

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: January 21, 2016

Agenda Item: **Exception for Outdoor Merchandise Display – 208 Duval Street (RE # 00001450-000100; AK # 8613504) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display of merchandise within a covered front porch on the exterior entranceway of the business structure.

Applicant: Barb Grob and Tim Lorber, dba Key West Local Luxe

Property Owner: 208 Duval, LLC

Location: 208 Duval Street (RE # 00001450-000100; AK # 8613504)

Zoning: Historic Residential Commercial Core (HRCC-1)

Background:

The subject property is located on the corner of Duval and Charles Streets. The interior space houses an adult entertainment establishment which is a permitted use in the HRCC-1 zoning district. The proposed outdoor commercial retail use is also a permitted use in the HRCC-1 Zoning District. The applicant is seeking to display merchandise from an 11 square foot cart in a covered brick patio area next to the front entrance of the building, for the maximum allowed timeframe (sixty months). The applicant maintains a flagship store located at 515 Fleming Street.



Process:

Development Review Committee Meeting:	November 20, 2015
Planning Board Meeting:	January 21, 2016
Local Appeal Period:	10 days
DEO Review Period:	up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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. Granting or denying on a case-by-case basis a proposed Exception 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 Exception is not located in an interior courtyard its proposed location is within a covered patio area next to the exterior entranceway of the business structure. The applicant is requesting to display and sell jewelry from an 11 square foot cart in this location.

- 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 Exception for the type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is proposed in the HRCC-1 zoning district. Pursuant to Section 122-686 of the City Code, the Duval Street Gulfside District incorporates the city's tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with live entertainment; and transient residential accommodations.

- 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 proposed display of merchandise would be confined to the front patio area. The patio where the proposed Exception would be located is visible from the public right-of-way; however, it is not located in the public right-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.*

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and determined that the proposed Exception should not obscure architectural elements of the building or the historic character of the neighborhood. The cart is subject to HARC guidelines will require approval.

- 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 patio where the merchandise is proposed to be displayed is minimally setback from the street. The Exception will be visible from public areas and the right-of-way.

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

The Fire Marshall has determined that the proposed Exception does not present a hazard to public safety as long as ingress and egress are maintained.

- (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 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.***

Exceptions for Outdoor Merchandise Display do not run with the land, but instead, have very specific terms of expiration established upon approval by the Planning Board. The applicant has requested an Exception for Outdoor Merchandise Display for the maximum amount of time allowed under the Code for Exceptions to Outdoor Merchandise Display, or for sixty (60) consecutive months. It is important to note that 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.

- (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 this Exception.***

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.

- (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.***

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for Exception to the Outdoor Merchandise Display at 208 Duval Street (RE # 00001450-000100; AK # 8613504) be **approved** per the proposed plan with the following conditions:

General Condition:

1. The Exception is specific to the current tenant, Barb Grob and Tim Lorber, dba Key West Local Luxe, and granted for 60 months.
2. The Exception is limited to the 11 square foot cart in the area as shown on the proposed sketch, and will not be placed in the city right-of-way.
3. The Exception is limited to retail Jewelry sales.
4. Seating and furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
5. The Exception will provide clear access for ADA and fire accessibility.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2016-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE IN THE HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 208 DUVAL STREET (RE # 00001450-000100; AK # 8613504), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core District (HRCC-1); 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 merchandise can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on January 21, 2016 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key

_____ Chairman

_____ Planning Director

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 for the outdoor display of merchandise from an 11 square foot cart in a covered brick patio area next to the front entrance of the building located at 208 Duval Street (RE # 00001450-000100; AK # 8613504), with the following conditions:

General Conditions:

1. The Exception is specific to the current tenant, Barb Grob and Tim Lorber, dba Key West Local Luxe, and granted for 60 months.
2. The Exception is limited to the 11 square foot cart in the area as shown on the proposed sketch, and will not be placed in the city right-of-way.
3. The Exception is limited to retail Jewelry sales.
4. Seating and furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
5. The Exception will provide clear access for ADA and fire accessibility.

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

_____ Chairman

_____ Planning Director

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 or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of January 2016.

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

_____ Chairman

_____ Planning Director

Sam Holland, Planning Board Chairman

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

NOV 20 2015

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 Barb Grob
Address of Proposed Display 208 Duval
RE# of Property 00001450-000100
Business Name Key West Local Luxuries
Business Address 515 Fleming St. Key West, FL 33040
Applicant's Mailing Address 703 Eaton St. 2nd Floor
Telephone 305-304-9001 Email bbopnBarb@gmail.com
Name of Property Owner Mark Rossi / 208 Duval LLC
Mailing Address 24 Hilton Haven Rd
Telephone 305-797-0544 Email _____

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.

Jewelry sales

RECEIVED

OCT 14 2015

CITY OF KEY WEST
PLANNING DEPT.

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



Describe the structure and equipment used in the display in detail, including any seating.

picture of cart attached

How far is the display from the street? 19' 2"
How far is the display from the sidewalk? 5' 5"
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 _____ Date _____

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. 08-04, § 16, 5-20-2008)

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)

Key West Local Luxe Outpost

The Local Luxe cart will sell jewelry such as necklaces, earrings, rings and bracelets. In addition, the cart will sell Barb Grob patented sunglasses called Sparkle Specs. The plan for hours of operation is Monday-Sunday 10am-4pm. Key West Local Luxe has a designated parking spot at their flagship store at 515 Fleming St.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Tim Lorber, 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:

208 Duval St.
Street address of subject property

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

[Signature]
Signature of Authorized Representative

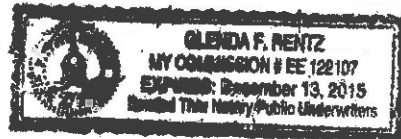
Subscribed and sworn to (or affirmed) before me on this 12/10/15 by
date

Timothy M. Lorber
Name of Authorized Representative

He/She is personally known to me or has presented FL. D.C. as identification.

[Signature]
Notary's Signature and Seal

Glenda F. Rentz
Name of Acknowledger typed, printed or stamped



EE 122107
Commission Number, if any

City of Key West
Planning Department



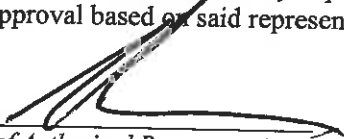
Verification Form
(Where Authorized Representative is an individual)

I, MARK ROSSI, 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:

208 DUVAL STREET KEY WEST, FL 33040

Street address of subject property

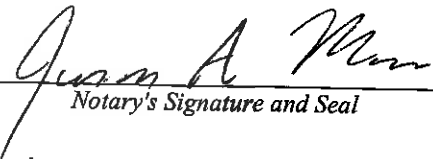
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 6, 2015 by
date

MARK ROSSI
Name of Authorized Representative

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


Notary's Signature and Seal

JASON A MOORE
Name of Acknowledger typed, printed or stamped



EE 853099
Commission Number, if any

Authorization

Entity

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, Mark Rossi as
Please Print Name of person with authority to execute documents on behalf of entity

208 Duval, LLC of
Name of office (President, Managing Member) Name of owner from deed

authorize Barb Grab
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this December 14, 2015
Date

by MARK ROSSI
Name of person with authority to execute documents on behalf on entity owner

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

Jason A Moore
Notary's Signature and Seal



JASON A MOORE
Name of Acknowledger typed, printed or stamped

EE 853099
Commission Number, if any

Deed

This instrument prepared by, and after
recording return to:

01/19/2007 3:53PM
DEED DOC STAMP CL: JENNIFER\$38,500.00

Name: Howard Bregman, Esq.
Address: Greenberg, Traurig, P.A.
777 S. Flagler Dr, Suite 300E
West Palm Beach, FL 33401

Doc# 1623209
Bk# 2266 Pg# 2017

(Space reserved for Clerk of Court)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 18th day of January, 2007 by DUVAL ASSOCIATES, LLC, a Florida limited liability company, as Grantor, whose mailing address is 7188 Mandarin Drive, Boca Raton, Florida 33433, to 208 DUVAL, LLC, a Florida limited liability company, as Grantee, whose mailing address is 208 Duval Street, Key West, Florida 33040. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land, situate and being in Monroe County, Florida, to wit (the "Property"):

On the Island of Key West, Monroe County, Florida and a part of Lot Two (2), Square Fifteen (15) of William A. Whitehead's Map of said city delineated in 1829, and being more particularly described by metes and bounds as:

Begin at a point on Duval Street distant Southeasterly from the corner of Duval and Greene Streets 111.45 feet; thence Southeasterly along the Westerly right-of-way boundary of Duval Street 29.3 feet to a point; thence Southwesterly at a right angle 78.10 feet to a point on the centerline party wall; thence Northwesterly at a right angle and the said centerline and said line extended 29.3 feet to a point; thence Northeasterly at a right angle 78.10 feet back to the Point of Beginning.

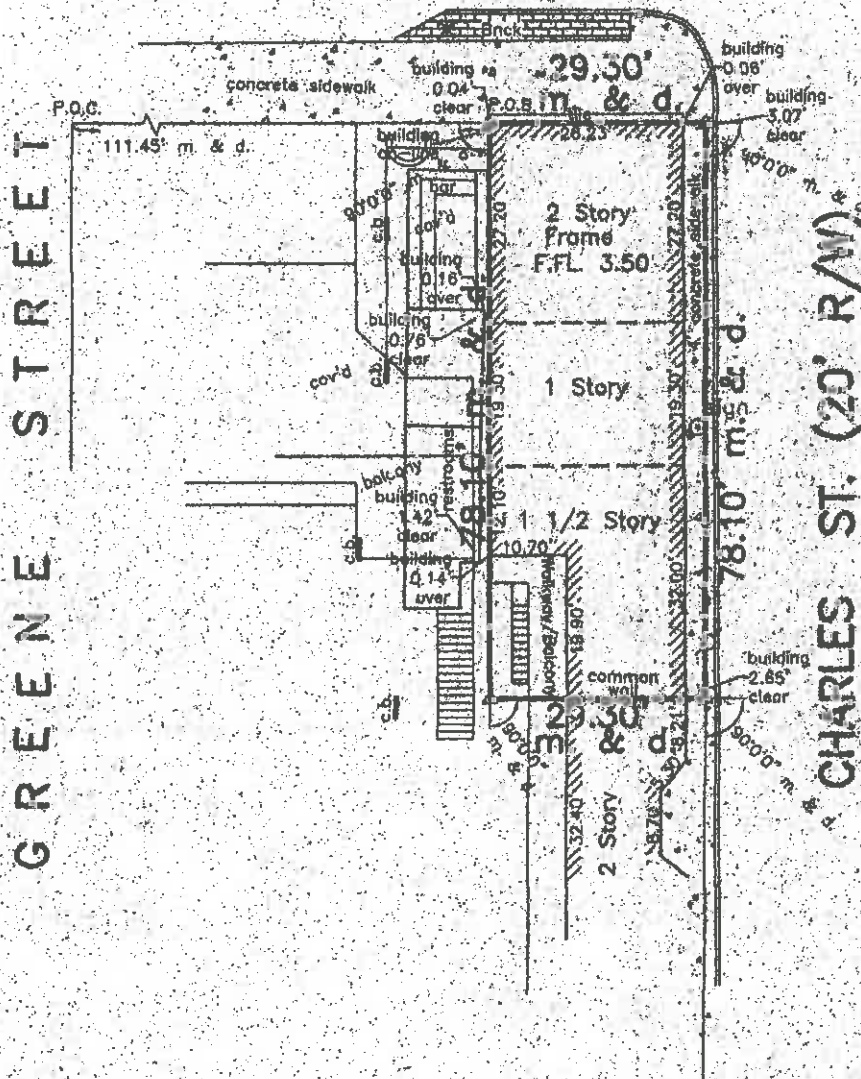
Property Appraiser's Parcel Identification No: 00001450-000100

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: A. taxes and assessments for the current calendar year and all subsequent years; B. laws, zoning ordinances, restrictions, prohibitions and other

Survey

DUVAL STREET (50' R/W)



Note: Restrictions on the area according to the Historical Preservation Area are not known, otherwise the survey reflects any and all plottable items following the title commitment 300807626

RECEIVED

DEC 17 2015

CITY OF KEY WEST
PLANNING DEPT.

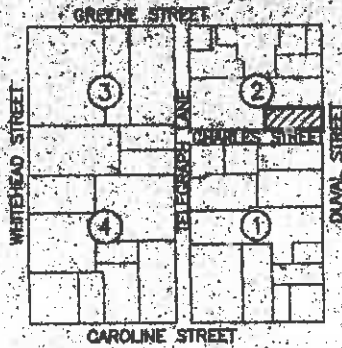
Block 15

208 Duval, LLC
208 Duval Street, Key West, Florida 33040

BOUNDARY SURVEY		Den. No. 06-575
Scale: 1" = 20'	Ref. 104-5	Own. By: F.H.H.
Date: 1/10/07	Flood Panel No. 1528X	Flood Elev. 0
REVISIONS: Add OR Alterations		

FREDERICK H. HILSTMAN
ENGINEER PLANNER SURVEYOR

3102 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0400
Fax: (305) 293-0407



LOCATION MAP

Square 15, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida, and a part of Lot Two (2), Square Fifteen (15) of William A. Whitehead's Map of said city delineated in 1829, and being more particularly described by metes and bounds as: Begin at a point on Duval Street distant from the corner of Duval and Greene Streets 111.45 feet; thence Southeastery along the Westerly right of way boundary of Duval Street 29.3 feet to a point; thence Southwesterly at a right angle 78.10 feet to a point on the centerline party wall; thence Northwesterly at a right angle and the said centerline and said line extended 29.3 feet to a point; thence Northeastery at a right angle 78.10 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median

Monumentation:

- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

Abbreviations:

Sty. = Story	o/h = Overhead	w.m. = Water Meter
R/W = Right-of-Way	u/g = Underground	Baj. = Balcony
fd. = Found	F.F.L. = Finish Floor Elevation	Pl. = Planter
p. = Plat	L.B. = Low Beam	Hydt. = Fire Hydrant
m. = Measured	conc. = concrete	F.W. = Fire Well
N.T.S. = Not to Scale	B. = Baseline	⊙ = sign
CL = Centerline	C.B. = Concrete Block	Uw/m. = water meter
P.B. = Plat Book	C.B.S. = Concrete Block Stucco	⊙ = clean out
pg. = page	cov'd = Covered	+ = Fire hydrant
Elec. = Electric	P.I. = Point of Intersection	⊙ = water valve
Tel. = Telephone	wd. = Wood	← = guy wire
Ench. = Encroachment		* = light
O.L. = On Line		⊙ = wood pole
C.L.F. = Cham Link Fence		
A/C = Air Conditioner		

Field Work performed on: 1/7/07

CERTIFICATION MADE TO:
Greenberg Traurig, P.A.
Chicago Title Insurance Com
208 Duval, LLC
Duval Associates, LLC

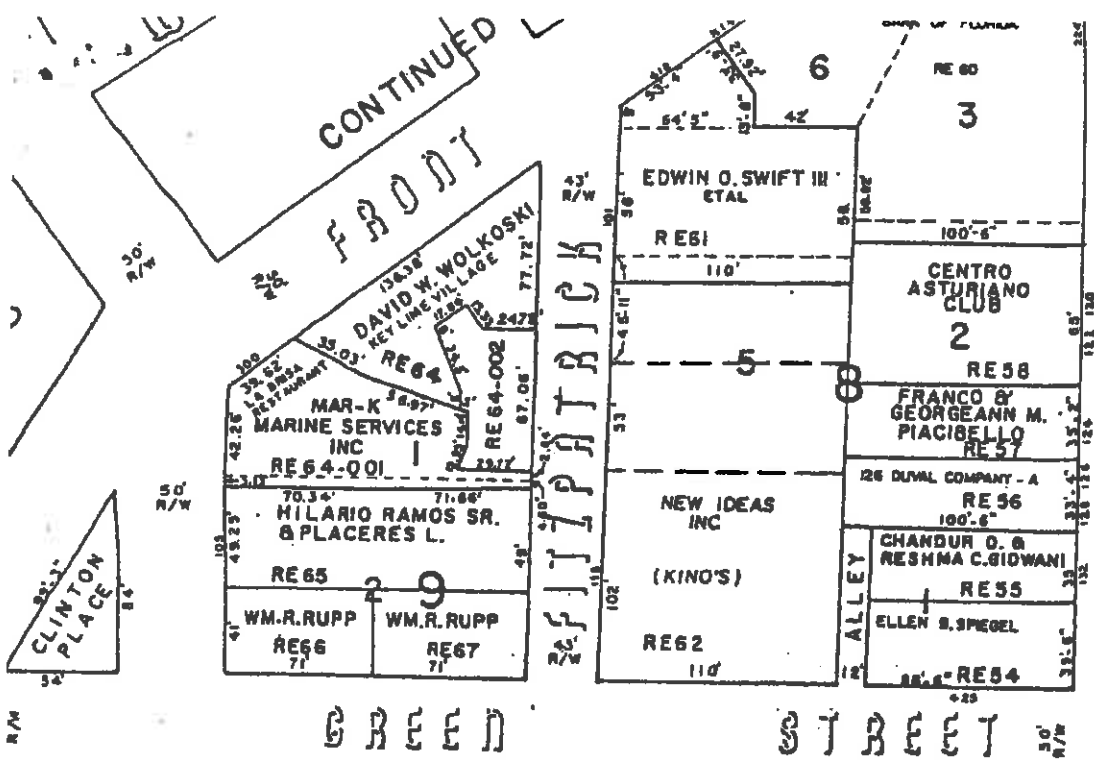
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61C17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

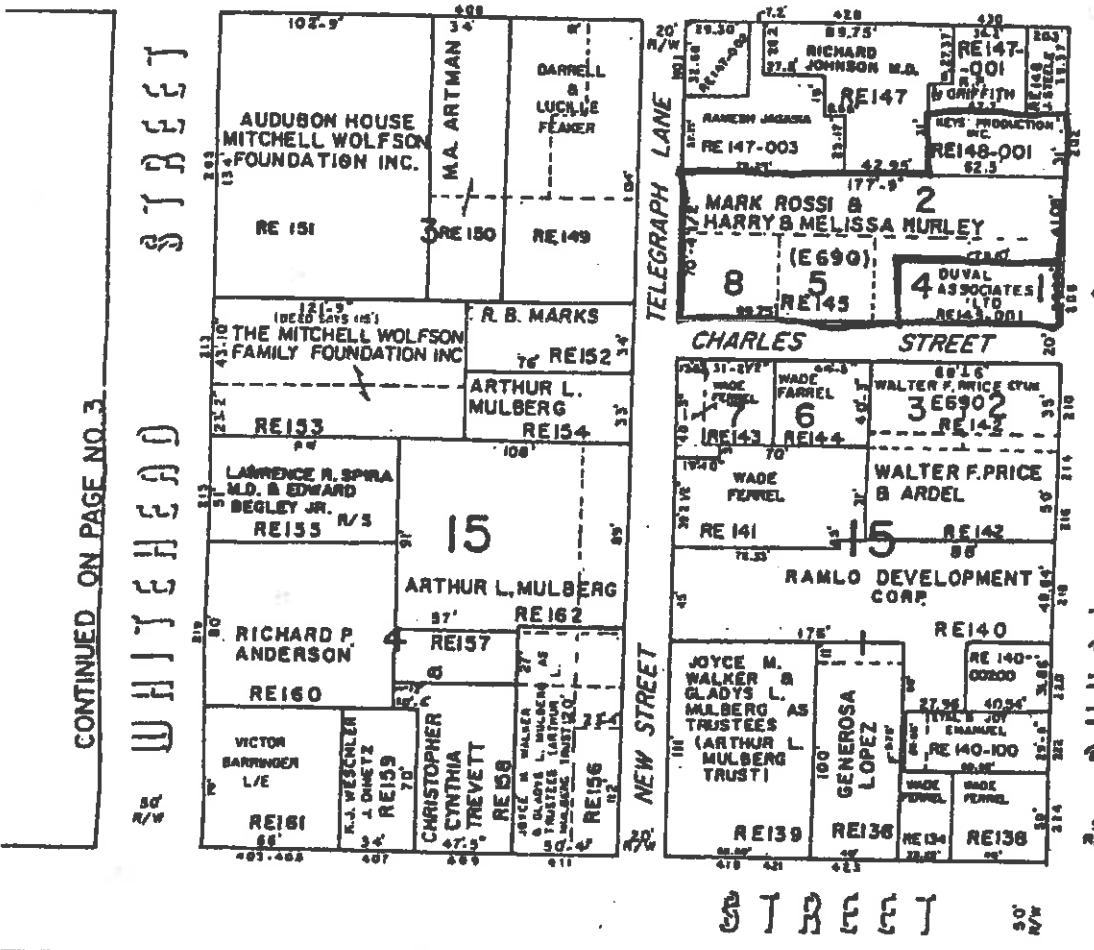
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans



ST

CONTINUED ON PAGE NO. 5



CONTINUED ON PAGE NO. 3

SITE

DUVAL

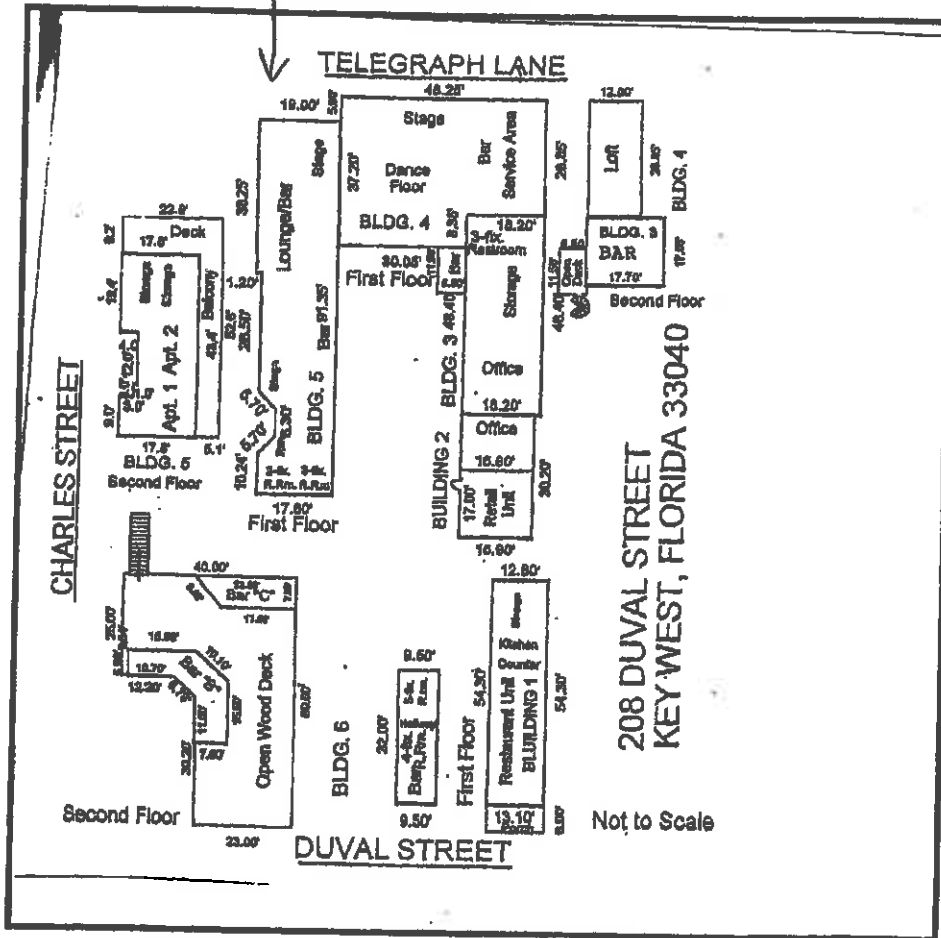
CONTINUED ON PAGE NO. 12

SCALE 1" = 50'
DRAWN BY F.J. NOEL

UPDATED AUG. 1993

BUILDINGS LAYOUT OF SUBJECT PROPERTY "B"

1st Floor
only, Red Counter

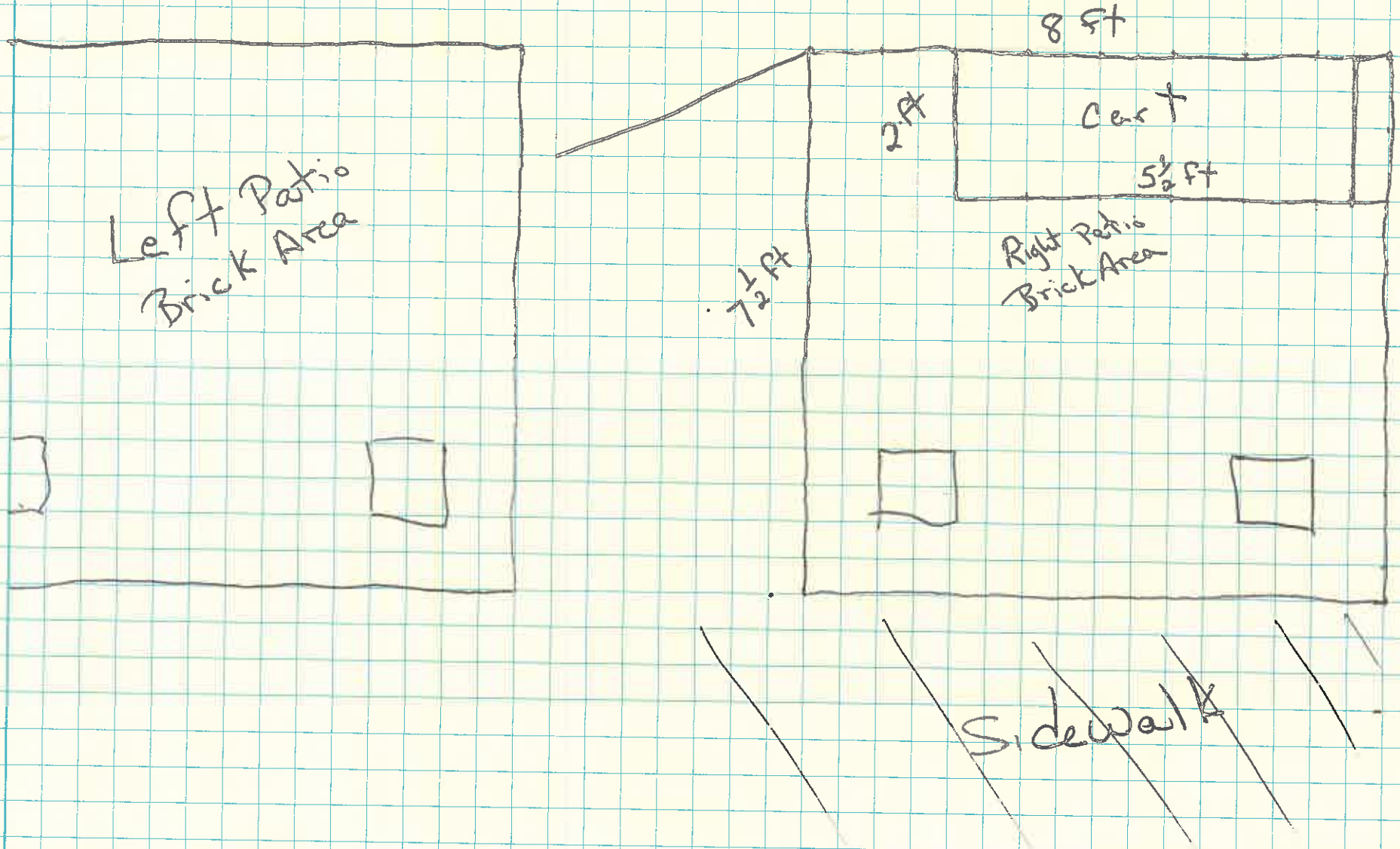


RECEIVED

DEC 11 2006

CITY OF KEY WEST
PLANNING DEPT.

208 Dural



Site Photos

RED GARTER
SALOON

RED GARTER SALOON

RED GARTER
SALOON

RED GARTER
SALOON

RED GARTER
SALOON

RED GARTER
SALOON

RED GARTER
SALOON

RED GARTER
SALOON

HUSBAND
SAY CARE CENTER





SALAD

Hangovers Jewelry

7

HUSBAND & WIFE CARE CENTER

100%





Property Appraiser Information



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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 8613504 Parcel ID: 00001450-000100

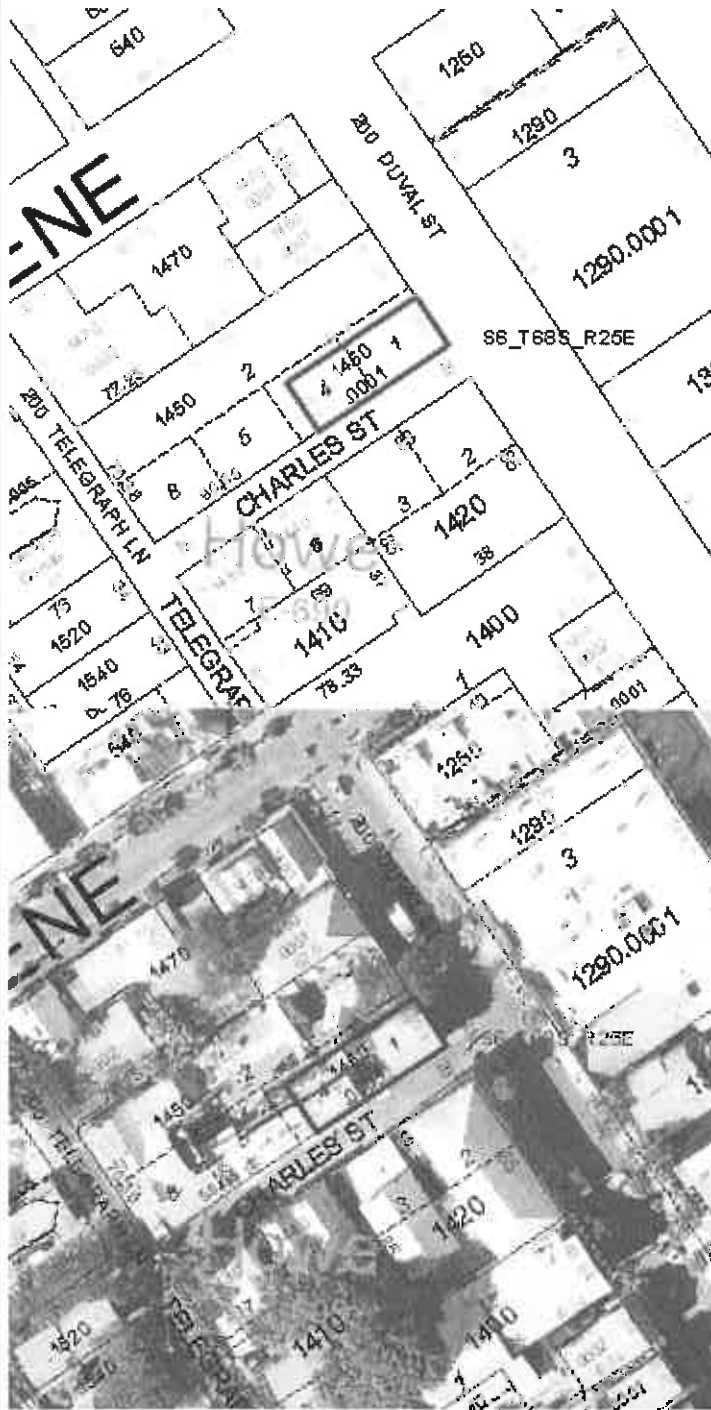
Ownership Details

Mailing Address:
208 DUVAL LLC
PO BOX 1527
KEY WEST, FL 33041-1527

Property Details

PC Code: 33 - NIGHTCLUBS, LOUNGES, BARS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 208 DUVAL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 15 OR837-317/318 OR1132-2112/2119(AGREE) OR1815-205/206Q/C OR2266-2017/18

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	29	78	2,288.30 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 3222
Year Built: 1953

Building 1 Details

Building Type
Effective Age 9
Year Built 1953
Functional Obs 0

Condition G
Perimeter 446
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 10
Grnd Floor Area 3,222

Inclusions:

Roof Type
Heat 1
Heat Src 1

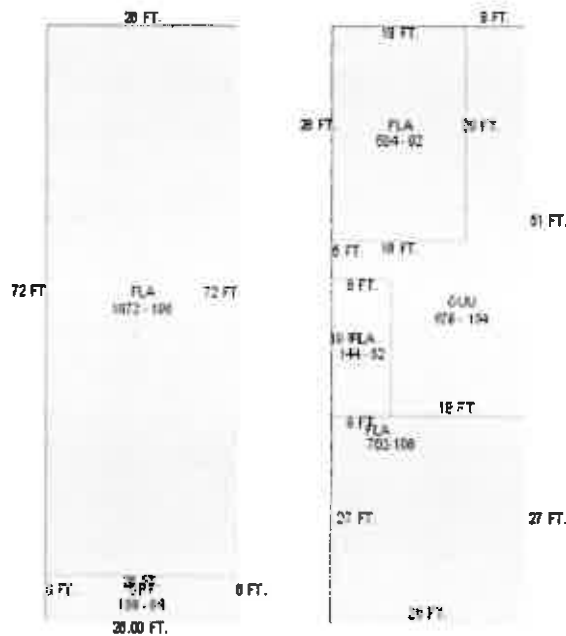
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 3
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 15

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	FLA		1	1953					1,872
0	OPF		1	1953					156
0	FLA		1	2008					144
0	FLA		1	1953					504
0	OUU		1	1953					678
3	FLA		1	1993					702

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		NIGHT CLUBS/BARS-A-	100	Y	Y
		NIGHT CLUBS/BARS-A-	100	Y	Y
		NIGHT CLUBS/BARS-A-	100	Y	Y
		OFF BLDG-1 STY-B	67	Y	Y
	15025	NIGHT CLUBS/BARS-A-	33	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5178	AB AVE WOOD SIDING	100

Appraiser Notes

10/06/04: PERMIT(S) #04-2652 (ADDITION, ETC) BELONG TO RICK'S COMPLEX - BKC

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
34	07-5525	01/07/2008	2,500	Commercial	REMOVE & REPLACE EXISTING FIXTURES	
32	07-5489	01/03/2008	11,500	Commercial	INSTALL FIRE ALARM SYSTEM	
33	07-4755	01/03/2008	422,000	Commercial	CONSTRUCT NEW BAR ON FOOTPRINT OF OLD BAR, INSTALL 5 SQS OF V-CRIMP	
35	08-0085	01/15/2008	24,000	Commercial	INSTALL WHEELCHAIR LIFT OUTSIDE TO DECK, INSTALL WHEELCHAIR LIFT OUTSIDE TO DECK	
1	A944169	12/01/1994	11/01/1995	2,500	Commercial	WALL SIGN
2	B951215	04/01/1995	11/01/1995	5,000	Commercial	NEW STOREFRONT
3	E952341	07/01/1995	11/01/1995	850	Commercial	ELECTRICAL
4	B952443	07/01/1995	11/01/1995	1,200	Commercial	CANVAS AWNING
5	E952628	08/01/1995	11/01/1995	1,200	Commercial	ELECTRICAL UPGRADE
6	A953268	09/01/1995	11/01/1995	600	Commercial	ROLL ROOFING
7	9603056	07/01/1996	11/01/1996	16,000	Commercial	MECHANICAL
8	9603148	07/01/1996	11/01/1996	2,000	Commercial	RENOVATIONS
9	9603329	08/01/1996	11/01/1996	550	Commercial	RENOVATIONS
10	9700560	02/01/1997	11/01/1997	600	Commercial	REPAIRS
11	9703807	11/01/1997	11/01/1997	3,500	Commercial	UPDATE TO 400 AMP SERVICE
12	9903780	11/12/1999	12/09/1999	193,450	Commercial	ELECTRICAL
13	0003756	11/21/2000	11/16/2001	15,000	Commercial	INTERIOR WORK
14	0002650	07/16/2001	11/16/2001	1,000	Commercial	PAINT
15	02-3064	11/20/2002	10/06/2004	1,250	Commercial	NEW AWINING
16	07-3266	07/02/2007		20,000	Commercial	COMPLETE INTERIOR DEMO
17	07-3268	07/02/2007		2,000	Commercial	DEMO EXITSING ELECTRICAL WITH EXCEPTION OF SERVICE

18	07-3267	07/02/2007	500	Commercial	DEMO PLUMBING
19	07-3312	07/03/2007	1,500	Commercial	REMOVE EXISTING A/C UNIT
20	07-3266	07/27/2007	20,000	Commercial	DEMOLATION PER PLANS
21	07-3986	08/15/2007	10,000	Commercial	DEMO AND REMOVE EXISTING WOOD FRAME STRUCTURE. BUILDING IS APPROX.29.3' X 25.5'
22	07-4332	09/13/2007	40,000	Commercial	CONSTRUCT FOUNDATION
23	07-3963	09/24/2007	0	Commercial	PLUMBING UP-GRADE TO RENOVATION ROUGH AND TRIM
24	07-4491	10/03/2007	80,000	Commercial	NEW WIRING OF A 4400SF AREA WITH 450 AMPS
25	07-3963	10/15/2007	0	Commercial	PLUMBING UPGRADE TO RENOVATION ROUGH AND TRIM
26	07-4754	10/16/2007	1,000	Commercial	BUILD NEW FOUNDATION
27	07-4755	10/18/2007	410,000	Commercial	CONSTRUCT NEW BUILDING
28	07-4760	10/18/2007	5,600	Commercial	CONSTRUCT 16 SQRS OF V-CRIMP ROOFING
29	07-4786	10/22/2007	60,000	Commercial	INSTALL TWO CENTRAL A/C SYSTEMS ONE 12 TON SPLIT FOR FIRST FLOOR,ONE 7.5 TON FOR 2ND FLOOR
30	07-5088	11/16/2007	500	Commercial	REVISION TO PERMIT #07-4754
31	07-5040	11/26/2007	36,500	Commercial	INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEM

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
2014	504,715	0	1,264,406	1,095,530	1,095,530	0	1,095,530
2013	312,384	0	1,063,249	1,095,530	1,095,530	0	1,095,530
2012	329,501	0	1,063,249	1,095,530	1,095,530	0	1,095,530
2011	329,501	0	1,063,249	1,095,530	1,095,530	0	1,095,530
2010	329,501	0	951,404	1,095,530	1,095,530	0	1,095,530
2009	329,501	0	1,218,817	1,095,530	1,095,530	0	1,095,530
2008	342,338	0	606,400	1,095,530	1,095,530	0	1,095,530
2007	243,132	0	606,400	1,095,530	1,095,530	0	1,095,530
2006	249,210	0	228,830	1,095,530	1,095,530	0	1,095,530
2005	258,328	0	217,389	970,277	970,277	0	970,277
2004	257,244	0	217,389	970,277	970,277	0	970,277
2003	257,244	0	164,758	970,277	970,277	0	970,277
2002	257,244	0	164,520	970,277	970,277	0	970,277
2001	263,297	0	164,520	798,818	798,818	0	798,818
2000	263,297	0	141,670	778,191	778,191	0	778,191
1999	252,973	0	141,670	778,191	778,191	0	778,191
1998	168,990	0	141,670	489,516	489,516	0	489,516
1997	168,990	0	137,100	489,516	489,516	0	489,516
1996	150,096	0	137,100	468,258	468,258	0	468,258

1995	130,083	0	137,100	468,258	468,258	0	468,258
1994	130,083	0	137,100	443,613	443,613	0	443,613
1993	110,187	0	137,100	404,444	404,444	0	404,444
1992	110,187	0	137,100	404,444	404,444	0	404,444
1991	110,187	0	137,100	404,444	404,444	0	404,444
1990	110,187	0	119,391	404,444	404,444	0	404,444
1989	110,187	0	118,820	362,754	362,754	0	362,754
1988	80,950	0	104,539	265,076	265,076	0	265,076
1987	66,591	0	68,550	260,367	260,367	0	260,367
1986	66,681	0	68,550	253,316	253,316	0	253,316
1985	65,101	0	27,420	237,974	237,974	0	237,974
1984	64,438	0	27,420	122,278	122,278	0	122,278
1983	64,438	0	18,855	83,293	83,293	0	83,293
1982	57,468	0	18,855	76,323	76,323	0	76,323

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/18/2007	2266 / 2017	5,500,000	WD	C
6/1/1981	837 / 317	324,000	WD	U

This page has been visited 162,860 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

DANISE D. HENRIQUEZ, C.F.C.
TAX COLLECTOR MONROE COUNTY

2014 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CD	MILLAGE CODE
8613504		10KW

R

6 - 22675

00001450000100066825
208 DUVAL ST KEY WEST
KW PT LOT 2 SQR 15 OR837-317/318
OR1132-2112/2119(AGREE) OR1815-
205/206Q/C OR2266-2017/18

208 DUVAL LLC
PO BOX 1527
KEY WEST FL 33041-1527



TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES DUE	
SCHOOL STATE LAW	1.8780	1,095,530		1,095,530	2,057.41	
SCHOOL LOCAL BOARD	1.7480	1,095,530		1,095,530	1,914.99	
GENERAL REVENUE FUND	9485	1,095,530		1,095,530	1,039.11	
F&F LAW ENFORCE JAIL JUDICIAL	2.1213	1,095,530		1,095,530	2,325.95	
HEALTH CLINIC	0577	1,095,530		1,095,530	63.21	
FLORIDA KEYS MOSQUITO CONTROL	4824	1,095,530		1,095,530	528.48	
CITY OF KEY WEST	2.7743	1,095,530		1,095,530	3,039.33	
SO FL WATER MANAGEMENT DIST	1577	1,095,530		1,095,530	172.77	
KEECHOBBEE BASIN	1717	1,095,530		1,095,530	188.10	
EVERGLADES CONSTRUCTION PRJT	0548	1,095,530		1,095,530	60.04	
TOTAL MILLAGE				10.3944	AD VALOREM TAXES	\$11,387.39

LEVYING AUTHORITY	RATE	AMOUNT
KEY WEST STORMWATER		408.05
NON-AD VALOREM ASSESSMENTS		\$408.05

PAY ONLY ONE AMOUNT IN YELLOW SHADED AREA

PAY YOUR BILL



COMBINED TAXES AND ASSESSMENTS	\$11,795.44	See reverse side for important information
---------------------------------------	-------------	--

NOVEMBER 11,323.62	DECEMBER 11,441.58	JANUARY 11,559.53	FEBRUARY 11,677.49	MARCH 11,795.44	TAX + PEN
-----------------------	-----------------------	----------------------	-----------------------	--------------------	-----------

RETAIN THIS PORTION FOR YOUR RECORDS
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

IF PAID BY

DANISE D. HENRIQUEZ, C.F.C. 2014 REAL ESTATE
TAX COLLECTOR MONROE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CD	MILLAGE CODE
8613504		10KW

R

00001450000100066825
208 DUVAL ST KEY WEST
KW PT LOT 2 SQR 15 OR837-317/318
OR1132-2112/2119(AGREE) OR1815-
205/206Q/C OR2266-2017/18

208 DUVAL LLC
PO BOX 1527
KEY WEST, FL 33041-1527

CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C. • P.O. BOX 1129 • KEY WEST, FL 33041-1129

NOVEMBER 11,323.62	DECEMBER 11,441.58	JANUARY 11,559.53	FEBRUARY 11,677.49	MARCH 11,795.44	TAX + PEN
-----------------------	-----------------------	----------------------	-----------------------	--------------------	-----------

000000000 0001179544 000000008613504 0001 1

RETURN WITH PAYMENT