

Staff Report

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chair and Planning Board Members
From: Kevin Bond, AICP, LEED Green Associate, Planner II
Through: Donald Leland Craig, AICP, Planning Director 
Meeting Date: August 21, 2014

Agenda Item: **Change of Nonconforming Use – 917 Frances Street (RE # 00021680-000000, AK # 1022438)** – A request for a change of nonconforming use from retail to a personal training fitness studio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

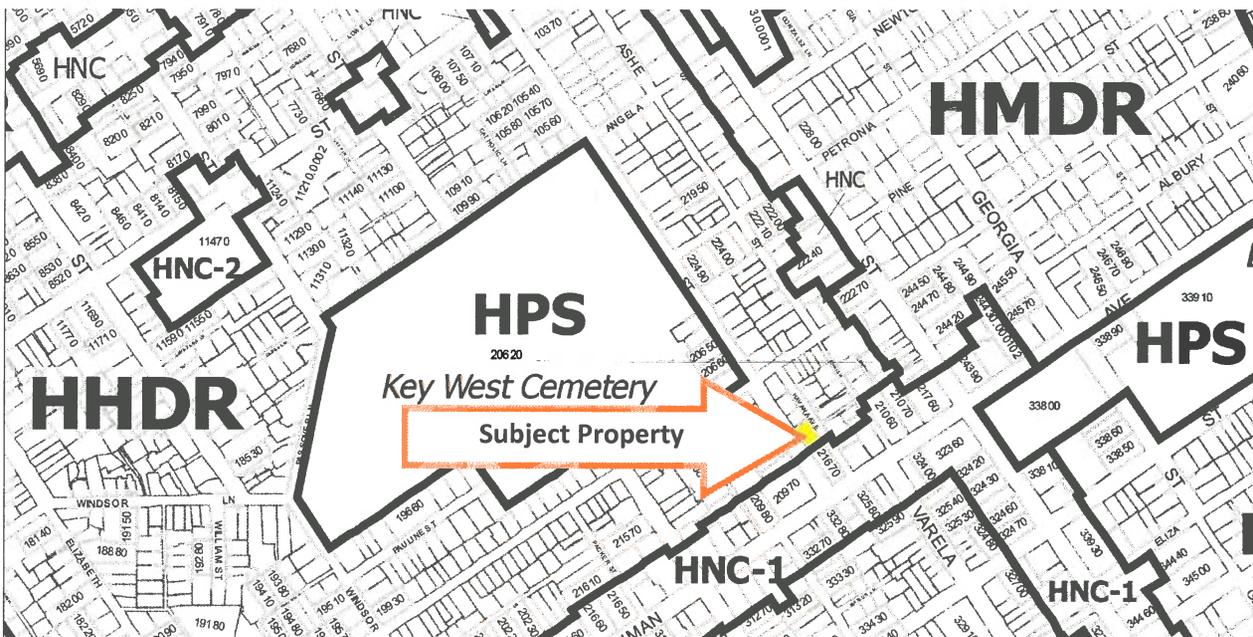
Request: Approval to change an existing nonconforming retail use to a personal training fitness studio.

Applicant: Adele V. Stones, Stones & Cardenas

Property Owner: Ida H. Roberts

Location: 917 Frances Street (RE # 00021680-000000, AK # 1022438)

Zoning: Historic High Density Residential (HHDR)



Background:

The property, which is located on Frances Street between Truman Avenue, Olivia Street and Havana Avenue, is comprised of a two-story mixed-use building with both commercial and residential uses. The property is located within the Key West Historic District as a non-contributing structure. The property is located within the HHDR Zoning District, which does not allow commercial uses. However, the property had commercial uses that were established prior to the adoption of the current zoning ordinance in 1997, and those nonconforming uses have continued. According to the City’s licensing records, the following businesses have been issued business tax receipts:

Business Licenses at 917 Frances Street				
Business Name	Start Year	End Year	Number	Classification
Gourmet Nibbles & Baskets	2011	2014	20467; 26019	Retail, mail order, wholesale 0-500 SF
Roberts Plumbing Company LLC	2011	2014	25879	Contractor – reg plumbing
Tropical Linens	2003	2014	15605; 16382	Service – general
Tropical Linens – Fine Pressin	2003	2014	15711; 16381	Retail, mail order, wholesale 501-2,000 SF
Roberts Plumbing Company LLC	1995	2012	510; 25074	Retail, mail order, wholesale 501-2,000 SF
Key Lime Products & More	2011	2011	25365	Retail, mail order, wholesale 0-500 SF
Roberts Plumbing	1995	2011	507	Contractor – cert plumbing
Roberts Plumbing	2001	2009	12563	Contractor – cert general contractor
The Island Shop	2002	2002	14792	Retail, mail order, wholesale 501-2,000 SF
Paradise Glass & Mirror Inc	1999	2001	7336; 9965	Contractor – spec glazing

Request:

The Applicant proposes a change of nonconforming use from retail to a personal training fitness studio.

Surrounding Zoning and Uses:

North:	HHDR	Single-family residential, multifamily residential
South:	HNC-1	Commercial, mixed uses
East:	HHDR & HNC-1	Single-family residential, commercial, mixed uses
West:	HHDR	Single-family residential, multifamily residential

HHDR Permitted Uses Per City Code Section 122-627:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246
- (4) Cemeteries, in the area bounded by Olivia Street, Windsor Lane, Passover Lane, Angela Street, and Frances Street.

HHDR Conditional Uses Per City Code Section 122-628:

- (1) Group homes with seven to 14 residents as provided in section 122-1246
- (2) Cultural and civic activities.
- (3) Educational institutions and day care.
- (4) Nursing homes, rest homes and convalescent homes.
- (5) Parks and recreation, active and passive.
- (6) Places of worship.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Parking lots and facilities.

Process:

Development Review Committee:
Planning Board:

July 24, 2014
August 21, 2014

Analysis – Evaluation for Compliance With The Land Development Regulations:

Pursuant to City Code Section 122-32(e), a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

- (1) The new use is equally or more appropriate to the zoning district; and**
The proposed use of a personal training fitness studio would be equally as appropriate as the former retail use. **IN COMPLIANCE.**
- (2) The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.**

Intensity of Proposed Use: Parking

The property is currently nonconforming to the City's off-street parking requirements. However, both the prior retail and the proposed fitness studio uses have the same off-street parking requirement of 1 space per 300 square feet. The change of use does not involve enlarging the existing building or adding new floor area. Therefore, the need for parking facilities would not be increased, and would not be required to be brought into compliance. **IN COMPLIANCE.**

Intensity of Proposed Use: Traffic

The applicant states that the proposed personal training use would be a private studio with a maximum of two trainers and four clients at a time. The studio would not be open to the general public. Compared to the prior retail uses, it is anticipated that the proposed use would not increase vehicular traffic to the neighborhood. **IN COMPLIANCE.**

Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards

The proposed use is not anticipated to increase noise, dust, fumes or other environmental hazards. **IN COMPLIANCE.**

Intensity of Proposed Use: Drainage

No changes are proposed to the exterior of the building or property that would affect drainage. The change of use would not have an adverse impact on drainage. IN COMPLIANCE.

Recommendation:

Based on the above analysis of the standards for considering changes of nonconforming uses in Section 122-32(e) of the Land Development Regulations, the Planning Department recommends the request be **APPROVED** with the following conditions:

1. Prior to issuance of any building permits associated with the proposed use, the property owner shall obtain easements from the City for the existing building encroachments into the Frances Street and Havana Avenue rights-of-way.
2. The building and property shall be ADA accessible.
3. Certificates of Appropriateness shall be obtained for any new signage or other applicable work.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CHANGE OF NONCONFORMING USE FROM RETAIL TO A PERSONAL TRAINING FITNESS STUDIO ON PROPERTY LOCATED AT 917 FRANCES STREET (RE # 00021680-000000, AK # 1022438) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTION 122-32(E) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant proposes to change an existing nonconforming retail use to a personal training fitness studio use on property located at 917 Frances Street (RE # 00021680-000000, AK # 1022438); and

WHEREAS, the property is located within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, Section 122-32(e) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Planning Board; and

WHEREAS, the new use is equally or more appropriate to the zoning district; and

WHEREAS, the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds that the granting of the change of nonconforming use will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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 a change of nonconforming use from retail to a personal training fitness studio is hereby granted on property located at 917 Frances Street (RE # 00021680-000000, AK # 1022438) within the HHDR Zoning District pursuant to Section 122-32(e) of the City of Key West Land Development Regulations, subject to the following conditions:

1. Prior to issuance of any building permits associated with the proposed use, the property owner shall obtain easements from the City for the existing building encroachments into the Frances Street and Havana Avenue rights-of-way.
2. The building and property shall be ADA accessible.
3. Certificates of Appropriateness shall be obtained for any new signage or other applicable work.

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

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this change of nonconforming use in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this change of nonconforming use, which change of nonconforming use shall be of no force or effect.

Section 5. This change of nonconforming use 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 ____ day of _____, 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Application for Change of a Nonconforming Use

City of Key West Planning Department

Please print or type a response to the following:

1. Site Address 917 Frances Street, Key West, Florida
2. Name of Applicant Adele V. Stones, Stones & Cardenas
3. Applicant is: Owner _____ Authorized Representative x
(attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street, Key West, FL 33040
5. Phone Number of Applicant (305) 294-0252 Email ginny@keyslaw.net
6. Name of Owner, if different than above Ida M. Roberts
7. Address of Owner 2617 Seidenberg
Key West, FL 33040

JUN 30 2014

CITY OF KEY WEST
PLANNING DEPT.
RECEIVED

8. Phone Number of Owner (305) 393-1283 Fax Number _____
9. Zoning District of Parcel HHDR RE# 00021680-000000
10. Is Subject Property located within the Historic District? Yes _____ No x
If Yes, Date of HARC _____ HARC # _____
11. Are there easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No x If Yes, please describe and attach the documents. _____

12. Description of existing use and proposed use. Please be specific. If there is more than one use please describe each use (use a separate sheet of paper if necessary). The past nonconforming use has been retail dating back to the retail operation of Robert's Plumbing. Proposed use is private studio for personal training by John Creighton who will operate at the studio d/b/a "Coach Me Fitness". This is not a "gym" open to the public.

13. Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary).

This 1,460 square foot retail space will be converted to a personal training studio operated with a maximum of two (2) trainers and four (4) clients on site. There will be no increase of noise, dust or fumes resulting from the change of use.

Please include the following with this application:

1. A copy of a **recorded warranty deed** containing a legal description of the subject parcel,
2. An application fee of **\$1,000.00** plus a **separate** additional fee of **\$50.00** for Fire Department Review, and an advertising and noticing fee of **\$100.00**. If paying with a check, please make payable to the City of Key West and include your name, address, driver's license number and date of birth on the back of the check.
3. Elevations of proposed buildings or structures, including finished height above grade. Photo may be substituted for existing buildings.
4. Recent Survey of the site by a licensed Surveyor with:
 - Size of site
 - Buildings & structures
 - Topography
 - Easements
 - Parking arrangement & material
 - Utility Lines
- b. Site Plan of area showing:
 - Buildings on Site
 - Existing size, type and location of trees, hedges, and other features.
 - Existing storm-water retention areas and drainage flows
 - Adjacent land uses, buildings, and driveways.

If you have questions regarding this application, please contact the Planning Department at 809-3720.

Verification Form

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

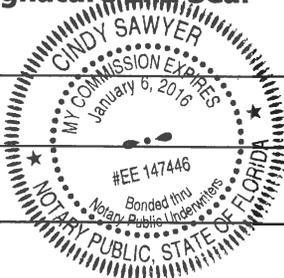
917 Frances Street, Key West, Florida
Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones
Signature of Owner/Legal Representative FBN#331880
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on June 30, 2014 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented personally known as
identification.

Cindy Sawyer
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped
Title or Rank
Commission Number, if any

Deed

This Indenture

Made this 15th day of September, A. D. 1958,

Between VICENTE CREMATA, a single man over the age of twenty-one years,

of the County of Monroe, in the State of Florida, party of the first part, and IDA H. ROBERTS, whose permanent address is #5 Havana Street, Key West, Florida,

of the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of \$10.00 and other good & valuable considerations, ~~to him~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs and assigns forever, ~~the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:~~ an undivided one-half (1/2) interest in and to the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

In the City of Key West, Florida, known as Part of Subdivision 16, Square 3, of JOHN LOWE'S DIAGRAM of Tract 6, recorded in Deed Book I, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Frances Street 156 feet distant from the corner of Frances and Olivia Streets, and running thence along Frances Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.



FILED FOR RECORD
1958 SEP 25 AM 9:44
EARL R. ADAMS, CLK. CT. CT.
MONROE COUNTY, FLORIDA

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness:
W. C. Harris
Nellie K. Pearce

V. Cremata
Vicente Cremata
Vicente Cremata

State of Florida,
County of MONROE,

ss.

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

VICENTE CREMATA, a single man over the age of twenty-one years, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said

~~known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.~~

WITNESS my hand and official seal at Key West, County of Monroe, and State of Florida, this 24th day of September, A. D. 19 58.

(Seal) My Commission Expires June 10, 1961. *Thelie K. Pearce* Notary Public, State of Florida.

Monroe

VICENTE CREMATA, a single man over the age of twenty-one years,

TO

IDA H. ROBERTS.

Date September 15, A.D. 1958.

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of

On this day of A. D. 19, at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages of Book in the public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the said State, in and for said County.

Clerk.
D. C.

RECORDED IN OFFICIAL RECORD BOOK OF MONROE COUNTY, FLORIDA
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

2.000 Rec
2.500 Rec

Survey

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION 16, SQUARE 3 OF JOHN LOWE'S DIAGRAM OF TRACT 6



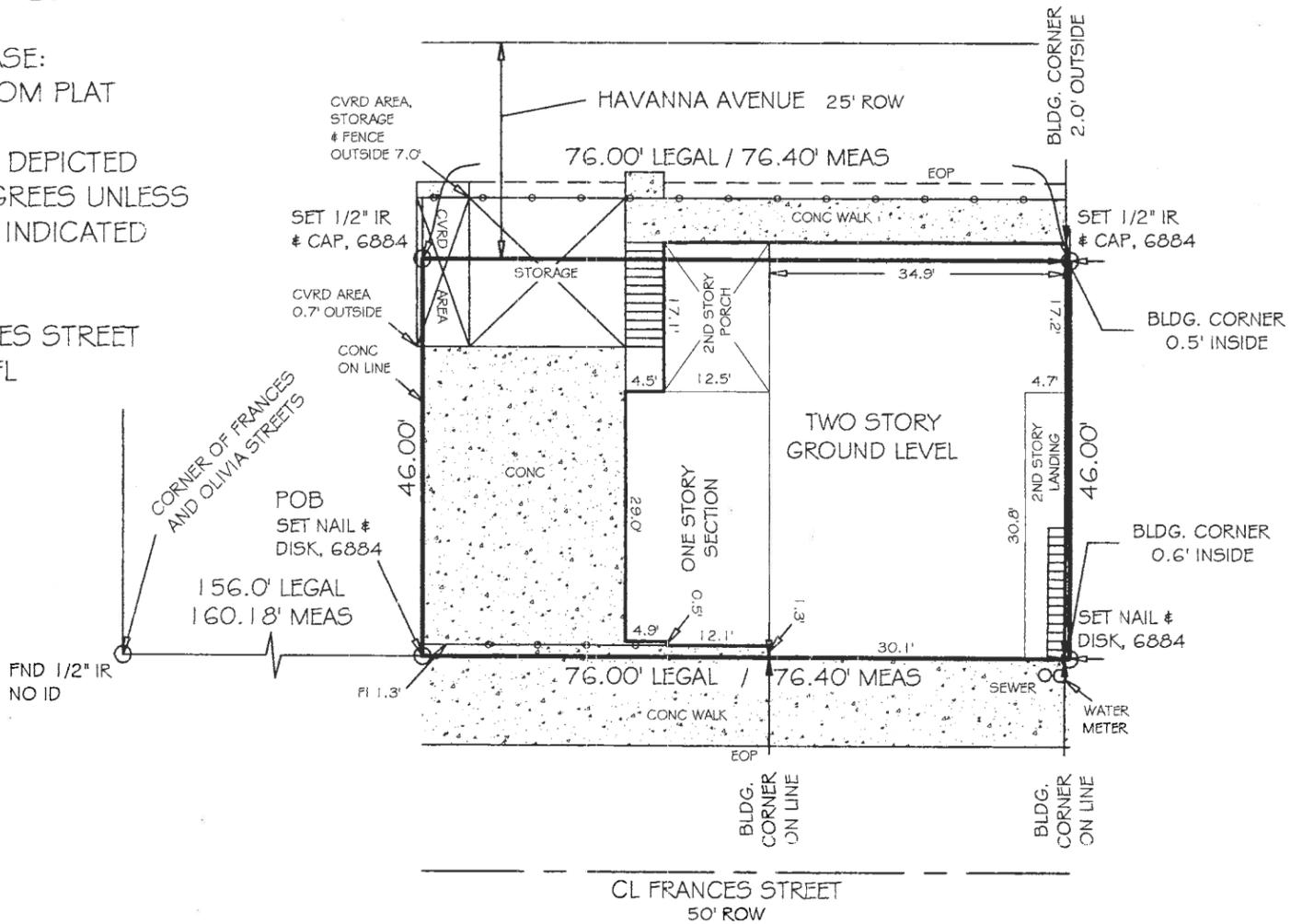
LOCATION MAP - N.T.S.

SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
917 FRANCES STREET
KEY WEST, FL
33040



LEGAL DESCRIPTION -

In the City of Key West, Florida, known as Part of Subdivision 16, Square 3, of JOHN LOWE'S DIAGRAM of Tract 6, recorded in Deed Book 1, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Frances Street 156 feet distant from the corner of Frances and Olivia Streets, and running thence along Frances Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.

SURVEYORS NOTE:
THIS SURVEY WAS BASED ON OPEN AND NOTORIOUS OCCUPATION OF THE LAND AS NOTED. CURRENT OWNER IDA ROBERTS, PROVIDE PAROL EVIDENCE AS TO THE AGE OF THE IMPROVEMENTS

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER 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.

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.

- | | | |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | MEAS = MEASURED | |
| CL = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | PT = POINT OF TANGENT |
| CM = CONCRETE MONUMENT | NTS = NOT TO SCALE | R = RADIUS |
| CONC = CONCRETE | PC = POINT OF CURVE | RES = RESIDENCE |
| CVRD = COVERED | PCG = POINT OF COMPOUND CURVE | ROL = ROOF OVERHANG LINE |
| DEASE = DRAINAGE EASEMENT | PCP = PERMANENT CONTROL POINT | ROW = RIGHT OF WAY |
| EL = ELEVATION | PK = PARKER KALON NAIL | ROWL = RIGHT OF WAY LINE |
| ENCL = ENCLOSURE | PL = PROPERTY LINE | TYP = TYPICAL |
| ENCR = ENCROACHMENT | POB = POINT OF BEGINNING | UEASE = UTILITY EASEMENT |
| EOP = EDGE OF PAVEMENT | PI = POINT OF INTERSECTION | UP = UTILITY POLE |
| FP = FINISHED FLOOR | POC = POINT OF COMMENCEMENT | WM = WATER METER |
| FI = FENCE INSIDE | | |
| FND = FOUND | | |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE ON LINE | | |

CERTIFIED TO -

First State Bank of the Florida Keys, its successors
and/or assigns
Chicago Title of the Florida Keys
Ida H. Roberts

SCALE:	1"=20'
FIELD WORK DATE	05/06/03
REVISION DATE	--
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	3050204

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1 (B)3 (ENCROACHMENTS), # 1 (B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

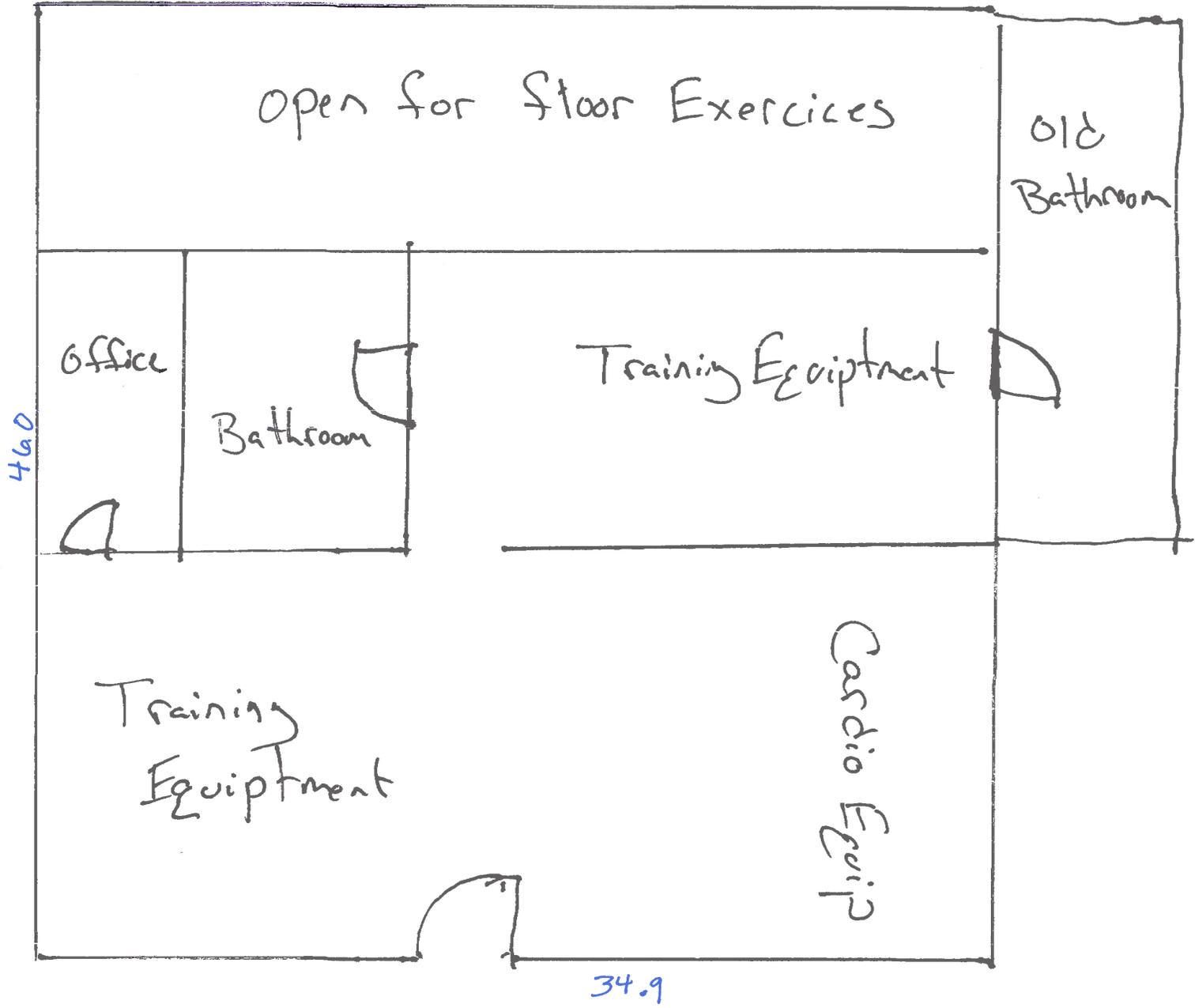
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

Plans



917 FRANCES SITE PLAN

Site Photos



Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1022438** Parcel ID: **00021680-000000**

Ownership Details

Mailing Address:
 ROBERTS IDA H
 917 FRANCES ST
 KEY WEST, FL 33040-3399

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 917 FRANCES ST KEY WEST
Legal Description: KW PT LOT 16 OF TR 6 OR132-610-611 OR134-280/81 OR2460-661D/C

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	76	46	3,496.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3510
 Year Built: 1958

Building 1 Details

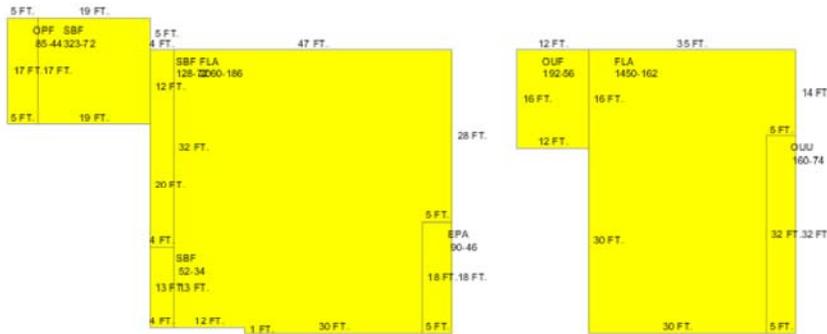
Building Type	Condition A	Quality Grade 400
Effective Age 25	Perimeter 348	Depreciation % 33
Year Built 1958	Special Arch 0	Grnd Floor Area 3,510
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	16	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,060
2	EPA		1	1993					90
3	OFF		1	1993					52
4	SBF		1	1993					128
5	FLA		1	1993					1,450
6	OUF		1	1993					192
7	OOU		1	1993					160

8	SBF	1	2003	323
9	OPF	1	2003	85

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3500	1 STORY STORES	100	N	Y
	3504	APARTMENTS	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	312 SF	52	6	1957	1958	2	30
2	PT3:PATIO	328 SF	0	0	1957	1958	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1985	1986	2	20
4	PT3:PATIO	651 SF	21	31	2003	2004	2	50
5	FN2:FENCES	144 SF	36	4	1957	2004	3	30
6	FN2:FENCES	304 SF	76	4	2004	2005	2	30
7	FN2:FENCES	276 SF	46	6	2004	2005	2	30

Appraiser Notes

TPP8807724-RENTAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9600946	02/01/1996	08/01/1996	1,600	Commercial	MECHANICAL
	9601367	03/01/1996	08/01/1996	300	Commercial	ELECTRIC
	0102916	08/20/2001	11/02/2001	3,200	Commercial	12 SQS V-CRIMP
	03-0324	02/03/2003	08/08/2003	2,500	Commercial	REROOF
	03-0713	03/12/2003	08/08/2003	3,000	Commercial	INSTALL PLUMBING&CABINETS
	04-1617	05/18/2004	09/28/2004	5,000	Commercial	FENCES
				0		

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	337,143	7,885	201,822	546,850	527,737	0	546,850
2012	337,143	8,070	134,548	479,761	479,761	0	479,761
2011	356,408	8,235	231,871	596,514	596,514	0	596,514

2010	356,408	8,400	238,841	603,649	603,649	0	603,649
2009	370,857	8,585	238,841	618,283	618,283	0	618,283
2008	370,857	8,750	524,400	904,007	904,007	0	904,007
2007	252,609	8,907	524,400	785,916	785,916	0	785,916
2006	321,503	9,092	279,680	578,125	578,125	0	578,125
2005	285,416	9,257	244,720	539,393	539,393	0	539,393
2004	288,690	7,331	209,760	383,958	383,958	0	383,958
2003	257,226	3,513	104,880	383,958	383,958	0	383,958
2002	257,226	3,568	104,880	365,674	365,674	0	365,674
2001	216,304	3,623	104,880	324,807	324,807	0	324,807
2000	216,304	1,929	73,416	291,649	291,649	0	291,649
1999	216,304	1,958	73,416	291,678	291,678	0	291,678
1998	144,540	1,988	73,416	219,944	219,944	0	219,944
1997	144,540	2,067	66,424	213,031	213,031	0	213,031
1996	126,280	1,484	66,424	194,188	194,188	0	194,188
1995	126,280	1,530	66,424	194,234	194,234	0	194,234
1994	126,280	1,577	66,424	194,281	194,281	0	194,281
1993	132,905	1,675	66,424	201,004	201,004	0	201,004
1992	132,905	1,791	66,424	201,120	201,120	0	201,120
1991	132,905	1,889	66,424	201,218	201,218	0	201,218
1990	144,036	1,987	53,314	199,337	199,337	0	199,337
1989	144,036	2,103	52,440	198,579	198,579	0	198,579
1988	135,601	835	45,448	181,884	181,884	0	181,884
1987	133,241	876	21,081	155,198	155,198	0	155,198
1986	133,599	932	21,081	155,612	155,612	0	155,612
1985	125,006	974	14,858	140,838	140,838	0	140,838
1984	122,892	1,015	14,858	138,765	138,765	0	138,765
1983	72,772	500	14,858	88,130	88,130	0	88,130
1982	65,367	500	11,607	77,474	77,474	0	77,474

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.

There are no sales to display for this parcel.

This page has been visited 132,949 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., August 21, 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:

Change of Nonconforming Use – 917 Frances Street (RE # 00021680-000000, AK # 1022438) –

A request for a change of nonconforming use from retail to a personal training fitness studio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-32(e) 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Change of Nonconforming Use – A request for a change of nonconforming use from retail to a personal training fitness studio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Adele V. Stones, Stones & Cardenas **Owners:** Ida M. Roberts

Project Locations: 917 Frances Street (RE # 00021680-000000, AK # 1022438)

Date of Hearing: Thursday, August 21, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Kevin Bond, Planner II
E-mail: kbond@keywestcity.com; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1018 TRUMAN LLC		521 SIMON	KEY WEST	FL	33040	
2 904 FRANCES LLC		81 ROCK F	STAMFORD	CT	06903-2825	
3 ADAMS MARGARET J		338 HENR'	SEWICKLEY	PA	15143-1410	
4 AKERS ROGER W		HCR 62 BC	RATON	NM	87740	
5 AUSTIN DAVID C		820 ASHE	KEY WEST	FL	33040-7182	
6 BEEBE DENNIS A		920 POHA	KEY WEST	FL	33040-3358	
7 BLATT CHRISTOPHER CHANCE AND ELIZA A		1029 TRU	KEY WEST	FL	33040-3372	
8 BOETTGER RICHARD DENNIS T/C	C/O BOETTGER RICHARD	1402 OLIV	KEY WEST	FL	33040-7211	
9 BOMBELLI JOSEPH M AND JANE R		3 SNOW D	MAHWAH	NJ	07430	
10 BORDELON MELISSA		1107 KEY	KEY WEST	FL	33040-4086	
11 BRAUNM DANIEL A		908 WHITE	KEY WEST	FL	33040-3356	
12 BROOKS BRIAN M		1012 TRU	KEY WEST	FL	33040-6480	
13 CAPITAL BANK NA		6435 NAPL	NAPLES	FL	34109-2016	
14 CAPUTO RAYMOND V AND DENISE M		934 PINE C	WOODSTOCK	GA	30189	
15 COOPER PETER G AND DIANE M		1108 TRU	KEY WEST	FL	33040	
16 COYNE PATRICIA K		6 HAVANA	KEY WEST	FL	33040-3362	
17 CUSTER HELEN K		1075 DUV	KEY WEST	FL	33040-3188	
18 DAVIS CHARLES GIBSON		282 MAR	MONTEREY	CA	93940-4364	
19 DEUTSCHE BANK TRUST COMPANY AMERICAS	C/O OCWEN LOAN SERVICING L	1661 WOR	WEST PALM BEA	FL	33409-6493	
20 DION COMMERCIAL PROPERTIES LLC		638 UNITE	KEY WEST	FL	33040	
21 DOYLE BRIAN AND ELIZABETH		906 POHA	KEY WEST	FL	33040-3358	
22 DUMIGAN GEORGE GEMMELL TRUSTEE		182 NEWT	WOODBIDGE	CT	06525	
23 FAGAN THOMAS		919 PACKI	KEY WEST	FL	33040-6440	
24 FROST AND MESSING TRUST 11/5/2012		1005 WAT	KEY WEST	FL	33040-3317	
25 FUGINA LOUIS		PO BOX 6	ORLANDO	FL	32860-9131	
26 FULLER HUGH V JR		36794 OA	REHOBOTH BEA	DE	19971-1089	
27 GASSMAN FRANK		4725 N SH	CHICAGO	IL	60640-7073	
28 GILL RODERICK		1020 OLIV	KEY WEST	FL	33040-3368	
29 GREEN BRYAN C E LIVING TRUST 06/11/2007	C/O GREEN BRYAN C E TRUSTE	910 WATS	KEY WEST	FL	33040-3354	
30 GRIMESEY JOHN H		1112 OLIV	KEY WEST	FL	33040-3342	
31 GROTH CONSTANCE J		PO BOX 1	KEY WEST	FL	33041-1266	
32 HALLUM LYNN AND HOPE		195 STURI	FRANKLIN	TN	37064-3294	
33 HARRIS EDWIN F ESTATE		1126 OLIV	KEY WEST	FL	33040-3343	
34 HECHT BERNARD R		913 WHITE	KEY WEST	FL	33040-3355	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HEID BLAISE R AND KATHRYN		79 VALLEY	MANHASSET	NY	11030-1440	
36 HYNES JON		PO BOX 7	NEW ORLEANS	LA	70172-0231	
37 ILE VIE LLC		1009 WAT	KEY WEST	FL	33040-3317	
38 KAMINSKY DAVID ROBIN		14 PARKS	SILVER SPRING	MD	20910-5454	
39 KIELY JOSEPH K AND KELLIE P		911 WATS	KEY WEST	FL	33040-3353	
40 KOOK JUDY ANN		P O BOX 3	JAMAICA	NY	11431	
41 KW CONCHS LLC		201 FRON	KEY WEST	FL	33040-8346	
42 LRU LLC		PO BOX 9	KEY WEST	FL	33041-0990	
43 LUJAN WAYNE	C/O SOUTHERNMOST INSURAN	1010 KEN	KEY WEST	FL	33040-4133	
44 MAYBERRY DOUGLAS G LIVING TRUST 2/3/2004		1010 VARE	KEY WEST	FL	33040-4858	
45 MCCONNELL SEAN E		1110 OLIV	KEY WEST	FL	33040-3342	
46 MCKENZIE ROBERT J		913 WATS	KEY WEST	FL	33040-3353	
47 MEALUS ERIC D		1009 WAT	KEY WEST	FL	33040-3317	
48 MEDINA MALVIN L/E		910 POHA	KEY WEST	FL	33040-3358	
49 MEYER JOHN H		1126 OLIV	KEY WEST	FL	33040-3343	
50 MICHAUD DONALD M		908-C FRA	KEY WEST	FL	33040	
51 MILNER SHELIA T		1601 RABE	AUSTIN	TX	78704	
52 MJT DUVAL GROUP LLC		28720 W 1	WEST BLOOMFIE MI		48322-4225	
53 MONEY PITT INVESTMENT TRUST 6/15/2012		728 DUVAI	KEY WEST	FL	33040-7400	
54 MORGAN STANLEY MORTGAGE CAPITAL LLC	C/O FV-I INC TRUSTEE	1585 BRO	NEW YORK	NY	10036-8293	
55 MORRIS JOHN CLYDE III		2705 OAK	MONROE	LA	71201-2432	
56 MUSTAKAS ARTHUR G		903 FRAN	KEY WEST	FL	33040-3359	
57 NOLAN CAROLINE GREER		914 WHITE	KEY WEST	FL	33040-3356	
58 ODELL DEBORAH A		2448 HOLL	ANNAPOLIS	MD	21401-8539	
59 ONEAL ROBERT L		819 PEAC	KEY WEST	FL	33040-4293	
60 PFEFFER SOREN AND FACCIOLO IRENE M (H/W)		47 LIBERT	MONTPELIER	VT	05602	
61 PFENT DAVID J AND EVELYN C		512 NOAH	KEY WEST	FL	33040	
62 PISCOPINK MATTHEW D L/E		900 FRAN	KEY WEST	FL	33040-3360	
63 PLATE ROGER W		1254 W W	OCONOMOWOC	WI	53066-2645	
64 POHALSKI LLC	C/O TONY WILLIS CPA AND ASS	2432 FLAG	KEY WEST	FL	33040-3844	
65 POWERS DAWN L		33 RIDGE	GLEN RIDGE	NJ	07028-1019	
66 RIVIERE EMMANUELLE V		823 FRAN	KEY WEST	FL	33040-7125	
67 ROBERTS GAIL		2617 SEID	KEY WEST	FL	33040-3948	
68 ROBERTS IDA H		917 FRAN	KEY WEST	FL	33040-3399	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 ROBERTS M EMIL		2617 SEID	KEY WEST	FL	33040-3948	
70 RODRIGUEZ WILFRED G AND PATRICIA W		906-C FRA	KEY WEST	FL	33040	
71 RUPPRECHT CLAUS		915 WATS	KEY WEST	FL	33040-3353	
72 RUSSELL CHRISTIE B		1014 GRIN	KEY WEST	FL	33040-3204	
73 SAVIANO DENNIS P TRUST AGR 5/18/93		PO BOX 2	KEY WEST	FL	33045-2025	
74 SCOTT ELISE Y		918 WHITE	KEY WEST	FL	33040-3346	
75 SMITH DAVID L		1109 OLIV	KEY WEST	FL	33040-3364	
76 SMITH LEW GORDON JR AND PAULETTE K		1110 TRU	KEY WEST	FL	33040	
77 SMITH MITCHELL		640 RAVEI	MIAMI SPRINGS	FL	33166-3953	
78 SONLIGHT INVESTMENTS INC		4101 MAN	BOYNTON BEACH	FL	33436-8852	
79 SOUTO RONALD J		2351 5TH /	SAINT PETERSBURG	FL	33713-7005	
80 SPROGELL CAROLYN A		907 FRAN	KEY WEST	FL	33040-3359	
81 TAYLOR TIMOTHY		86 GOLBU	LONDON		W10 5PS	ENGLAND
82 TITF/ST.OF FL PUBLIC LANDS		DOUGLAS	TALLAHASSEE	FL	32399-3000	
83 TOWNSHEND CLEGG IRR CHAR REMAIND UNITR AGREE	C/O HARDING AND CARBONE	3903 BELL	HOUSTON	TX	77025-1119	
84 TRUMAN AND WHITE CHEVERON INC		1126 TRU	KEY WEST	FL	33040-3369	
85 URE NANCY E REVOCABLE LIVING TRUST 12/2/2014	C/O PETERSEN KIMBERLY TRU	209 CULL	HURST	TX	76053-6708	
86 VOLPIAN SIMON B AND JAN S		3022 FLAG	KEY WEST	FL	33040	
87 WATSON STREET PROPERTIES LLC		PO BOX 2	KANNAPOLIS	NC	28082-0278	
88 WEBSTER TODD R		3724 SUN	KEY WEST	FL	33040-4540	
89 WEECH RICHARD JASPER		916 WHITE	KEY WEST	FL	33040-3346	
90 WHITE ORCHID KW LLC		2515 NEL	BELLE ISLE	FL	32809-6170	
91 ZAPPULLA SALVATORE R		9 GEROM	KEY WEST	FL	33040-3301	
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