. Specific criteria for approval.**

(a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

(b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio; 1692/144=11 3/4
- b. Traffic generation; 8 to 10 cars per day
- c. Square feet of enclosed building for each specific use; 150sf
- d. Proposed employment; 1 doctor
- e. Proposed number and type of service vehicles; and none
- f. Off-street parking needs. 2

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities;
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
- c. Roadway or signalization improvements, or other similar improvements;
- d. Accessory structures or facilities; and
- e. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space;
- b. Setbacks from adjacent properties;
- c. Screening and buffers;
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

NA  
NA  
NA  
NA  
NA

NA  
NA  
NA  
NA  
NA

YES

YES



(3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

NA

(4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

NA

(5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

YES

(6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.

NA

b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

NA

c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

NA

d. Development within or adjacent to historic district. All development proposed as a conditional use within or

NA

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

NA

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.

NA

- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.

NA

- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# Property Card

# Monroe County, FL

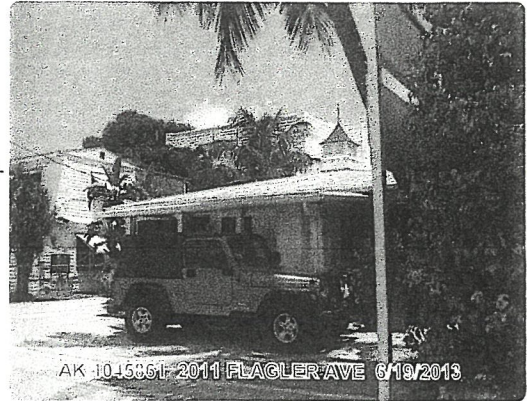
## Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00045270-000000  
 Account# 1045861  
 Property ID 1045861  
 Millage Group 10KW  
 Location 2011 FLAGLER Ave, KEY WEST  
 Address  
 Legal KW KW REALTY CO'S FIRST SUB PB1-43 LOT 3 SQR 3 TR 21 G41-338/339 OR788-1446D/C OR788-1447 OR798-676 OR810-892 OR815-1438C OR941-1625 OR828-1363 OR836-2062 OR1013-1550 OR1703-1549  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 31050  
 Property Class STORE COMBO (1200)  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

THE TOPPINO CONSTRUCTION CO INC  
 2011 Flagler Ave  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$198,670	\$166,460	\$171,582	\$171,582
+ Market Misc Value	\$6,477	\$6,486	\$6,495	\$6,504
+ Market Land Value	\$375,000	\$105,000	\$105,000	\$105,000
= Just Market Value	\$580,147	\$277,946	\$283,077	\$283,086
= Total Assessed Value	\$305,740	\$277,946	\$283,077	\$283,086
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$580,147	\$277,946	\$283,077	\$283,086

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$105,000	\$166,460	\$6,486	\$277,946	\$277,946	\$0	\$277,946	\$0
2021	\$105,000	\$171,582	\$6,495	\$283,077	\$283,077	\$0	\$283,077	\$0
2020	\$105,000	\$171,582	\$6,504	\$283,086	\$283,086	\$0	\$283,086	\$0
2019	\$105,000	\$179,264	\$6,513	\$290,777	\$290,777	\$0	\$290,777	\$0
2018	\$105,000	\$163,505	\$6,522	\$275,027	\$275,027	\$0	\$275,027	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	5,000.00	Square Foot	50	100

**Buildings**

<b>Building ID</b>	40200	<b>Exterior Walls</b>	C.B.S.	
<b>Style</b>		<b>Year Built</b>	1950	
<b>Building Type</b>	OFF BLDG 1 STY-A / 17A	<b>EffectiveYearBuilt</b>	2005	
<b>Building Name</b>		<b>Foundation</b>		
<b>Gross Sq Ft</b>	2188	<b>Roof Type</b>		
<b>Finished Sq Ft</b>	1692	<b>Roof Coverage</b>		
<b>Stories</b>	2 Floor	<b>Flooring Type</b>		
<b>Condition</b>	AVERAGE	<b>Heating Type</b>		
<b>Perimeter</b>	178	<b>Bedrooms</b>	0	
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	1	
<b>Depreciation %</b>	23	<b>Grade</b>	400	
<b>Interior Walls</b>		<b>Number of Fire PI</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
OPX	EXC OPEN PORCH	112	0	0
FLA	FLOOR LIV AREA	1,692	1,692	0
OPF	OP PRCH FIN LL	384	0	0
<b>TOTAL</b>		<b>2,188</b>	<b>1,692</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1984	1985	0x0	1	4 UT	2
CONC PATIO	1986	1987	0x0	1	1288 SF	2
CONC PATIO	2001	2002	0x0	1	45 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/15/2001	\$320,000	Warranty Deed		1703	1549	Q - Qualified	Improved		
5/1/1987	\$95,000	Warranty Deed		1013	1550	Q - Qualified	Improved		
3/1/1985	\$72,000	Warranty Deed		941	1625	Q - Qualified	Improved		
4/1/1981	\$40	Warranty Deed		828	1363	U - Unqualified	Improved		
5/1/1980	\$20,000	Warranty Deed		810	892	Q - Qualified	Improved		

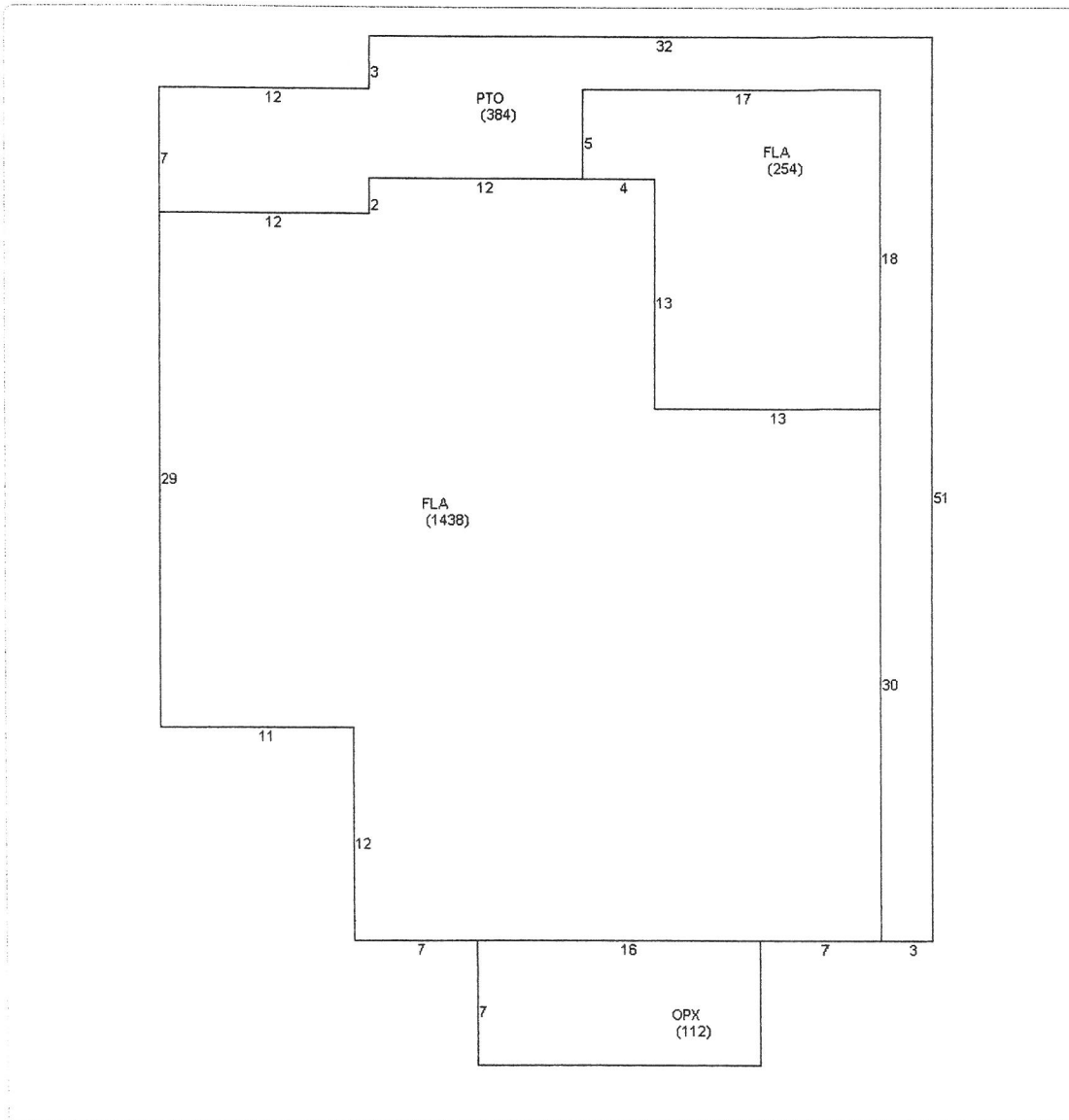
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2508	5/23/2007	6/5/2007	\$7,900	Commercial	INSTALL TWO 1-TON MINI-SPLI UNITS
04-0265	1/30/2004	8/23/2004	\$2,300	Commercial	ROOFING
02-2653	9/30/2002	10/24/2002	\$2,500	Commercial	ROOFING
02-2618	9/24/2002	10/24/2002	\$400	Commercial	INSTALL 2 AC DROPS
02-1079	4/30/2002	8/20/2002	\$10,500	Commercial	NEW ADDITION
01-2312	9/26/2001	12/31/2001	\$33,925	Commercial	RENOVATIONS
98-1544	5/19/1998	12/31/1998	\$2,000	Commercial	EXTERIOR PAINTING
97-2292	7/1/1997	8/1/1997	\$1,700	Commercial	1147 SF V-CRIMP ROOF

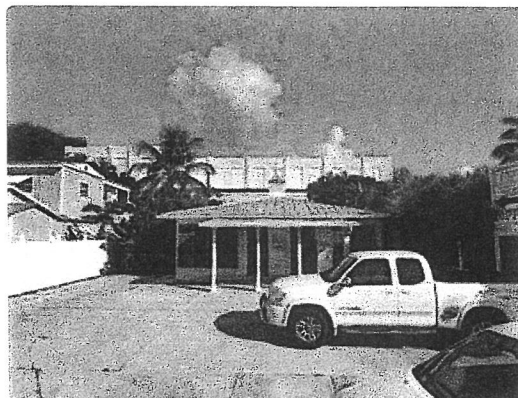
**View Tax Info**

[View Taxes for this Parcel](#)

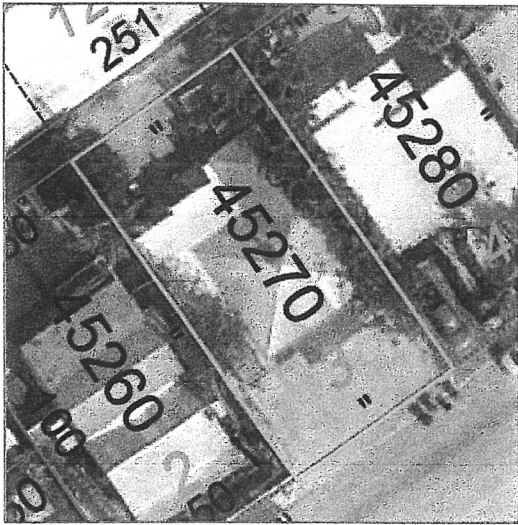
**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 4/2/2024, 5:47:04 AM

[Contact Us](#)



**Deed**



RCD Jun 15 2001 01:56PM  
DANNY L. KOLHAGE, CLERK

This Instrument Prepared by and Return to:

INDEPENDENT ABSTRACT AND TITLE COMPANY  
600 WHITEHEAD STREET, 2ND FLOOR  
KEY WEST, FLORIDA 33040

DEED DOC STAMPS 2240.00  
06/15/2001 *PP* DRP CLR

Property Appraisers Parcel Identification (Folio) Numbers:  
00045270-000000-010101  
Grantee SS #:

MONROE COUNTY  
OFFICIAL RECORDS

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 15th day of June, A.D. 2001 by **DOROTHY VELKOVITZ**, a single woman herein called the grantor, whose post office address is **2601 S. ROOSEVELT BLVD., UNIT 611-A, KEY WEST, FLORIDA 33040**, to **THE TOPPING CONSTRUCTION CO., INC.** whose post office address is **3340 N. ROOSEVELT BLVD., SUITE #6, KEY WEST, FLORIDA 33040**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

On the island of Key West and known on the Key West Realty Company's Subdivision No. 1 of Tract Twenty-one (21) and Salt Pond Lots Nos. One (1), Two (2), Three (3), Four (4) and Five (5), as Lot Three (3), Square Three (3), according to diagram of said subdivision recorded in Plat Book No. 1, Page 43, Monroe County, Records.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature

*Curtis A. Skemp*

Printed Signature

*Eric L. Garrick*

Signature

*Eric L. Garrick*

Printed Signature

*Dorothy Velkovitz*  
DOROTHY VELKOVITZ

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th day of June, 2001 by DOROTHY VELKOVITZ who is/are personally known to me or has produced D/O as identification.

SEAL

*Eric L. Garrick*  
Notary Signature

*Eric L. Garrick*  
Printed Notary Signature

My Commission Expires:



# **Authorization & Verification Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Paul E. Toppino as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of The Toppino Construction Company INC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize George Wallace  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 4/12/24  
*Date*

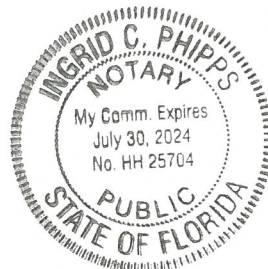
by PAUL TOPPINO  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented DL T150-185-43-386 as identification.

*Notary's Signature and Seal*

Ingrid Phipps  
*Name of Acknowledger typed, printed or stamped*

HH 25704  
*Commission Number, if any*





**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, Paul E. Toppino as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of The Toppino Construction Company Inc  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Graciela Lozano  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 4-3-24  
*Date*

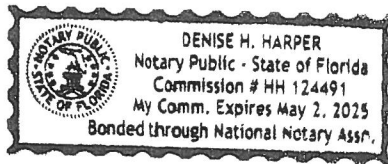
by Paul E. Toppino  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented [Signature] as identification.

Denise H. Harper  
*Notary's Signature and Seal*

DENISE H. HARPER  
*Name of Acknowledger typed, printed or stamped*

# HA 124491 exp 5/2/25  
*Commission Number, if any*





**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

I, Graciela Lozano, 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:

2011 Flagler Avenue, Key West, FL 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

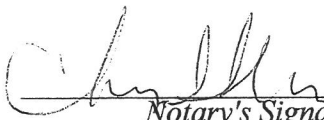
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

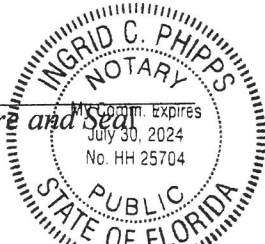
  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 4/3/24 by  
*date*

Graciela Lozano  
*Name of Authorized Representative*

He/She is personally known to me or has presented a driver's license as identification.

  
*Notary's Signature and Seal*



Ingrid Phipps  
*Name of Acknowledger typed, printed or stamped*

HH 25704  
*Commission Number, if any*

# Survey

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED ON  $NG0^{\circ}17'26''E$  ASSUMED ALONG THE CENTERLINE OF FLAGLER AVENUE.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NGVD29 DATUM  
BENCHMARK: NGS PID AA0915  
ELEVATION = 4.01' NGVD29

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:  
2011 FLAGLER AVENUE,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1517K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 8

## LEGEND

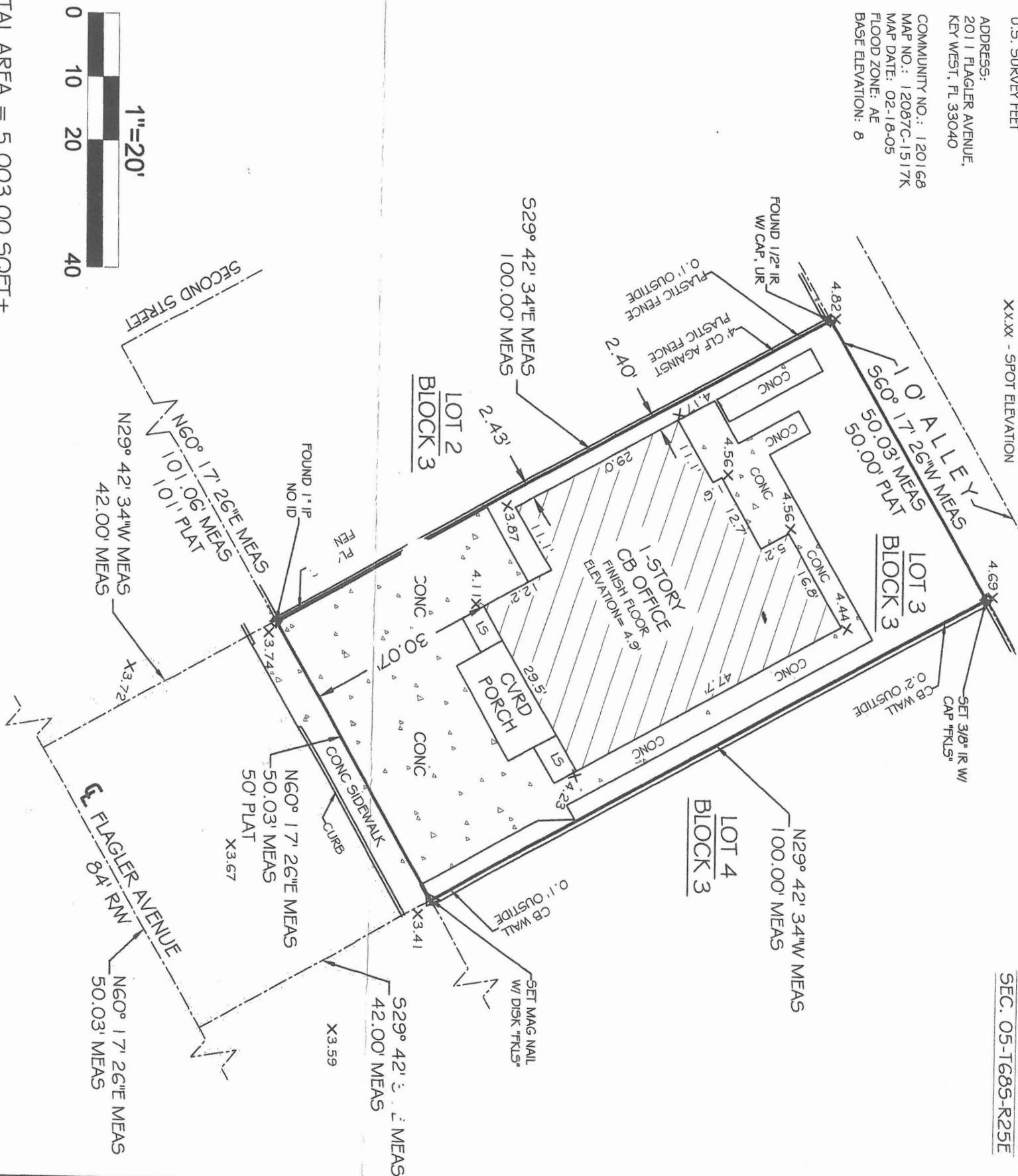
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT ELEVATION



ASSUMED



LOCATION MAP - NTS  
SEC. 05-1685-R25E



TOTAL AREA = 5,003.00 SQFT ±

### LEGAL DESCRIPTION -

On the Island of Key West and known on the Key West Realty Company's Subdivision No. 1 of Tract Twenty-one (21) and Salt Pond Lots Nos. One (1), Two (2), Three (3), Four (4) and Five (5), as Lot Three (3), Square Three (3), according to diagram of said subdivision recorded in Plat Book No. 1, Page 43, Monroe County, Records.

CERTIFIED TO -  
Paul Toppino

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPP = BACK-FLOW PREVENTER	CLY = CURB WIRE
B4 = 4" B.P. CONCRETE CURB & GUTTER	HD = HOSE BIB
CB = CONCRETE BLOCK	IP = IRON PIPE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD
CF = CHIMNEY	L = ARC LENGTH
CM = CONCRETE MONUMENT	LS = LANDSCAPING
CP = CONCRETE POWER POLE	MB = MAILBOX
CVD = COVERED	MEAS = MEASURED
DELTA = CENTRAL ANGLE	MR = METAL FENCE
DEG = DRAINAGE EASEMENT	NGVD = MEAN HIGH WATER LINE
EL = ELEVATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
ENCL = ENCLOSURE	NTS = NOT TO SCALE
EP = EDGE OF PAVEMENT	OH = ROOF OVERHANG
FF = FINISHED FLOOR ELEVATION	PM = POINT OF CURVE
FI = FINE FROST	PCC = POINT OF COMPOUND CURVE
FO = FOUND	PK = PARKER VALON WALL
FOI = FENCE INSIDE	POB = POINT OF BEGINNING
FOL = FENCE ON LINE	POI = POINT OF INTERSECTION
	PCC = POINT OF COMMENCEMENT
	PIC = POINT OF CURVE
	PRM = PERMANENT REFERENCE MONUMENT
	PT = POINT OF TANGENT
	R = RADIUS
	RW = RIGHT OF WAY LINE
	SSCO = SANITARY SEWER CLEAN-OUT
	SW = SIDE WALK
	TBM = TEMPORARY BENCHMARK
	TOS = TOP OF SLOPE
	TS = TRAFFIC SIGN
	TY = TYPICAL
	UNR = UNREASONABLE
	UR = UTILITY EXHIBIT
	WD = WOOD FENCE
	WM = WOOD MONUMENT
	WMA = WATER METER
	WPP = WOOD POWER POLE
	WRACK LINE = LINE OF DEBRIS ON SHORE
	WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	04/28/2014
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	
INVOICE NO.:	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



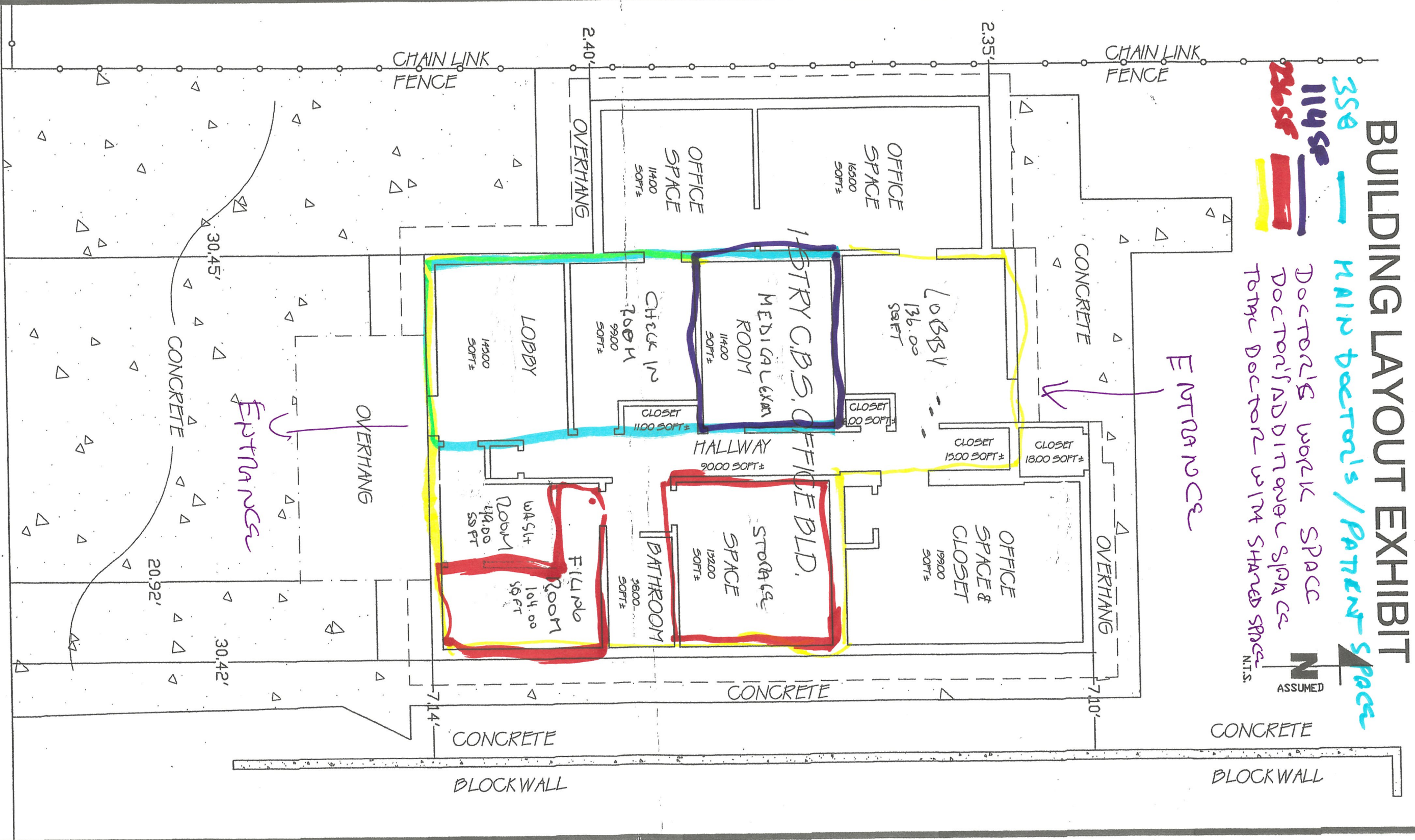
**FLORIDA KEYS**  
**LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# **Site Plans/Parking Plans**



# BUILDING LAYOUT EXHIBIT

- 358 — DOCTOR'S WORK SPACE
- 1145 — DOCTOR'S ADDITIONAL SPACE
- 2658 — TOTAL DOCTOR WITH SHARED SPACE
- 1145 — MAIN DOCTOR'S / PATIENT SPACE
- 358 — PATIENT SPACE



FLAGLER AVENUE

THIS EXHIBIT WAS PREPARED FOR PAUL TOPPING, ON FEBRUARY 10, 2009. THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL BOUNDARY OR LAND SURVEY, AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

2011 FLAGLER AVE

ALLEY

P8  
Handicap

P6

P5

BRICK FENCE  
REST TO BE  
SCREENED

GARBAGE

RECYCLING

WALL

GATE

P1

P2

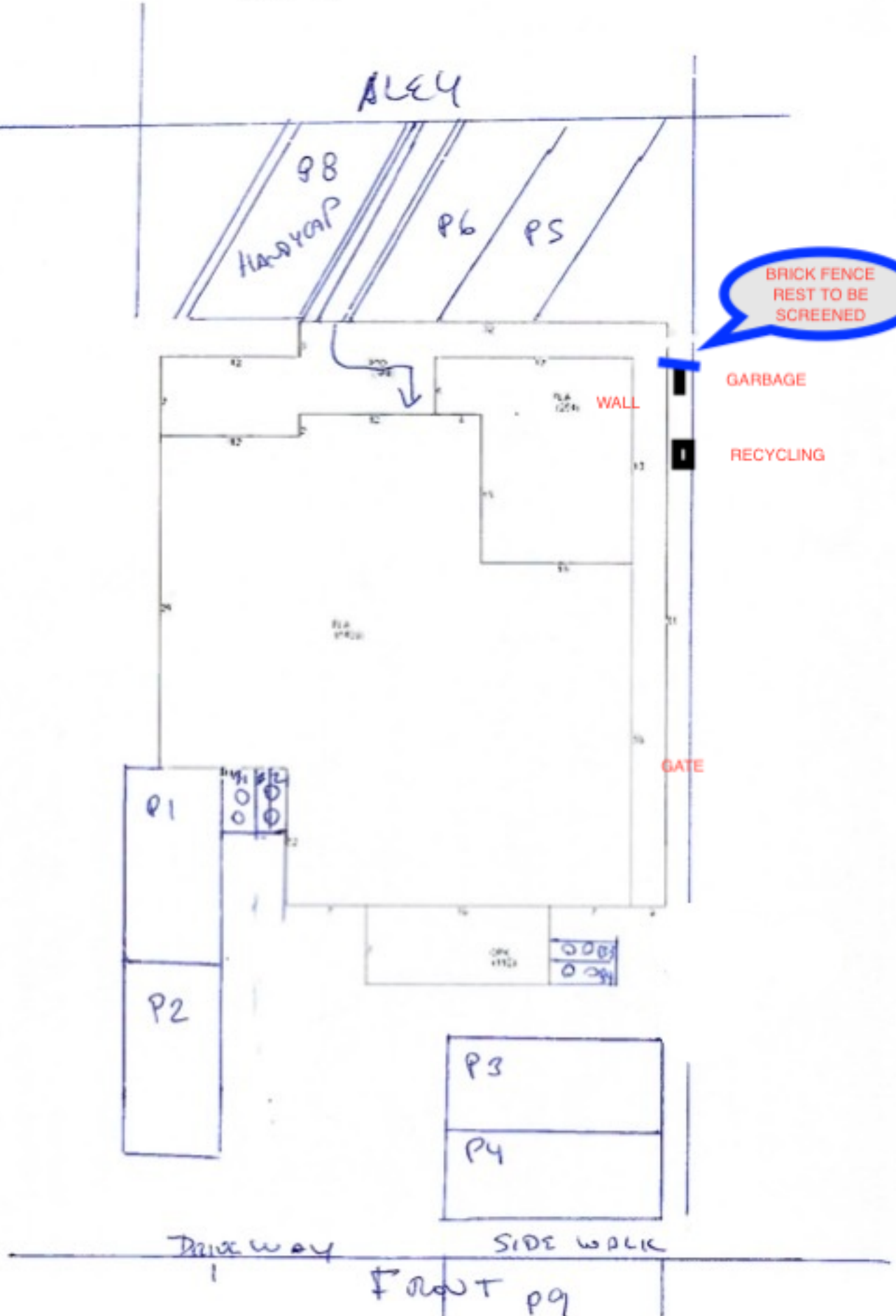
P3

P4

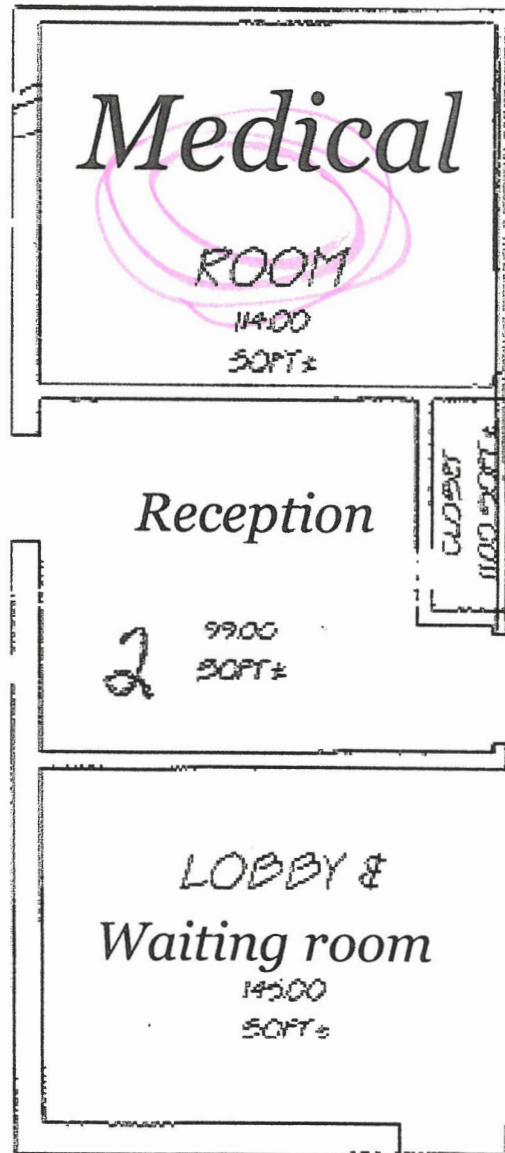
Driveway

SIDE WALK

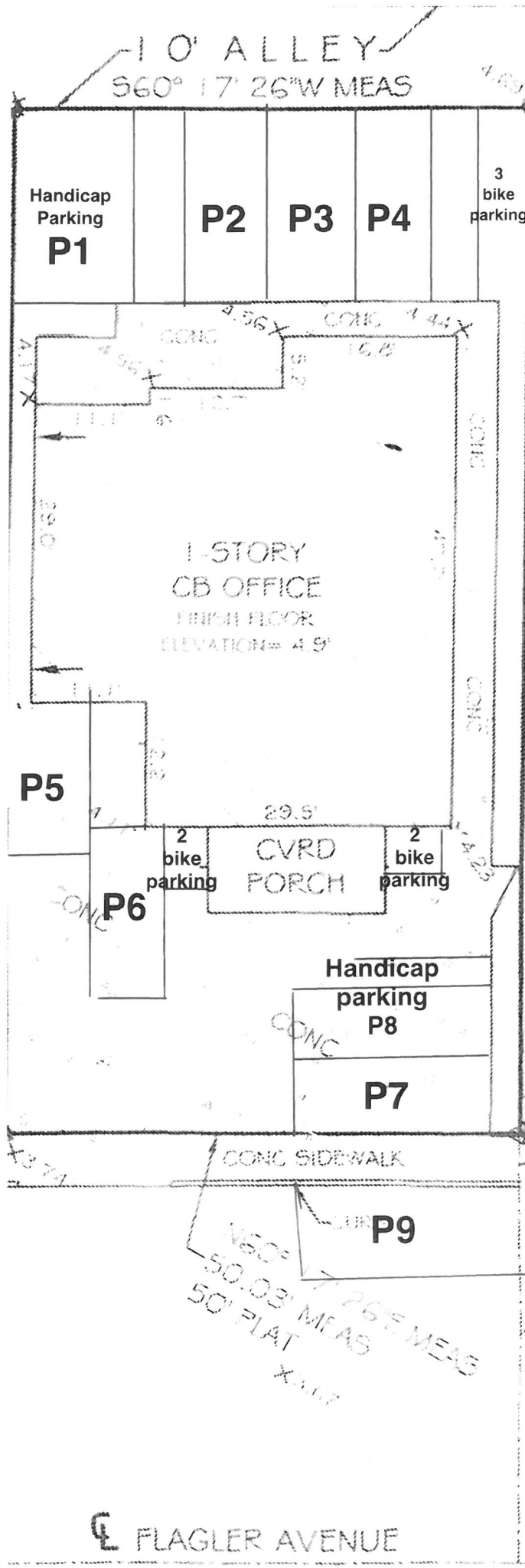
Front P9



# RENTAL ROOM ASSIGNED TO MEDICAL



GRACE LA  
305 923 1358



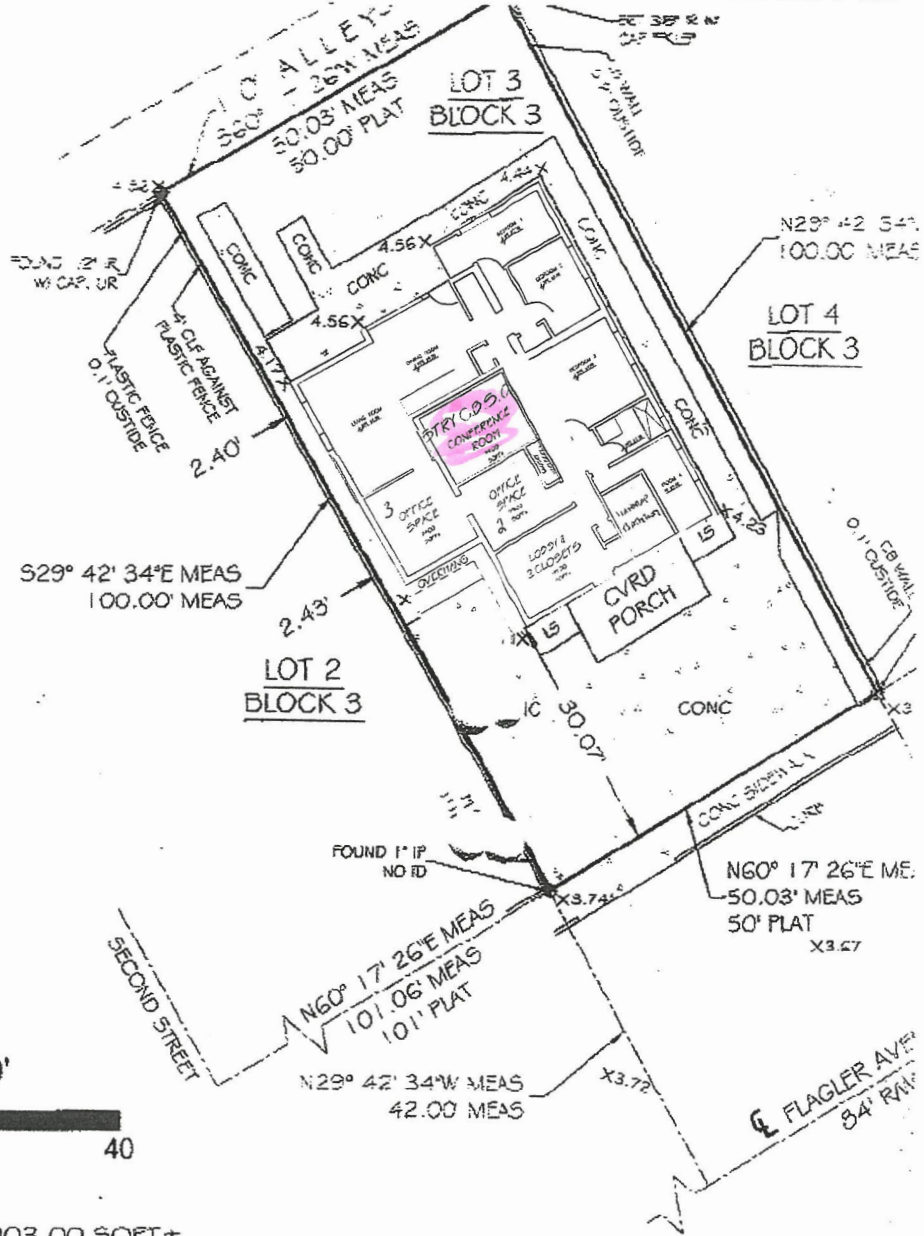
2011 FLAGLER AVE  
PARKING  
CONDITIONAL USE  
APPLICATION

FLAGLER AVENUE

08-15-'22 11:18 FROM-

T-028 P0001/0003 F-031

DEED RECORDS  
 MONROE COUNTY  
 KEY WEST, FLORIDA  
 TRACT TWENTY-ONE (21)  
 SALT POND LOTS NOS. ONE (1),  
 TWO (2), THREE (3), FOUR (4)  
 AND FIVE (5), AS LOT THREE (3),  
 SQUARE THREE (3),  
 ACCORDING TO DIAGRAM OF SAID  
 SUBDIVISION RECORDED IN PLAT  
 BOOK NO. 1, PAGE 43,  
 MONROE COUNTY RECORDS.



TOTAL AREA = 5,003.00 SQFT ±

**LEGAL DESCRIPTION -**

On the island of Key West and known on the Key West Realty Company's Subdivision No. 1 of Tract Twenty-one (21) and Salt Pond Lots Nos. One (1), Two (2), Three (3), Four (4) and Five (5), as Lot Three (3), Square Three (3), according to diagram of said subdivision recorded in Plat Book No. 1, Page 43, Monroe County, Records.

**CERTIFIED TO -**

Paul Toppino

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>BPF - BAC-FLOW PREVENTER</li> <li>BO - BLOW CUT</li> <li>C.C.C. - 2 CONCRETE CURBS + GUTTER</li> <li>CB - CONCRETE BLOCK</li> <li>CBW - CONCRETE BLOCK WALL</li> <li>CL - CENTERLINE</li> <li>CLF - CRUSHED FENCE</li> <li>CM - CONCRETE MOUND</li> <li>CONC - CONCRETE</li> <li>CPF - CONCRETE POWER POLE</li> <li>CVRD - COVERED</li> <li>DELTA - CENTRAL ANGLE</li> <li>DEASE - DRAINAGE BASEMENT</li> <li>EL - ELEVATION</li> <li>ENCL - ENCLOSURE</li> <li>EP - EDGE OF PAVEMENT</li> <li>FP - FINISHED FLOOR ELEVATION</li> <li>FM - FIRE MOUNTAIN</li> <li>H - FACE INSIDE</li> <li>HD - FLOOR</li> <li>PD - FENCE DOWSE</li> <li>FD - FENCE DOWSE</li> <li>FQ - TELECOM LINE</li> </ul> | <ul style="list-style-type: none"> <li>GLY - GUY WIRE</li> <li>HS - HOSE 3/8"</li> <li>IP - IRON PIPE</li> <li>IR - IRON ROD</li> <li>L - ARC LENGTH</li> <li>LS - LANDSCAPING</li> <li>MB - MALLEON</li> <li>MEAS - MEASURED</li> <li>MP - METAL PILE</li> <li>MWAL - MEAN HIGH WATER</li> <li>NSVD - NATIONAL GEODETIC VERTICAL DATUM 11</li> <li>NTS - NOT TO SCALE</li> <li>OB - ROOF OVERHANG</li> <li>OHM - OVERHEAD WIRE</li> <li>PC - POINT OF CURVE</li> <li>PL - PASSING LETTER</li> <li>POC - POINT OF COMMENCEMENT</li> <li>PPF - PERMANENT CENTERLINE</li> <li>PK - TRANSFER RAILROAD</li> <li>POB - POINT OF BEGINNING</li> <li>PI - POINT OF INTERSECTION</li> </ul> |
|--|---|

NOTE: LEGAL DESCRIPTIONS HAVE BEEN PUBLISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE OVERLAPS OR MATTERS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER MEANS WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN

# **Commercial Limited Zoning**

## Subdivision II. - Limited Commercial District (CL)

*Footnotes:*

--- (4) ---

**Cross reference**— *Businesses, ch. 18.*

## Sec. 122-386. - Intent.

- (a) The limited commercial district (CL) is established to implement comprehensive plan policies for areas designated "CL" on the comprehensive plan future land use map. The CL district shall accommodate limited commercial land uses with maximum gross floor area not exceeding 5,000 square feet, including total area both under roof and outside sales area, and which shall include shops catering primarily to the following markets:
- (1) Neighborhood residential markets within the immediate vicinity as opposed to citywide or regional markets;
  - (2) Specialized markets with customized market demands; or
  - (3) Tourist-oriented markets in the immediate vicinity.
- (b) In order to manage the impacts of future development on transportation and public facilities, the city shall limit the intensity of development in the CL district to activities generating no more than 100 trips per 1,000 square feet of gross leasable floor area per day. Areas designated for residential and limited commercial development shall not accommodate large scale retail sales and trade activities generally serving a citywide or regional market. Such stores usually differ from limited commercial shops since the former generally require a larger floor area, carry a relatively larger inventory, and require a substantially greater off-street parking area.
- (c) Uses which are not accommodated within the limited commercial area include the following: large scale discount stores or supermarkets; department stores; wholesale and warehousing activities; sales, service or repair of motor vehicles, machine equipment or accessory parts, including tire and battery shops; automotive services centers; and fast food establishments primarily serving in disposable containers and/or providing drive-in or drive-through facilities. In addition, the CL designation shall not accommodate transient residential uses, including motels or hotels and conversions from permanent residential use to transient residential use. However, existing motels within CL designated areas shall be grandfathered as lawful nonconforming uses.

(Ord. No. 97-10, § 1(2-5.3.1(A)), 7-3-1997)

## Sec. 122-387. - Uses permitted.

Uses permitted in the limited commercial district (CL) are as follows:

- (1) Group homes with less than or equal to six residents as provided in section 122-1246.
- (2) Cultural and civic activities.
- (3) Places of worship.
- (4) Business and professional offices.
- (5) Commercial retail low and medium intensity less than or equal to 5,000 square feet.

(Ord. No. 97-10, § 1(2-5.3.1(B)), 7-3-1997)

Sec. 122-388. - Conditional uses.

Conditional uses in the limited commercial district (CL) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with seven to 14 residents as provided in section 122-1246.
- (4) Community centers, clubs and lodges.
- (5) Educational institutions and day care.
- (6) Nursing homes, rest homes and convalescent homes.
- (7) Parks and recreation, active and passive.
- (8) Protective services.
- (9) Public and private utilities.
- (10) Commercial amusement.
- (11) Commercial retail low and medium intensity greater than 5,000 square feet.
- (12) Commercial retail high intensity.
- (13) Medical services.
- (14) Parking lots and facilities.
- (15) Restaurants, excluding drive-through.
- (16) Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).
- (17) Veterinary medical services, with or without outside kennels.

(Ord. No. 97-10, § 1(2-5.3.1(C)), 7-3-1997)

Sec. 122-389. - Prohibited uses.

In the limited commercial district (CL), all uses not specifically or provisionally provided for in this subdivision are prohibited.



(Ord. No. 97-10, § 1(2-5.3.1(D)), 7-3-1997)

Sec. 122-390. - Dimensional requirements.

The dimensional requirements in the limited commercial district (CL) are as follows:

- (1) Maximum density: 16 dwelling units/acre (16 du/acre).
- (2) Maximum floor area ratio: 0.8.
- (3) Maximum height: 40 feet.
- (4) Maximum lot coverage:
  - a. Maximum building coverage: 40 percent.
  - b. Maximum impervious surface ratio: 60 percent.
- (5) Minimum lot size: 10,000 square feet.
  - a. Minimum width: 70 feet.
  - b. Minimum depth: 100 feet.
- (6) Minimum setbacks:
  - a. Front and rear: minimum of 25 feet or as an alternative ten percent of lot depth for buildings up to 25 feet in height or 20 percent of lot depth for buildings over 25 feet in height; provided, however, the maximum setback shall be 50 feet.
  - b. Side: 15 feet or ten percent of lot width up to a maximum of 20 feet, whichever is greater.
  - c. Street side: 20 feet.

(Ord. No. 97-10, § 1(2-5.3.1(E)), 7-3-1997)

Secs. 122-391—122-415. - Reserved.