



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

**To:** Chairman and Planning Board Members

**From:** Nicole Malo, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** May 15, 2014

**Agenda Item:** **Zoning Map Amendment. 625 South Street (RE# 00038140-000000; AK# 1038890)** - An Ordinance of the City of Key West amending the Official Zoning Map for property located at 625 South Street for a non-conforming existing hotel property currently zoned Historic Residential Office (HRO) proposed to be rezoned Historic Commercial Tourist (HCT) per Section 90-521 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

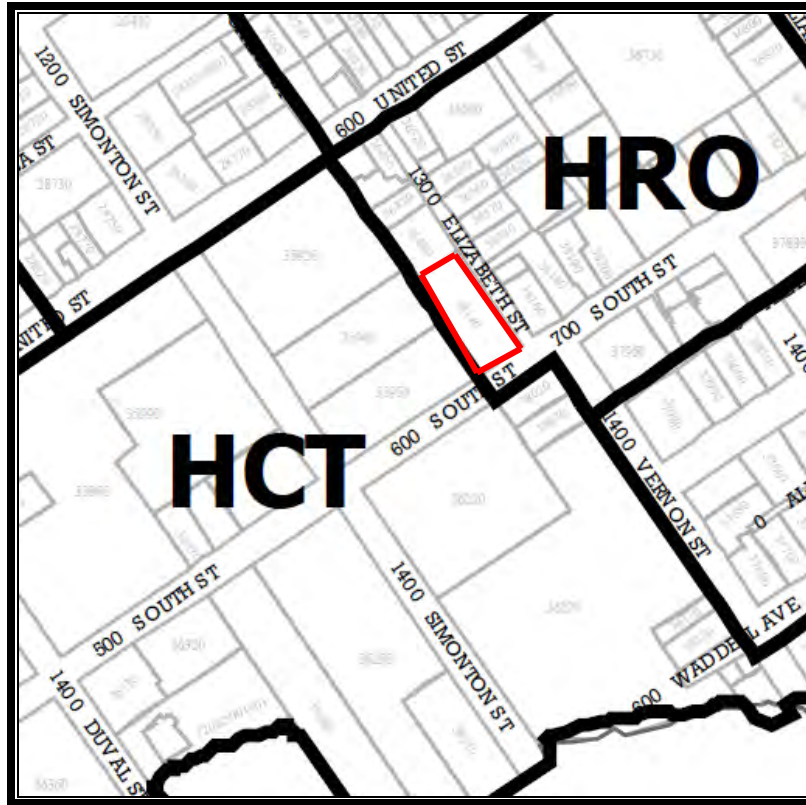
**Location:** 625 South Street (RE# 00038140-000000; AK# 1038890)

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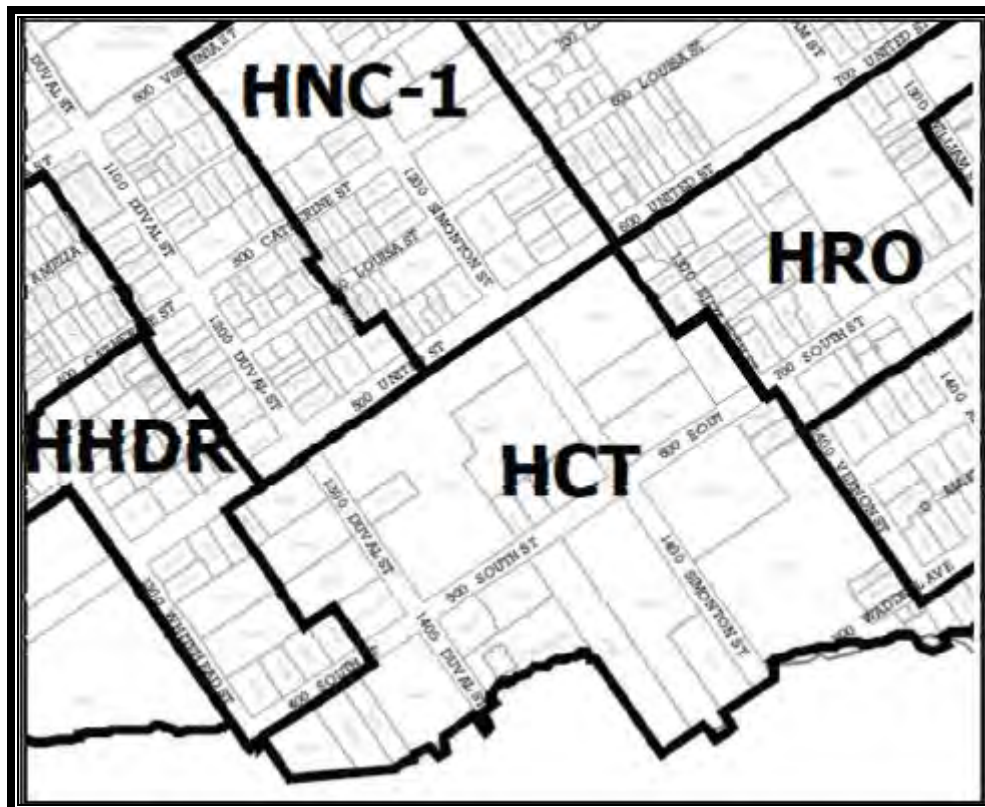
**Background**

The property proposed for rezoning is located at 625 South Street within the Historic Residential Office (HRO) and immediately adjacent to the Historic Commercial Tourist (HCT) zoning district. The property is a licensed 15 unit Motel, built in the 1950's, known as Ocean Breeze Inn, the use is non-conforming to the zoning district. The property is within the Historic Commercial (HC) Future Land Use District and is eligible for a zoning map amendment request within that land use category as it is immediately adjacent to the requested zoning district. Transient uses are allowed uses within the HCT zoning district and the rezoning of the property would bring the existing use of the property into compliance with land use regulations.

The existing zoning map of the area is as follows with the parcel in question highlighted in red:



The proposed amendments for the official zoning map will appear as follows:



## **Review Criteria**

Section 90-522 of the Code outlines key review criteria for any changes to the Land Development Regulations. A review of the proposed ordinance relative to the criteria is provided below.

**Sec. 90-522. Planning Board review of proposed changes in land development regulations.**  
**(a) The planning board, regardless of the source of the proposed change in the land development regulations, shall hold a public hearing thereon with due public notice. The planning board shall consider recommendations of the city planner, city attorney, building official and other information submitted at the scheduled public hearing. The planning board shall transmit a written report and recommendation concerning the proposed change of zoning to the city commission for official action. In its deliberations the planning board shall consider the criteria stated in section 90-521.**

The City Planning Department has worked together with other city departments to review the proposed zoning map amendment. The Building Official reviewed the request as part of the DRC on February 27, 2014 and had no comments. This report was prepared in support of procedural review criteria in the Code and for Planning Board consideration.

**Sec. 90-521. Criteria for approving amendments to official zoning map.**

**In evaluating proposed changes to the official zoning map, the city shall consider the following criteria:**

**(1) *Consistency with plan.* Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.**

The proposed zoning map changes are consistent with related Goals, Objectives and Policies in the Future Land Use (FLU) Element and Future Land Use (FLU) Map of the Comprehensive Plan for the HC FLU District and the HCT zoning district. The property and its uses are existing and no changes are proposed to the site that will affect concurrency.

**(2) *Conformance with requirements.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.**

The proposed ordinance is in conformance with the Code and the procedures for amending the Official Zoning Map and is not in conflict with other parts of the Code of Ordinances.

**(3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed rezoning.**

Land use and development conditions for or around this property have not changed. The zoning for the property created sometime in the 90's created the non-conforming use that can only now

be amended as a result of bringing the Comprehensive Plan and Future Land Use Map into compliance.

**(4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.**

The proposed Map amendment Other customary land uses found in residential districts such as parks and recreation, parking lots, educational institutions and nurseries, utilities and cultural activities have been determined to be higher impact uses are only allowed conditionally and therefore, must obtain Planning Board approval to determine land use compatibility. Therefore, the proposed LDR's are compatible with surrounding land uses.

**(5) *Adequate public facilities.* Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Rezoning does not constitute a concurrency determination, and the applicant will be required to obtain a concurrency determination pursuant to chapter 94.**

There is no new development associated with this map amendment as previously stated. Therefore, there is no negative impact on public facilities that will result as part of this amendment. Although the density is greater within the HCT zoning district (22 du/acre v. 16 du/acre in the HRO) the property is nonconforming to density and no additional units are allowed to be developed on the site.

**(6) *Natural environment.* Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.**

The site proposed for rezoning is not considered environmentally sensitive or currently zoned as conservation land. The proposed zoning regulations have no impact on the natural environment.

**(7) *Economic effects.* Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.**

The proposed zoning map amendment will bring the property into compliance with Code. No changes in use are proposed and the proposal will not negatively affect the property values or general welfare.

**(8) *Orderly development.* Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.**

The proposed LDR's will support an orderly and compatible land use pattern consistent with that which currently exists. No spot zoning is proposed.

**(9) *Public interest; enabling act.* Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the land development regulations in this subpart B and the enabling legislation.**

The proposed map amendment will bring the existing non-conforming use of the property into compliance with the Code and is compatible with the surrounding land uses. The map change is not in conflict with the public interest and will further the intent of the Comprehensive Plan and Land Development Regulations.

**(10) *Other matters.* Other matters which the Planning Board and the City Commission may deem appropriate.**

Other matters have not been identified at this time.

In summary, the zoning regulations contained in the proposed Ordinance are as follows:

**Recommendation:** Planning Staff recommends the Planning Board forward to the City Commission a recommendation of approval of the ordinance amending the Official Zoning Map of the Land Development Regulations to rezone 625 Duval Street from HRO to HCT.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-xx**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
RECOMMENDING APPROVAL OF AN ORDINANCE OF  
THE CITY OF KEY WEST, FLORIDA, AMENDING THE  
OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT  
625 SOUTH STREET (RE# 00038140-000000; AK# 1038890),  
KNOWN AS THE OCEAN BREEZE INN, FROM HISTORIC  
RESIDENTIAL OFFICE (HRO) TO HISTORIC  
COMMERCIAL TOURIST (HCT); PROVIDING FOR  
SEVERABILITY; PROVIDING FOR REPEAL OF  
INCONSISTENT PROVISIONS; PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, the Ocean Breeze Inn property, a Motel built in the 1950's with 15 transient licenses, located at 625 South Street, is currently zoned historic Residential Office (HRO) and is a non-conforming use; and

**WHEREAS**, the applicant initiated the proposed Zoning Map amendment to rezone the property to the adjacent zoning district of Historic Commercial Tourist; and

**WHEREAS**, the HRO and the HCT are both within the Historic Commercial Future Land Use category; and

**WHEREAS**, the Planning Board held a noticed public hearing on May 15, 2014, where based on the consideration of recommendations by the City Planner, the Planning Board recommended approval of the proposed amendments; and

**WHEREAS**, the Planning Board determined that the proposed amendments are: consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are not stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional public demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are in the public interest.

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

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

**Section 2.** That the official zoning map of the City of Key West is hereby recommended for amendment for property located at 625 South Street (RE# 00038140-000000; AK# 1038890), from HRO zoning to HCT zoning; a copy of the recommended modifications to the Code is attached.

**Section 3.** 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.

Read and passed on first reading at a regular meeting held this 15<sup>th</sup> day of May, 2014.

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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



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Chairman Richard Klitenick  
Key West Planning Board

Date

**Attest:**

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Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application



**Proposed Land Use District Designation:** Historic Commercial Transient (HCT)

**Total Land Area Affected by Proposed FLUM (in acres):** .38 acres (16,368 sf)

**JUSTIFICATION FOR REQUESTED ZONING CHANGE**

- A. This zoning designation change is completely consistent with the FLUM designation and Comprehensive Plan 2012 designation as Historic Commercial.**
  
- B. There will be no new impact as the zoning designation will not change the existing use of the property which is a “legally” nonconforming fifteen (15) unit motel. There is no land use incompatibility created by this change and no increased infrastructure required.**
  
- C. This rezoning is not “spot zoning” as two of the three real estate parcels adjacent to this property are zoned HCT, as are two parcels directly across South Street from the subject parcel.**
  
- D. There is no undeveloped land in the general area having the requested HCT designation.**

**Existing Use of the Property** (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

This property is a licensed fifteen (15) unit motel, built in 1958.

**Proposed Use of the Property:**

The property will continue to be used as a fifteen (15) unit transient facility.

**Please describe the reason for the proposed amendment** (attach additional sheets if necessary):

This proposed zoning designation change is to bring the zoning designation for this parcel into conformity with the fifty (50) plus year established use and to match the zoning designation of the adjacent parcels enjoying the designation as Historic Tourist Commercial (HCT).

**Provide the net change in density and intensity for the proposed zoning amendment. Is there a proposed increase? What steps would be taken to comply with policy ?**  
(Attach additional sheets if necessary):

Although the permitted density for HCT is higher than that for HRO (22 u/a versus 16 u/a), the subject property enjoys a nonconforming density of approximately twice the permitted density (39 u/a). No further density can or will result by the change of zoning designation.

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**\*\*\*\*\*signature page follows\*\*\*\*\***

By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.

Signature of Applicant: 

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January 2014 by Donald E. Whitehead He/she is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public  
My Commission Expires



**APPLICATION  
CITY OF KEY WEST  
PLANNING DEPARTMENT**

Request to Amend Zoning Map to Adjust Zoning Designation Pursuant to Section 90-516 of the  
Land Development Regulation

Date of Submittal: February 3, 2014

Property Owner:

<u>625 South, LLC</u>	<u>Adele V. Stones, Authorized Agent</u>
Property Owner (Name/Entity)	Contact Person

<u>221 Simonton Street, Key West, FL 33040</u>
Mailing Address (Street, City, State and Zip Code)

<u>(305) 294-0252</u>	<u>ginny@keyslaw.net</u>
Daytime Phone	E-Mail Address

Agent (if applicable):

<u>Adele V. Stones, Stones &amp; Cardenas</u>
Agent Name

<u>221 Simonton Street, Key West, FL 33040</u>
Address (Street, City, State and Zip Code)

<u>(305) 294-0252</u>	<u>ginny@keyslaw.net</u>
Daytime Phone	E-Mail Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Lots 6 & 7 SQR 5 TR 17 and Lots 1 & 2 SQR 18 TR 17 (See deed attached)

<u>00038140-000000</u>
Real Estate (RE) Number

<u>625 South Street, Key West, Florida</u>
Street Address (Street, City, State and Zip Code)

Description of Request / Zoning Change:

The property at 625 South Street is designated Historic Residential Office (HRO) in spite of the fact that this property has housed a fifteen (15) unit motel since 1958 and is located adjacent to three motels (Spanish Gardens, Southwinds, Hibiscus) with two transient facilities (Island Oasis - 630 South and Santa Maria Suites - 1401 Simonton Street) located directly across the street, all of which enjoy the zoning designation Historic Commercial Tourist (HCT). The zoning line which separates the subject property as HRO from the surrounding HCT designated properties cuts between two private properties rather than utilizing the 1300 block of Elizabeth Street as a natural zoning boundary between existing commercial and residential use.

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All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- Complete application (unaltered and unbound)
- Proof of ownership (i.e. Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Copy of the official Future Land Use Map (please request from the Planning Department proper to application submittal)

If applicable, the following must be submitted in order to have a complete application submittal:

- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
- Additional Information supporting that the revision is necessary to correct a typographical or drafting error

If deemed necessary to complete a full review of the application, the Planning Department reserves the right to request additional information.



I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Applicant Signature: Adele V Stones Date: 2/3/14

Printed Name of Applicant: Adele V. Stones

Sworn before me this 31 day of January, 2014.

Cindy Sawyer  
Notary Public



**Deed**

City of Key West, Florida  
Planning Department

OWNERSHIP DISCLOSURE

Pursuant to Section 90-520(5) of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others except as otherwise provide, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock, is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership
Donald Whitehead 913 Duval Street Key West, FL 33040	100%

By Signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form:

Donald E. Whitehead

STATE OF FLORIDA:  
COUNTY OF MONROE:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2014, by Donald E. Whitehead. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



Cindy Sawyer  
Notary Public

Doc# 1645203 05/29/2007 10:31AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE07-028

05/29/2007 10:31AM  
DEED DOC STAMP CL: PW \$28,000.00

Doc# 1645203  
BKN 2297 Pgn 1118

[Space Above This Line For Recording Data]

## WARRANTY DEED

THIS WARRANTY DEED is made on this 24<sup>th</sup> day of May, 2007, between OCEAN BREEZE INN, INC., a Florida Corporation, whose address is 625 South Street, Key West, FL 33040, (hereinafter referred to as 'Grantor'), and 625 SOUTH STREET, LLC, a Florida Limited Liability Company, whose address is 625 South Street, Key West, FL 33040 (hereinafter referred to as "Grantee").

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 625 South Street, Key West FL 33040, more particularly described as:

**PARCEL 1:** IN THE CITY OF KEY WEST AND KNOWN AS LOTS 1 AND 2, IN BLOCK 18, TRACT 17, ACCORDING TO KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 RECORDED IN PLAT BOOK 1, PAGE 88, (SOMETIMES REFERRED TO AS PAGE 82) MONROE COUNTY, FLORIDA PUBLIC RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE CORNER OF ELIZABETH AND SOUTH STREETS AND RUNNING THENCE ALONG SOUTH STREET IN A SW'LY DIRECTION 88 FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION 120 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 88 FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION 120 FEET ALONG ELIZABETH STREET TO THE POINT OF BEGINNING; ALSO:

**PARCEL 2:** IN THE CITY OF KEY WEST AND KNOWN AS LOTS 6 AND 7, SQUARE 5 OF TRACT 17 ACCORDING TO D.T. SWEENEY'S DIAGRAM OF PART OF TRACT 17 RECORDED IN BOOK "O" OF DEEDS, PAGE 327, OF MONROE COUNTY, FLORIDA RECORDS; COMMENCING AT A POINT ON THE SOUTHWESTERN SIDE OF AN ALLEY KNOWN AS ELIZABETH STREET, DISTANT 120 FEET FROM THE CORNER OF SOUTH AND ELIZABETH STREETS AND RUNNING THENCE ALONG ELIZABETH STREET IN A NW'LY DIRECTION 66 FEET; THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION 88 FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION 66 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 88 FEET, OUT TO THE POINT OF BEGINNING ON ELIZABETH STREET.

PARCEL IDENTIFICATION NUMBER 00038140-000000; ALTERNATE KEY ("AK") NUMBER: 1038890

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

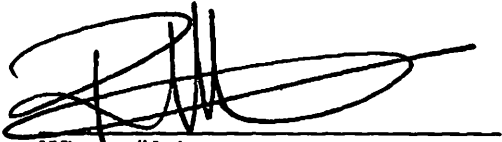
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully 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, 2006, and those items listed above.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

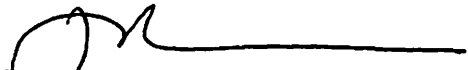
Signed, sealed and delivered in our presence:

OCEAN BREEZE INN, INC.  
a Florida Corporation



Witness # 1 signature  
Print name: RICHARD M. KLITENICK

By: James A. Coontz  
James A. Coontz, President

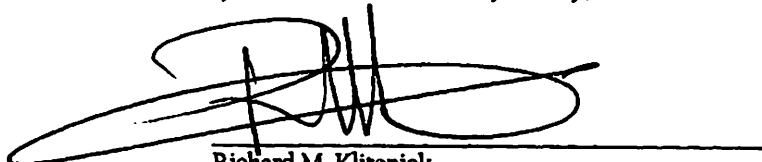


Witness # 2 signature  
Print name: Donald L. Paster

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JAMES A. COONTZ, who is personally known to me to be the same person who is the named corporate principal Grantor described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed with all requisite corporate authority.

WITNESS my hand and official seal at Monroe County, Florida, on this 24<sup>th</sup> day of May, 2007.



Richard M. Klitenick  
Notary Public-State of Florida  
Commission Expires: 11/3/2008

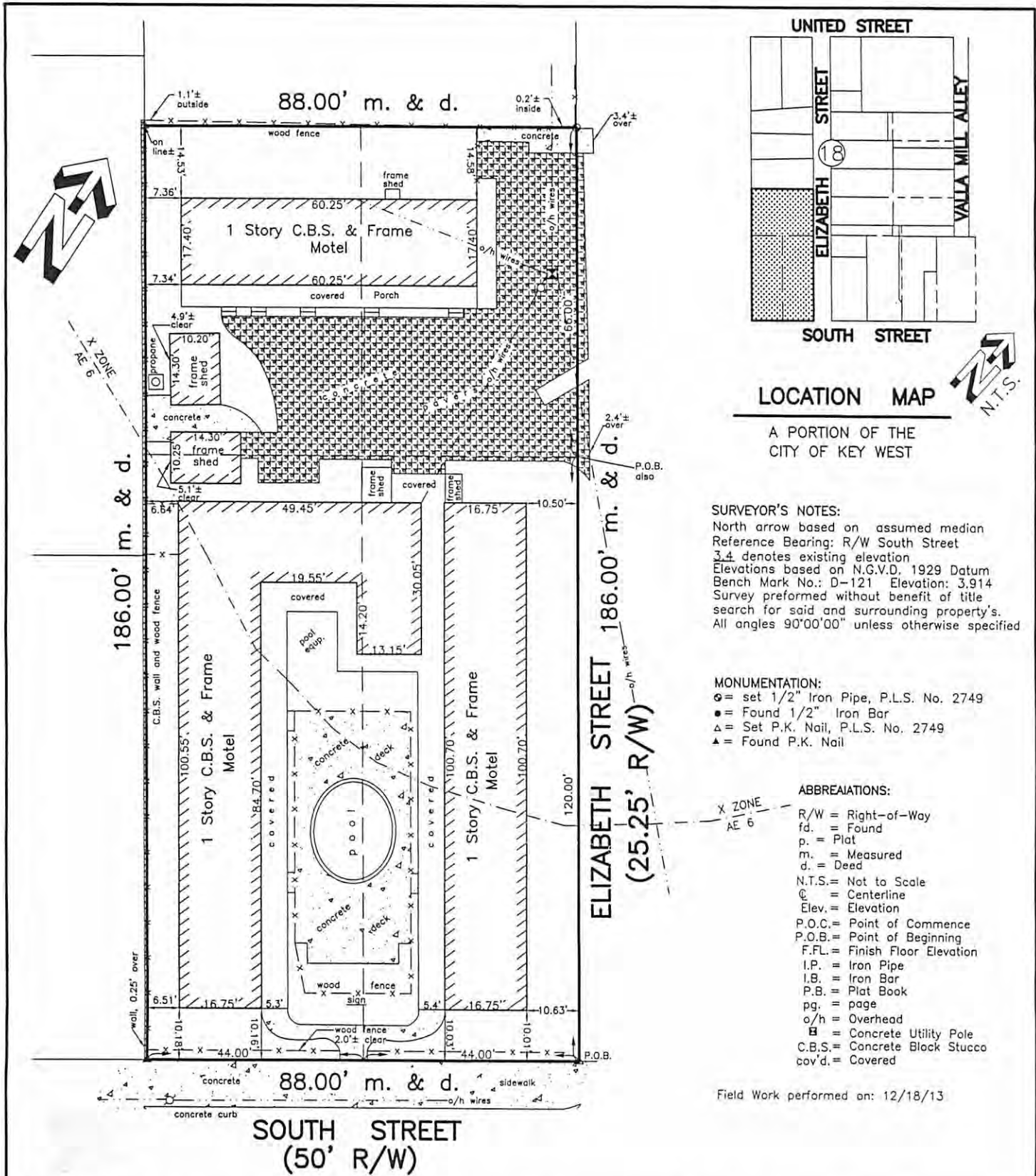
(SEAL)



MONROE COUNTY  
OFFICIAL RECORDS

# Survey





**SURVEYOR'S NOTES:**  
 North arrow based on assumed median Reference Bearing: R/W South Street  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: D-121 Elevation: 3.914  
 Survey performed without benefit of title search for said and surrounding property's.  
 All angles 90°00'00" unless otherwise specified

**MONUMENTATION:**  
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ● = Found 1/2" Iron Bar  
 △ = Set P.K. Nail, P.L.S. No. 2749  
 ▲ = Found P.K. Nail

**ABBREVIATIONS:**  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = Deed  
 N.T.S. = Not to Scale  
 © = Centerline  
 Elev. = Elevation  
 P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 F.F.L. = Finish Floor Elevation  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 P.B. = Plat Book  
 pg. = page  
 o/h = Overhead  
 ☒ = Concrete Utility Pole  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered

Field Work performed on: 12/18/13


**LEGAL DESCRIPTION:**

Parcel 1: In the City of Key West and known as Lots 1, and 2, in Block 18, Tract 17 according to Key West Investment Company's subdivision of Part of Tract 17 recorded in Plat Book 1, Page 88, (sometimes referred to as Page 82) Monroe County, Florida Public Records and described by metes and bounds as follows: Commencing at the corner of Elizabeth and South Streets and running thence along South Street in a Southwesterly direction 88 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Southeasterly direction 88 feet; thence at right angles in a Southeasterly direction 120 feet along Elizabeth Street to the Point of Beginning.

ALSO:  
 Parcel 2: In the City of Key West and known as Lots 6, and 7, in Square 5 of Tract 17 according to D.T. Sweeney's Diagram of Part of Tract 17 recorded in Book "0" of Deeds, Page 327, of Monroe County, Florida Records: Commencing at point on the Southwestern side of an alley known as Elizabeth Streets, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a Northwesterly direction 66 feet; thence at right angles in a Southwesterly direction 88 feet; thence at right angles in a Southeasterly direction 66 feet; thence at right angles in a Northeasterly direction 88 feet, out to the Point of Beginning.

**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 5J-17, 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  
 and Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

625 South Street, LLC 625 South Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 13-411	
Scale: 1"=20'	Ref. 213-41	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/19/13		Flood Zone: X/AE	Flood Elev. -/6'
REVISIONS AND/OR ADDITIONS			

  
**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive (305) 293-0466  
 Suite 201 Fax. (305) 293-0237  
 Key West, Fl. 33040 fhideb1@bellsouth.net  
 P.R. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

# **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: 1038890 Parcel ID: 00038140-000000**

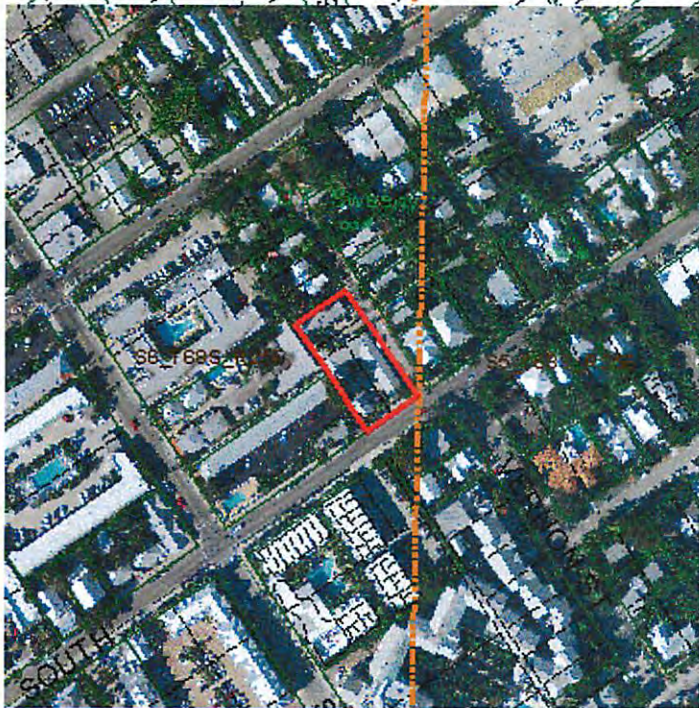
### Ownership Details

**Mailing Address:**  
625 SOUTH STREET LLC  
625 SOUTH ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 625 SOUTH ST KEY WEST  
**Legal Description:** KW D T SWEENY'S DIA 0-327 LOTS 6 & 7 SQR 5 TR 17 & KW KW INVESTMENT CO SUB PB1-88 LOTS 1 & 2 SQR 18 TR 17 G47-156/57 G73-279/80 H2-514 OR425-486/87D/C OR549-94 OR549-96/97 OR551-735/36 OR780-1074/75E OR788-1424/25 OR1218-2319/20 OR1218-2321/22Q/C (RE'S 3650 & 3651 COMBINED WITH THIS PARCEL-DONE FOR THE 1994 TAX ROLL 6-15-94)CMS OR1595-2152/54 OR1595-2155/56Q/C OR2297-1118/19

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	88	120	10,560.00 SF
100D - COMMERCIAL DRY	40	88	4,532.00 SF
100D - COMMERCIAL DRY	17	88	1,276.00 SF



## Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 2  
 Total Living Area: 5266  
 Year Built: 1958

## Building 1 Details

Building Type  
 Effective Age 18  
 Year Built 1958  
 Functional Obs 0

Condition E  
 Perimeter 566  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 4,144

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

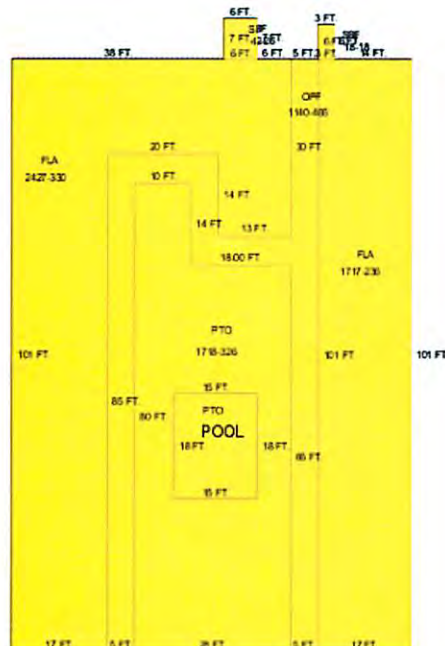
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 32

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					2,427
2	OPF		1	1990					1,140
3	SBF		1	1990					42

4	FLA	1	1990	1,717
5	SBF	1	1990	18
6	PTO	1	2000	1,718

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4781	HOTEL/MOTEL C	100	N	Y
	4782	OPF	100	N	N
	4783	SBF	100	N	N
	4784	HOTEL/MOTEL C	100	N	Y
	4785	SBF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1291	C.B.S.	100

## Building 2 Details

Building Type  
 Effective Age 18  
 Year Built 1958  
 Functional Obs 0

Condition E  
 Perimeter 166  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 1,122

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

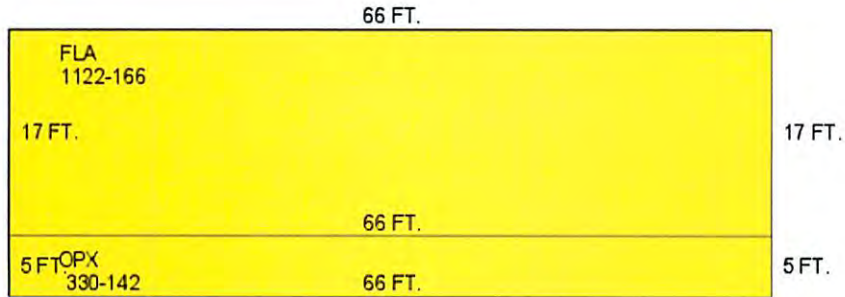
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 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
1	FLA		1	1993					1,122
2	OPF		1	1993					330

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4786	HOTEL/MOTEL C	100	N	Y
	4787	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1292	C.B.S.	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	360 SF	120	3	1973	1974	2	30
2	PT3:PATIO	346 SF	0	0	1979	1980	2	50
3	UB2:UTILITY-BLDG	140 SF	14	10	2006	2007	3	50
4	FN2:FENCES	384 SF	0	0	1973	1974	3	30
5	PT2:BRICK PATIO	2,430 SF	30	81	2006	2007	2	50
6	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
7	FN2:FENCES	42 SF	0	0	1973	1974	3	30



8	PO6:COMM POOL	270 SF	18	15	2000	2001	4	50
9	PT2:BRICK PATIO	570 SF	38	15	2006	2007	2	50
10	PT3:PATIO	130 SF	0	0	2006	2007	2	50

### Appraiser Notes

2007-04-13 - LISTED FOR \$4.8 MIL. 15 UNITS/TRANSIENT LICENSES, TOTALLY RENOVATED. - JEN
2003-01-16 - 5 TRANSIENT ROOMS,8 TRANSIENT UNITS. TPP ACCOUNT #8514034.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9600061	01/01/1996	08/01/1996	1,500		SIGN
	9602856	07/01/1996	08/01/1996	6,000		ROOF
1	9803280	10/28/1998	12/31/2000	2,700	Commercial	STORM DAMAGE ROOF
	9903170	09/10/1999	08/07/2000	2,500		EXPLORATORY ON ROOF
	9903512	10/25/1999	08/07/2000	11,680		V-CRIMP ROOF
	9903781	11/16/1999	08/07/2000	2,000		ELECTRICAL
	9903782	11/16/1999	08/07/2000	1,600		POOL ELECTRIC
	9903670	11/10/1999	08/07/2000	10,000		RENOVATIONS
	9903669	12/01/1999	08/07/2000	1,500		RENOVATIONS
	9903690	12/13/1999	08/07/2000	40,000		POOL
	9904102	12/29/1999	08/07/2000	10,000		RENOVATIONS
1	0202211	08/15/2002	09/11/2002	400	Commercial	REPLACE 2 WINDOWS
	03-1460	04/30/2003	09/24/2003	2,500		BAHAMA SHUTTERS
	04-3787	12/14/2004	11/22/2005	2,800		R & R 3 TOILETS

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	688,581	48,477	1,142,307	2,399,767	2,399,767	0	2,399,767
2012	724,351	49,586	1,142,307	2,399,767	2,399,767	0	2,399,767
2011	724,351	50,693	1,963,341	2,318,615	2,318,615	0	2,318,615
2010	760,122	51,802	1,800,480	2,318,615	2,318,615	0	2,318,615
2009	760,122	52,964	2,115,564	2,318,615	2,318,615	0	2,318,615
2008	760,122	54,128	2,782,560	2,811,682	2,811,682	0	2,811,682
2007	620,115	48,182	2,782,560	2,832,822	2,832,822	0	2,832,822
2006	620,115	22,855	1,473,120	2,831,203	2,831,203	0	2,831,203
2005	581,887	23,337	1,063,920	2,413,535	2,413,535	0	2,413,535
2004	595,100	23,820	818,400	2,125,586	2,125,586	0	2,125,586

2003	595,100	24,302	360,096	1,645,701	1,645,701	0	1,645,701
2002	595,100	24,785	360,096	1,567,334	1,567,334	0	1,567,334
2001	595,100	25,267	360,096	1,045,675	1,045,675	0	1,045,675
2000	555,798	2,568	339,636	988,200	988,200	0	988,200
1999	599,951	2,614	339,636	988,200	988,200	0	988,200
1998	399,967	2,660	339,636	910,575	910,575	0	910,575
1997	399,967	2,708	306,900	679,142	679,142	0	679,142
1996	303,878	2,757	306,900	614,977	614,977	0	614,977
1995	303,878	2,807	306,900	614,977	614,977	0	614,977
1994	303,878	2,855	306,900	541,930	541,930	0	541,930
1993	236,292	827	198,000	597,566	597,566	0	597,566
1992	236,292	844	198,000	597,566	597,566	0	597,566
1991	236,292	876	198,000	597,566	597,566	0	597,566
1990	182,784	223	161,040	597,566	597,566	0	597,566
1989	182,784	223	158,400	597,566	597,566	0	597,566
1988	145,031	223	132,000	597,566	597,566	0	597,566
1987	142,567	223	85,916	597,566	597,566	0	597,566
1986	142,817	223	82,115	311,640	311,640	0	311,640
1985	139,881	223	48,048	218,661	218,661	0	218,661
1984	137,450	223	48,048	180,905	180,905	0	180,905
1983	137,462	223	48,048	169,499	169,499	0	169,499
1982	132,291	223	46,570	150,517	150,517	0	150,517

### 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
5/24/2007	2297 / 1118	4,000,000	WD .....	Q ...
9/2/1999	1595 / 2152	1,125,000	WD .....	Q ...
7/1/1992	1218 / 2319	800,000	WD .....	Q ....

This page has been visited 238,332 times.

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

**DRC**  
**Minutes & Comments**



## Minutes of the Development Review Committee

Approved March 27, 2014

No comments, but would like to remind property owners that trees located within any proposed construction area will have to be protected as per Key West code. Also, if any trees are within the proposed construction area and need to be removed, a permit might be required from the Tree Commission (see Sec 110 of the Code of Ordinances).

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

No comments.

### **PLANNING DIRECTOR:**

No comments.

### **ENGINEERING:**

No comments.

### **FIRE DEPARTMENT:**

Mr. Barroso stated to schedule a site visit with the fire department prior to Planning Board meeting.

### **BUILDING OFFICIAL:**

Mr. Wampler stated, moving forward NOA's will be needed; no other comments.

### **SUSTAINIBILITY COORDINATOR:**

No comments.

### **KEYS ENERGY**

KEYS has no objections to the variance request.

7. **Zoning Map Amendment – 625 South Street (RE # 00038140-000000; AK# 1038890)** – A zoning map amendment for an non-conforming existing hotel property currently zoned Historic Residential Office (HRO) proposed to be rezoned Historic Commercial Tourist (HCT) per Section 90-521 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Malo gave members an overview of the zoning map amendment request.

The applicant, Ms. Adele V. Stones, of Stones & Cardenas gave members an overview of the zoning map amendment request.

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

## **Minutes of the Development Review Committee**

**Approved March 27, 2014**

**URBAN FORESTRY MANAGER:**

No comments.

**POLICE DEPARTMENT:**

No comments.

**HARC PLANNER:**

No comments.

**PLANNING DIRECTOR:**

No comments.

**ENGINEERING:**

No comments.

**FIRE DEPARTMENT:**

No comments.

**BUILDING OFFICIAL:**

No comments.

**SUSTAINIBILITY COORDINATOR:**

No comments.

**KEYS ENERGY**

KEYS has no objections to the zoning map amendment request.

### **ADJOURNMENT**

Meeting adjourned at 10:39am

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

# **Public Comment**



Mail

15 of 27

COMPOSE

### Fwd: The Manhattanization of Key West Must Stop

Inbox x



Stacy Gibson

sgibson@keywestcity.com

May 7 (1 day ago)

Show details

Inbox

Starred

Important

Sent Mail

Drafts

Brenden Cunningham

PB

RENDERINGS

More

- Brendon Cunningha
- Carlene Smith
- Christy Mercer
- Don Craig
- Kevin Bond
- Nicole Malo
- Nicole Malo
- Stacy Gibson



Stacy Gibson

to me

I will show u what to do with this.

Stacy L. Gibson  
 Administrative Assistant II  
 City of Key West Planning Department  
 3140 Flagler Avenue | Key West, FL 33040  
 Phone 305.809.3764 | Fax 305.809.3978  
 sgibson@keywestcity.com | www.keywestcity.com

----- Forwarded message -----

From: David Bethune <david@zimidi.com>  
 Date: Tue, May 6, 2014 at 10:13 PM  
 Subject: The Manhattanization of Key West Must Stop  
 To: Stacy Gibson <sgibson@keywestcity.com>  
 Cc: Peter & Caren Cone <kwlobsternugr@comcast.net>

Ms Gibson,

I'm writing because I was recently informed by my neighbors on Elizabeth St. that the Ocean Breeze motel wants to change its zoning to one rated for more commercial use.

If this is allowed to happen, the property will be immediately razed and replaced with high density development, such as we saw with Atlantic Shores, Jabor's Trailer Park, and now the trailer park on Simonton.

After owning my home in Old Town for 15 years, I've actually had to move into a rental on the mainland recently to get away from the horrible construction noise that has ruined life on our street --as endless buildings and swimming pools replace what was once a single family home on Villa Mill.

My neighbors and I get no peace as it is from the jackhammering, drilling, and backing-up of trucks that goes on in our midst. How much more are the people supposed to bear if a new high-density motel moves in at the end of what was once Elizabeth Alley, used mostly by bicycles?

This Manhattanization of Key West must be stopped or there will be nothing left but noise, traffic, and a lost dream of Paradise.

Sincerely,

David A. Bethune  
 Owner, Zimidi, Inc. (A licensed Key West business that also moved out because of noise & construction.)  
 1307 Elizabeth St.  
 Key West, FL 33040

[305-509-4108](tel:305-509-4108)





Mail

10 of 26

COMPOSE

Fwd: Elizabeth street zoning

Inbox x



Stacy Gibson

sgibson@keywestcity.com

May 7 (1 day ago)



Show details

Inbox

Starred

Important

Sent Mail

Drafts

Brenden Cunningham

PB

RENDERINGS

More



Stacy Gibson

to me

Public comment for 625 South

I will show u what to do with it.

Stacy L. Gibson  
 Administrative Assistant II  
 City of Key West Planning Department  
 3140 Flagler Avenue | Key West, FL 33040  
 Phone 305.809.3764 | Fax 305.809.3978  
 sgibson@keywestcity.com | www.keywestcity.com

----- Forwarded message -----

From: Arlene Doty <arlenedoty@gmail.com>

Date: Wed, May 7, 2014 at 12:18 PM

Subject: Elizabeth street zoning

To: [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com)

- Brendon Cunningha
- Carlene Smith
- Christy Mercer
- Don Craig
- Kevin Bond
- Nicole Malo
- Nicole Malo
- Stacy Gibson

Dear Ms. Gibson,

I have just been notified that the Ocean Breeze Motel on the corner of South and Elizabeth streets has applied to change the zoning from HISTORICAL, RESIDENTIAL,OFFICE (HRO) to HISTORICAL,COMMERCIAL,TOURISM (HCT). This would be a DISASTER.

My husband and I bought our tiny piece of RESIDENTIAL property over thirty five years ago and little by little restored it to what is now honored by a small plaque deeming it a HISTORICAL residence. This little alley, with only room for parking on one side of the street, is a quiet street where our children can play outside and we can all enjoy walking our pets and not live in fear of speeding traffic.

If this zoning is allowed, we all know what will follow; multiple units or a business or businesses which will create the use of many more cars on our already crowded street. We only have 9 parking spaces as it is for over 10 houses, four of which have two apartments in them.

I am out of the country now until May 19th and will not be able to be at the hearing, but I want to go on record if I may as being totally, 100 percent against this proposal. It would cause problems beyond our worst fears and nightmares. I beg of this board to consider what is right for the longtime residents who have faithfully restored, paid our taxes and kept our homes beautifying Key West. I fear if this happens, I would be the first to leave Elizabeth street.

Thank you for your time and consideration. My future is in this committee's hands.

Sincerely,  
 Arlene Doty  
 1308 Elizabeth Street  
 Key West, Florida 33040  
 305\_2943544



Click here to Reply or Forward

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

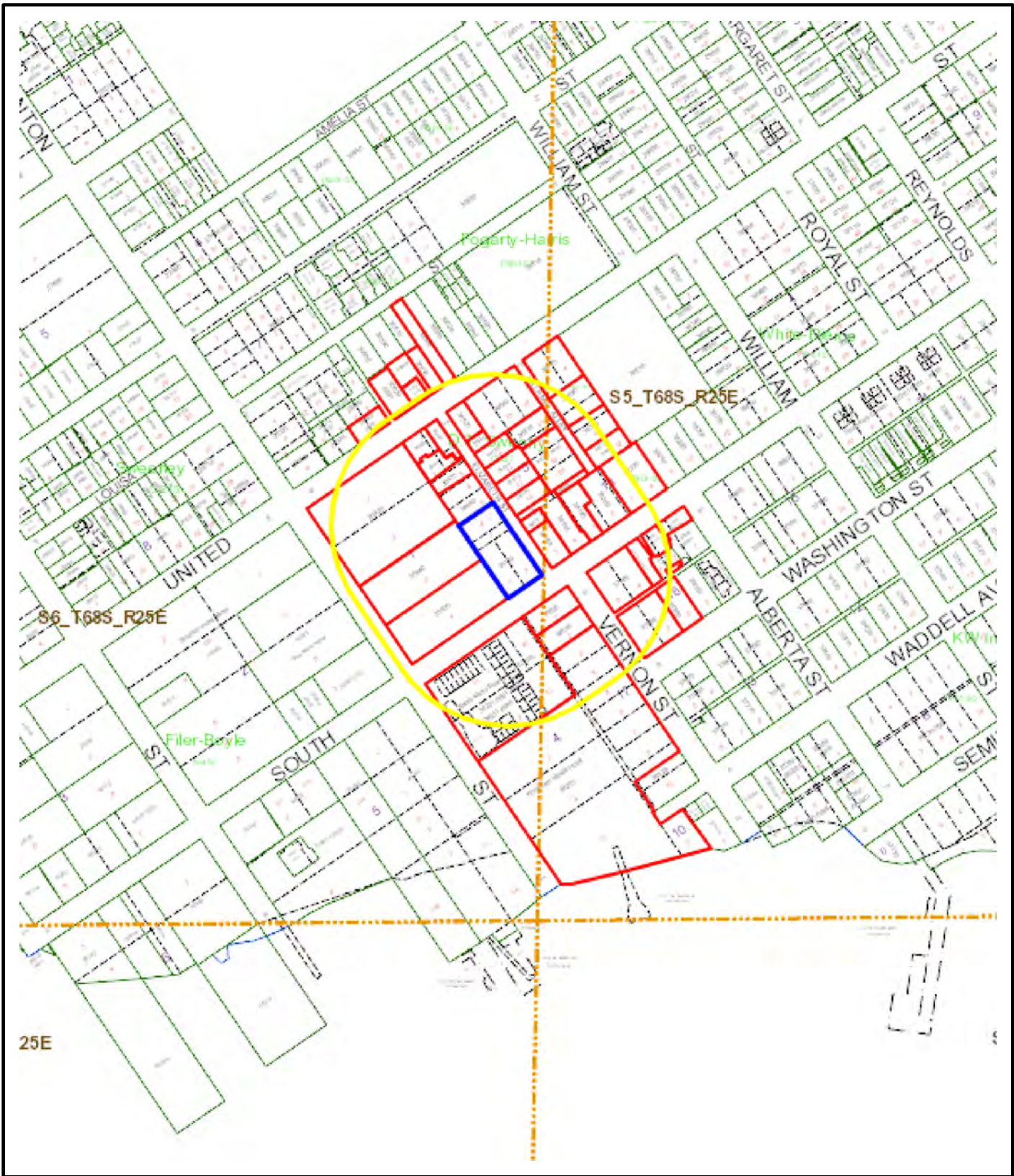
The Key West Planning Board will hold a public hearing **at 6:00 p.m., May 15, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Zoning Map Amendment – 625 South Street (RE # 00038140-000000; AK# 1038890)** – A zoning map amendment for an non-conforming existing hotel property currently zoned Historic Residential Office (HRO) proposed to be rezoned Historic Commercial Tourist (HCT) per Section 90-521 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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





# Monroe County, Florida

## 625 South

Printed: May 01, 2014



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.

