



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

To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: February 20, 2014

Agenda Item: An application for Conditional Use approval for full alcohol sales at an existing wine bar and lounge located at 506 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00012290-000000, AK#1012629).

Request: To allow an existing bar limited to the sale of wine and beer to add full alcohol service.

Applicant: Smith / Oropeza, P.L.

Property Owner: Old Town Key West Development, LTD

Location: 506 Southard Street (RE# 00012290-000000, AK#1012629)

Zoning: Historic Residential Commercial Core (HRCC-1) zoning district



Background:

The property is located on Southard Street at the entrance to Key Lime Square. The structure is a two story mixed use building originally constructed in 1900 as a single family home. The first floor is commercial space and the second floor is a non-transient residential apartment. Previous commercial uses have included deli take-out, art studio and gallery, retail sales and service, and a hair salon.

The applicant was approved for a 14 seat bar in 2011. The seats are from a former bar in a neighboring building on the same property. All impact fees have previously been assessed and rendered to the City. As such, these are not to be considered for “new” or “additional” consumption area that would require parking consideration. A recent site visit confirmed seating in excess of the original 14. All additional seats require payment of impact fees through the Licensing Division of the Building Department.

Request:

This request is to add full alcohol sales to the existing bar use approved for the conditional use of a 668 square foot commercial space located on the first floor and porch in an existing building. The applicant is proposing a bar and lounge with 286 square feet of indoor and 93 square feet of outdoor consumption area for a total of 379 square feet of consumption area. The previous conditions of approval remain for no amplified live music or outdoor entertainment and the hours of operation remain as between the hours of 10 am until 2 am Monday through Thursday; 10 am until 4 am Friday and Saturday; and Sunday from 12 pm until 2 am.

Surrounding Zoning and Uses:

North: HRCC-1: Restaurant, professional office and hotel

South: HRCC-1: Restaurants

East: HRCC-1: Retail and residential

West: HRCC-1: Restaurant, retail and residential

Process:

Planning Board Meeting:

February 20, 2014

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the

proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned HRCC-1, which is generally intended to accommodate the City’s most intense commercial district. In the immediate vicinity, there are several establishments serving alcoholic beverages. Above the commercial uses on either side of the building are residential apartments. The proposed change in use to a bar may intensify the use of the space. Community impact concerns most likely will relate to noise and hours of operation, especially since a portion of the bar is located outdoors. The small consumption area proposed, as well as limits to the type of alcohol sales and hours of operation, prohibition of amplified live music and amplified music outdoors, should help reduce potential impacts.

(b) Characteristics of Use Described:

The applicant is proposing to add full alcohol sales to an existing bar use. The existing bar includes indoor and outdoor consumption area of 379 for the existing 14 seats. The total size of the site is 816 square feet with a gross first floor building area, including the porch, of 668 square feet of which.

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application. The F.A.R. for this commercial unit on this mixed use site is part of a process of previously approved projects.

b. Traffic Generation:

According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the site should produce similar traffic generation. In reality most patrons will be pedestrians.

c. Square Feet of Enclosed Building for Each Specific Use:

The building has two stories with commercial use on the first floor and residential use on the second. Each floor is 668 square feet.

d. Proposed Employment

There will be approximately two employees working on the site at one time.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area. Three to four weekly deliveries are expected for the proposed use. Deliveries to the establishment will be made by the same vehicles that currently deliver to establishments in the vicinity. There is a loading zone directly across Southard Street from the property.

f. Off-Street Parking:

The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of commercial use, as long as additional floor area is not added. The consumption area previously approved allows for up to 25 seats. No additional floor area is being constructed on the site. Additional seats up to 25 require payment of impact fees.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The proposed project does not include unique facilities or structures.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed. The site is part of a courtyard complex and also interacts directly with the streetscape along Southard Street. Screening and buffers would eliminate this interplay between the street, buildings and uses and detract from the existing urban fabric.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

No landscaped berms are proposed.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

To mitigate potential noise concerns the applicant is not proposing amplified live music or outdoor amplified music. The proposed hours of operation are similar to those of surrounding commercial operations. Other noxious impacts are not anticipated to be caused as a result of this proposal.

c) Criteria for Conditional Use Review and Approval. Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The location of the bar is surrounded by a mix of uses, including open air restaurants, retail uses, and residences. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal. Two buildings containing apartments are adjacent to the site, a hotel is located across the street and several guest houses are located within a few blocks. The bar may increase impacts in the area; however, the applicant has proposed to mitigate impacts by limiting the square footage of proposed consumption area. Further, the applicant has proposed to prohibit exterior music by limiting music to the interior of the structure.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site for the bar.

3) Proper Use of Mitigative Techniques:

The applicant is not proposing outdoor music in order to minimize noise. The applicant will have access to existing waste handling and recycling services associated with the courtyard operations. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval. Specifically the City Noise Ordinances per Section 26-191. Additionally, the applicant has an agreement with the property owner to use the ADA accessible restrooms available to all businesses that are located in the courtyard. The applicant will also continue to provide ADA accessible seating within the courtyard itself.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

- a. Land Uses Within a Conservation Area:**
Not applicable; the site is not located in a conservation area.
- b. Residential Development:**
Not applicable; no residential development is proposed.
- c. Commercial or Mixed Use Development:**
Not applicable; no commercial or mixed use development is proposed.
- d. Development Within or Adjacent to Historic Districts:**
The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.
- e. Public Facilities or Institutional Development:**
Not applicable; no public facilities or institutional development are being proposed.
- f. Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.
- g. Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use to add full alcohol sales be **approved** with the new conditions and those as previously approved:

Conditions required to be met prior to issuance of a Conditional Approval Permit:

1. Seats in excess of the 14 originally approved shall be removed until such time as appropriate impact fees are submitted for a total of no more than 25 seats.
2. No more than one table and two chairs shall remain at the outdoor ADA seating area by the call button.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:

1. Hours of operation are limited as follows: Monday through Thursday 10am to 2 am and Friday and Saturday from 10am to 4am and Sundays from 12pm to 2am; and
2. There will be no amplified live music or outdoor music on the premises; and
3. There will be no additional seats allowed without the further payment of impact fees.

Draft Resolution

RESOLUTION NUMBER 2014-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR FULL ALCOHOL SALES AT AN EXISTING WINE BAR AND LOUNGE LOCATED AT 506 SOUTHARD STREET (RE# 00012290-000000, AK#1012629) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET/GULFSIDE (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-688(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-688(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

_____ Chairman
_____ Planning Director

WHEREAS, the applicant filed a conditional use application for full alcohol sales at an existing wine bar and lounge at 506 Southard Street; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 20, 2014; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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 fully set forth herein.

_____ Chairman
_____ Planning Director

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-688(9) is hereby approved for full alcohol sales at the existing wine bar at 506 Southard Street with the following conditions:

Conditions required to be met prior to issuance of a Conditional Approval Permit:

1. Seats in excess of the 14 originally approved shall be removed until such time as appropriate impact fees are submitted for a total of no more than 25 seats.
2. No more than one table and two chairs shall remain at the outdoor ADA seating area by the call button.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:

1. Hours of operation are limited as follows: Monday through Thursday 10am to 2 am and Friday and Saturday from 10am to 4am and Sundays from 12pm to 2am; and
2. There will be no amplified live music or outdoor music on the premises; and
3. There will be no additional seats allowed without the further payment of impact fees.

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. This conditional use approval 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.

_____ Chairman
_____ Planning Director

Section 5. 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 6. 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 (DEO). Pursuant to Chapter 9J-1, 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.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 20th day of February, 2014.

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

_____ Chairman

_____ Planning Director

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman
_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 506 Southard St.
- 2) Name of Applicant Smith | Oropeza, P.L.
- 3) Applicant is: Owner _____ Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 138 Simonton Street
Key West, Florida 33040
- 5) Applicant's Phone # 305-296-7227 Email greg@smithoropeza.com
- 6) Email Address: greg@smithoropeza.com
- 7) Name of Owner, if different than above Old Town Key West Development, LTD
- 8) Address of Owner P.O. Box 1237, Key West, FL 33041
- 9) Owner Phone # 305-396-3045 Email Peter@ICAMCO.com
- 10) Zoning District of Parcel HRCC-1 RE# 00012290-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval N/A HARC approval # N/A
OR: Date of meeting N/A
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

please see Attached

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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

Barton W. Smith, Esq.
Managing Partner

SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.
Partner

Richard McChesney, Esq.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

VIA HAND DELIVERY

January 9, 2014

Mr. Donald Leland Craig, AICP
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Conditional Use Application 506 Southard Street, Key West, Florida 33040
Application to Amend Conditional Use Permit:

Dear Mr. Craig,

This is an application to amend an existing conditional use permit for the property located at 506 Southard Street, Key West, Florida 33040 ("Property"). The Property is currently being operated as a beer and wine bar named "Krawl Off Duval". The establishment operates pursuant to Planning Board Resolution Number 2011-014, which approved the conditional use of the beer and wine bar. The Applicant seeks to incorporate a 5COP liquor license allowing the sale of spirits on the Property together with prepared foods.

Existing development is depicted in attached surveys and plans, including:

- Size of Site
- Buildings
- Structures
- Adjacent Buildings

Proposed development is depicted in attached plans prepared by licensed architects, including:

- Floor Plans
- Buildings

Key persons and entities involved:

- Owner of Property: Old Town Key West Development, LTD
- Owner of Business: Krawl, Inc., a Florida corporation
- Authorized Agent: Smith | Oropeza, P.L.

Site Data:

There will not be any changes to the site related to this conditional use application.

Additional Project Information:

The Applicant, Krawl, Inc., (“Krawl”) currently operates at 506 Southard Street, Key West, FL 33040. Krawl is proposing to add a 5COP liquor license to the Property allowing it to sell beer, wine and spirits. Additionally, Krawl plans to provide the option for its patrons to purchase prepared foods, prepared and packaged off site.

Specific Criteria for Conditional Use Approval:

- **Characteristics of Proposed Use as differentiated from the existing Conditional Use Permit:**
 - **Scale and intensity of the proposed conditional use as measured by the following:**
 - a) **Floor Area Ratio:** No Change from original conditional use application.
 - b) **Traffic Generation:** No Change from original conditional use application.
 - c) **Square Feet of enclosed building:** No Change from original conditional use application.
 - d) **Proposed employment:** No Change from original conditional use application.
 - e) **Proposed number and type of service vehicles:** The applicant expects the addition of one service delivery per week from service providers who are already servicing the Duval Street corridor. Any food deliveries will be provided by surrounding food vendors or restaurants.
 - f) **Off-Street Parking Needs:** No change from original conditional use application. Additionally, the site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573(c) of the City Code.
 - **On or Off Site improvement needs generated by the proposed conditional:**
 - a) **Utilities:** No changes are required.
 - b) **Public Facilities:** This Application does not invoke the need of concurrency management pursuant to Chapter 94 of the Land Development Regulations as this Application is only for conditional use and not a development plan.

- c) **Roadway or signalization improvements, or other similar improvements:** This Application does not require the need for any roadway signalization improvements, or other similar improvements.
 - d) **Accessory structures or facilities:** This Application does not seek to add any accessory structures or facilities.
 - e) **Other unique facilities/structures proposed as part of site improvements:** This Application does not seek to add any unique facilities or structures. Nothing on the site will change from its current configuration.
- **On-Site Amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
 - a) **Open space:** There will be no change to the open space of the Property.
 - b) **Setbacks from adjacent properties:** There are no changes to existing setbacks.
 - c) **Screening and buffers:** There will be no change to the screening and buffers on the Property.
 - d) **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** There are no proposed landscape berms as part of this Application.
 - e) **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** No changes from the original conditional use permit.
- **Criteria for conditional use review and approval:**
 - a) **Land Use Compatibility:** The proposed use of the Property is compatible with Section 122-686 of the Land Development Regulations. The Property is located in the Historic Residential Commercial Core (HRCC-1). The HRCC-1 is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The proposed use is a full service bar serving beer, wine and liquor which complements the surrounding uses which include specialty shops and sidewalk-oriented restaurants such as Cottage, Kojin Noodle Bar, The [vegetarian] Cafe and Mr. Z's. The proposal subject to this application is permitted as a conditional use pursuant to Section 122-688(9) "Bars and lounges...".
 - b) **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The existing site and infrastructure are

adequate to accommodate the proposed use. The site currently operates as a beer and wine bar and has more than enough size and infrastructure to accommodate the serving of liquor on the Property.

- c) **Proper Use of Mitigative Techniques:** The applicant is maintaining the no outdoor music condition in order to minimize noise. The addition of a SCOP license and off site prepared foods will not invoke the need for additional mitigation.
- d) **Hazardous Waste:** The proposed use will not create negative impacts that require disposal of hazardous waste.
- e) **Compliance with Applicable Laws and Ordinances:** The use will comply with all state, local and federal regulations.
- f) **Additional Criteria Applicable to Specific Land Uses:** The proposed conditional use does not fall within a conservation area nor does it provide for development in any of the enumerated areas pursuant to Chapter 122-62 of the Land Development Regulations.

Very Truly Yours,



Gregory S. Oropeza, Esq.
For the Firm

Enc.

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, EDWIN O. SWIFT III as
Please Print Name of person with authority to execute documents on behalf of entity

GENERAL PARTNER of OLD TOWN KEY WEST Development
Name of office (President, Managing Member) *Name of owner from deed*

authorize PETER BATTY / SMITH OROPEZA
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 1-8-14 by
date

EDWIN O. SWIFT III
Name of Authorized Representative

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

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

807m 67

THIS INSTRUMENT PREPARED BY:
MICHAEL HALPERN, ATTORNEY AT LAW
410 FLEMING STREET
KEY WEST, FL 30040



204330
601
17y line gfg

CORRECTIVE WARRANTY DEED

THIS INSTRUMENT, Made this 25 day of January, 1960, between EDWIN G. SWIFT, III and JEAN BELLARD DOUTRETT, of the County of Monroe, State of Florida, grantors, and OLD TOWN KEY WEST DEVELOPMENT, LTD., a limited partnership, whose post office address is 609 Frances Street, Key West, of the County of Monroe, State of Florida, grantees.

WITNESSETH: That said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees's successors, their heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

PARCEL ONE:

On the Island of Key West and known on the Map of William A. Whitehead delineated in February, 1829, as a Part of Lot 3, in Square 61, and more particularly described as follows: BEGINNING at a point on Southard Street, distant 123 feet from the corner of the intersection of the Southeast side of Southard Street and the Northeast side of Duval Street and running thence along the Southeast side of Southard Street in a Northeasterly direction 45.28 feet; thence at right angles 165 feet; thence at right angles 90.47 feet; thence at right angles parallel with Duval Street 124.53 feet; thence at right angles 45 feet parallel with Southard Street; thence at right angles parallel with Duval Street 41.5 feet to the point of beginning on Southard Street. TOGETHER with the improvements situate thereupon.

ALSO

PARCEL TWO:

On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a Part of Lot No. 3, of Square No. 61, more particularly hereinafter described: BEGINNING at the Easterly corner of Duval and Southard Streets, and running thence along the Northeasterly property line of Duval Street a distance of 42.83 feet; thence at right angles and Northeasterly for a distance of 78.50 feet; thence at right angles in a Northwesterly direction 1.35 feet; thence at right angles in a Northeasterly direction 46.50 feet; then at right angles in a Northwesterly direction 41.50 feet to Southard Street; thence at right angles along Southard Street in a Southwesterly direction 123 feet to the point or place of beginning. TOGETHER with any improvements situate thereupon.

SUBJECT to taxes for 1974. Also SUBJECT to assessments, reservations and restrictions of record, but this reference thereto shall not operate to reimpose the same.

SUBJECT to the following mortgage on the aforesaid Parcel One: Mortgage from Edwin G. Swift, III, and Norman D. Artman and Sylvia G. Artman, husband and wife, to Navarro, Inc., a Florida Corporation, mortgage dated January 3, 1974, recorded January 3, 1974, in Official Records Book 364, pages 119-123, in office of the Clerk of the Circuit Court, Monroe County, Florida.

SUBJECT to the following mortgage on the aforesaid Parcel Two: Mortgage from Edwin G. Swift, III, and Norman D. Artman and Sylvia G. Artman, husband and wife, to Eva Navarro, as Executrix of the last Will and Testament of Don L. Navarro, Deceased, mortgage dated January 3, 1974, recorded January 3, 1974, in Official Records Book 364, pages 124-128, in office of the Clerk of the Circuit Court, Monroe County, Florida.



Ec 807rs 68

THIS DEED IS BEING RE-RECORDED TO CORRECT THE DEED GIVEN BY EDWIN O. SWIFT, III and JEAN BELLAND DOUGHTY, TO OLD TOWN KEY WEST DEVELOPMENT, LTD., A LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 638, page 647 IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. A SCRIVENER'S ERROR WAS MADE BY TYPING A ONE-HALF INTEREST ABOVE THE LEGAL DESCRIPTION WHEN IT WAS THE FULL INTENT TO CONVEY A FULL INTEREST TO SAID GRANTEE.

and said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature: Edwin O. Swift, III]
Jean Belland Doughty
[Signature: Edwin O. Swift, III]

[Signature] (Seal)
Edwin O. Swift, III
Jean Belland Doughty (Seal)
Jean Belland Doughty

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared EDWIN O. SWIFT, III AND JEAN BELLAND DOUGHTY, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of January, 1980.

[Signature: Barbara Jane Werten]
Notary Public - State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 27 1982
CHERRY HILL CHURCH - 100-100



Survey



SURVEYOR'S NOTES:

North arrow based on assumed meridian
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

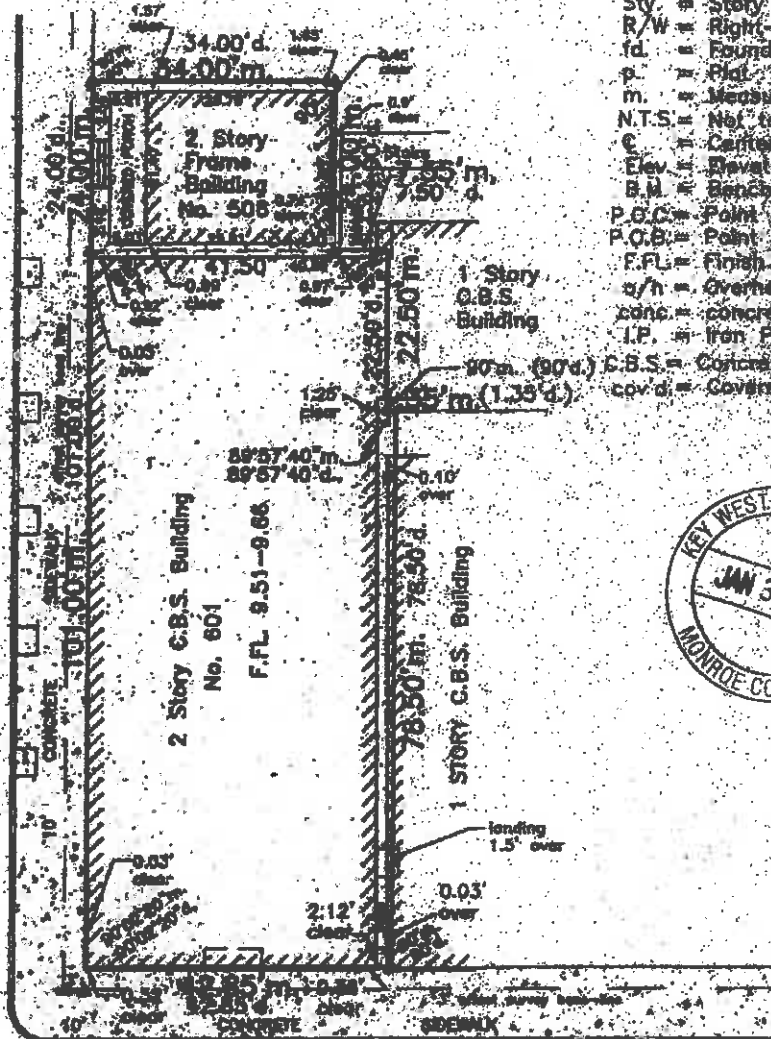
- ⊙ = 1d. 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = 1d. P.K. Nail, P.L.S. No. 2749

Field Work performed on: 8/19/98

Abbreviations:

- Sty = Story
- R/W = Right-of-Way
- fd = Found
- p = Plat
- m = Measured
- N.T.S. = Not to Scale
- C = Centerline
- Elev = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- F.F.L. = Finish Floor Elevation
- o/h = Overhead
- conc. = concrete
- I.P. = Iron Pipe
- C.B.S. = Concrete Block Structure
- cov'd = Covered

SOUTHARD STREET (50' R/W)



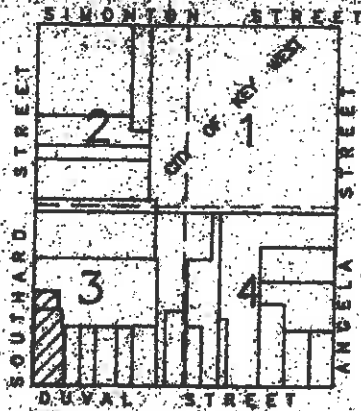
DUVAL STREET (50' R/W)

Old Town Key West Development, Inc.
 601 Duval Street, Key West, Florida 33040

BOUNDARY SURVEY		Dwn No.:	98-297
Scale: 1"=20'	Map No.:	Flood panel No.:	1318-C
Date: 8/4/98	Drawn By: FSH	Flood Zone:	X
REVISIONS AND/OR ADDITIONS			
T/R/SH: [unclear]			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, FL 33040
 (305) 283-0468
 Fax: (305) 283-0237



LOCATION MAP

SQUARE 61, City of Key West, Fl.

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows:

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AND

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This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 1997, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey and meets the minimum technical standards for surveys set forth by the Florida Board of Professional Surveyors and mappers, pursuant to Chapter 61 C 17-6, Florida Administrative Code.

CERTIFICATION made to First Union National Bank, a national banking association, Independent Abstract & Title Company, Lawyers Title Insurance Corporation, Stearns, Weaver, Miller, Weissler, Ahnedeff & Sitterson, P.A., and Old Town Key West Development, Ltd., a Florida limited Partnership.

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 61G17-6, Florida Statute Section 472.027, and the American Land Title Association; and that there are no visible encroachments unless shown hereon.


FREDERICK H. HILDEBRAND
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

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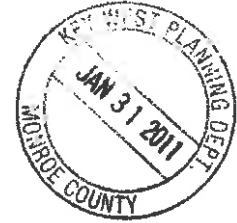
Detail by Entity Name

Florida Limited Partnership

OLD TOWN KEY WEST DEVELOPMENT, LTD.

Filing Information

Document Number A04345
FE/EIN Number 591588839
Date Filed 08/05/1975
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 04/28/2003
Event Effective Date NONE



Principal Address

201 FRONT STREET
 SUITE 310
 KEY WEST FL 33040 US
 Changed 04/16/2008

Mailing Address

201 FRONT STREET
 SUITE 310
 KEY WEST FL 33040 US
 Changed 04/16/2008

Registered Agent Name & Address

MOSHER, GERALD R
 201 FRONT STREET
 STE. 310
 KEY WEST FL 33040 US
 Address Changed: 04/16/2009

General Partner Detail

Name & Address

Document Number
 SWIFT, EDWIN O III
 201 FRONT STREET, SUITE 310
 KEY WEST FL 33040 US

Document Number

BELLAND, CHRISTOPHER C
201 FRONT STREET, SUITE 310
KEY WEST FL 33040 US

Document Number

MOSHER, GERALD R
201 FRONT STREET, SUITE 310 X
KEY WEST FL 33040 US

Annual Reports

Report Year Filed Date

2009 04/16/2009
2010 04/05/2010
2011 01/13/2011

Document Images

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State of Florida, Department of State



old town key west development, ltd. • 201 front street, suite 310 • key west, florida 33040 • 305-294-3225

February 8, 2011

To Whom It May Concern:

Please be advised Old Town Key West Development, LTD, Landlord, authorizes Peter Batty Jr., (Tenant), to lease the space(s) located at 506 Southard Street, see attached drawing. In addition LL authorizes the use of the Key Lime Square A/D/A compliant restrooms.

Please do not hesitate to call if you have questions.

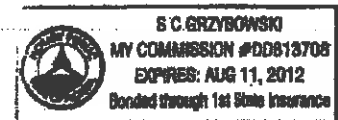
Sincerely,

Joyce A. Unke
Director of Real Estate,
Agent for Owner
305-294-3225, or 305-797-1478

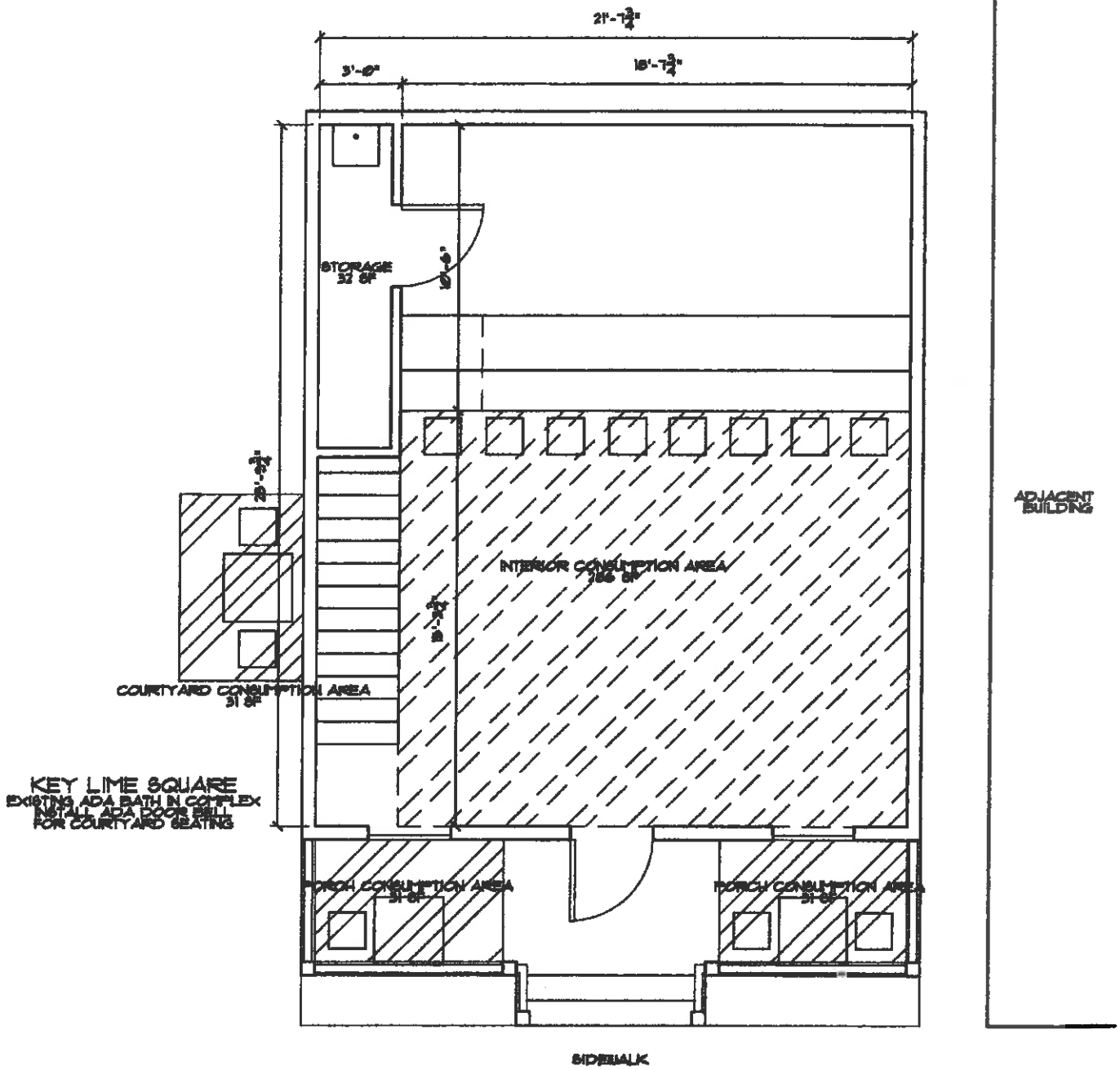


State of Florida
Notary-Republic

Print Name: S. Grzybowski
Personally known on this 8 day of Feb., 2011.



Site Plans



SOUTHARD STREET

1ST FLOOR PLAN

3/16" = 1' - 0"

INTERIOR CONSUMPTION AREA: 286 SF
EXTERIOR CONSUMPTION AREA: 93 SF

**Planning Board Minutes
March 17, 2011**

Minutes of the Key West Planning Board

March 17, 2011

Approved April 21, 2011

Construction Control Line requirements per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West.

This item has been postponed to the April 21, 2011 Planning Board meeting.

- 3 After the Fact Variances – 908 Trinity Drive #4 (RE# 00065570-001010) – A variance request for building coverage, impervious surface ratio, side, and rear setbacks in the Single Family zoning district per 122-238 (4)(a), 122-238 (4)(b)(1), 122-238 (6)(a)(2) and (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

This item has been postponed to the April 21, 2011 Planning Board meeting.

New Business

- 4 Exception for Outdoor Merchandise Display – 129 Duval Street (RE# 00000520-000100) To allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development regulations of the City of Key West.**

Mr. Cunningham gave members an overview of the exception for outdoor merchandise display request. He informed members that the Fury Surf Shack is a retail shop that features an array of merchandise including but not limited to beachwear and accessories, water-sport excursion packages, tickets for sunset sails and various souvenir gift items. The applicant is requesting that the Planning Board grant approval for the outdoor display of merchandise located on an existing porch. The display will consist primarily of clothing displayed on one dress mannequin or one clothing rack and one surf board. The applicant seeks the maximum time allowed for exceptions under the code which is 60 months. The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved as proposed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the existing porch, and will not be placed in the City right-of-way;
2. The Exception for Outdoor Merchandise Display is limited to merchandise sold in the store;
3. The Exception for the Outdoor Merchandise Display will only be present during hours of operation;
4. The Exception for the Outdoor Merchandise Display is specific to the current tenants, Marius Venter and Letty Nowak, and granted for 60 months.

The applicant, Letty Nowak, gave members an overview of the request.

There were no public comments.

Members reviewed the exception for outdoor merchandise display. Mr. Cunningham clarified for members that the outdoor display is limited to merchandise sold in the store.

A motion to approve the Exception for Outdoor Merchandise Display request to include conditions recommended by the Planning Department was made by Mr. Holland and seconded by Mr. Oropeza.

Motion was carried by unanimous voice vote.

SO ORDERED.

- 5 Conditional Use - 506 Southard Street (RE # 00012290-000000) - An application for Conditional Use approval for a wine bar located at 506 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Minutes of the Key West Planning Board

March 17, 2011

Approved April 21, 2011

Mr. Cunningham gave members an overview of the conditional use request. He informed members that the property is located on Southard Street at the entrance to Key Lime Square. The structure is a two story mixed use building originally constructed in 1900 as a single family home. The first floor is commercial space and the second floor is a non-transient residential apartment. Previous commercial uses have included deli take-out, art studio and gallery, retail sales and service, and a hair salon. The applicant has acquired 14 seats from a former bar neighboring building on the same property. All impact fees have previously been assessed and rendered to the City. As such, these are not to be considered "new" or "additional" seats that would require parking consideration.

Mr. Cunningham then stated that this request is for the conditional use of a 668 square foot commercial space located on the first floor and porch in an existing building. The applicant is proposing a wine bar and lounge with 286 square feet of indoor and 93 square feet of outdoor consumption area for a total of 379 square feet of consumption area. No amplified live music or outdoor entertainment is proposed and hours of operation are proposed between the hours of 10 am until 2 am Monday through Thursday; 10 am until 4am Friday and Saturday; and Sunday from 12 pm until 2 am. The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be approved with the following conditions:

1. Hours of operation are limited as follows: Monday through Thursday 10am to 2 am and Friday and Saturday from 10am to 4am and Sundays from 12pm to 2am.
2. The bar and lounge is approved for the sale of beer and wine only.
3. There will be no amplified live music or outdoor music on the premises.
4. There will be no additional seats allowed without further City approvals.

The applicant, Peter Batty, gave members an overview of the request.

There were no public comments.

Members reviewed the conditional use request.

A motion to approve the Conditional Use request to include conditions recommended by the Planning Department was made by Mr. Gilleran and seconded by Ms. Tennyson.

Motion was carried by unanimous voice vote.

SO ORDERED.

6 Variance - 607-609 Ashe Street (RE# 00010270-000000) - For side-yard setback requirements in the HHDR zoning district per Section 122-630 (6) b. as required when the renovation or reconstruction exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

Mr. Cunningham gave members an overview of the variances request. He informed members that the property is located within the historic district and is legally nonconforming regarding side-yard setback requirements. The existing structures are in poor condition and the applicant intends to renovate the structures. To do so, per Section 122-28(b), the applicant is requesting a variance to existing side-yard setback requirements since the cost of the proposed renovations exceeds 66% of the assessed value as proscribed in the code. The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be denied. However, should the Planning Board choose to approve this request, staff recommends the following condition:

**Prior Planning Board
Resolution 2011-014**

RESOLUTION NUMBER 2011-014

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A BAR AND LOUNGE LOCATED AT 506 SOUTHARD STREET (RE# 00012290-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET/GULFSIDE (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-688(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-688(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

WHEREAS, the applicant filed a conditional use application for a bar and lounge to sell beer and wine at 506 Southard Street; and



Chairman



Interim Planning Director

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 17, 2011; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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 fully set forth herein.

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key

West, Florida, per Section 122-688(9) is hereby approved as follows: allowing a 379 square foot consumption area for a bar and lounge including, 93 square feet of outdoor and 286 square feet of indoor consumption area, for property located at 506 Southard Street (RE# 00012290-000000), Key West, Florida, as shown in the attached survey and floor plan received January 31, 2011 with the following conditions:

1. Hours of operation are limited to Monday through Thursday 10am to 2am and Friday and Saturday from 10am to 4am and Sundays 12pm to 2am
2. The use is approved for the sale of beer and wine only; and
3. There will be no live music or outdoor music on the premises.
4. There will be no additional seats allowed without further City approvals.

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. This conditional use approval 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.

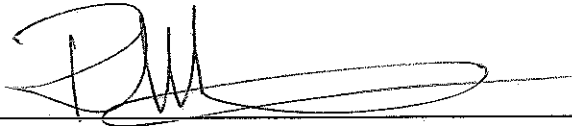
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 17th day of March, 2011.

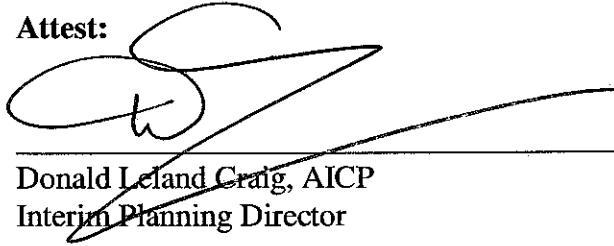
Authenticated by the Chairman of the Planning Board and the Interim Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

3/31/2011
Date

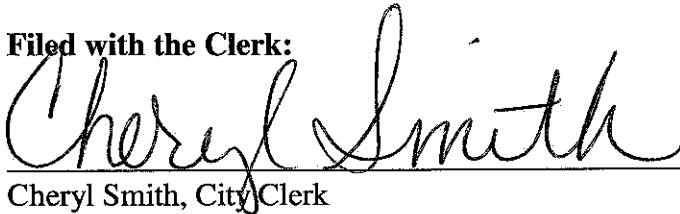
Attest:



Donald Leland Craig, AICP
Interim Planning Director


3/28/11
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

3-31-11
Date

 Chairman Interim Planning Director



SURVEYOR'S NOTES:

North arrow based on assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

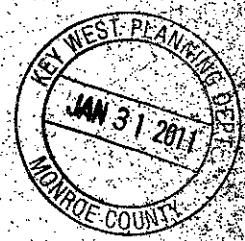
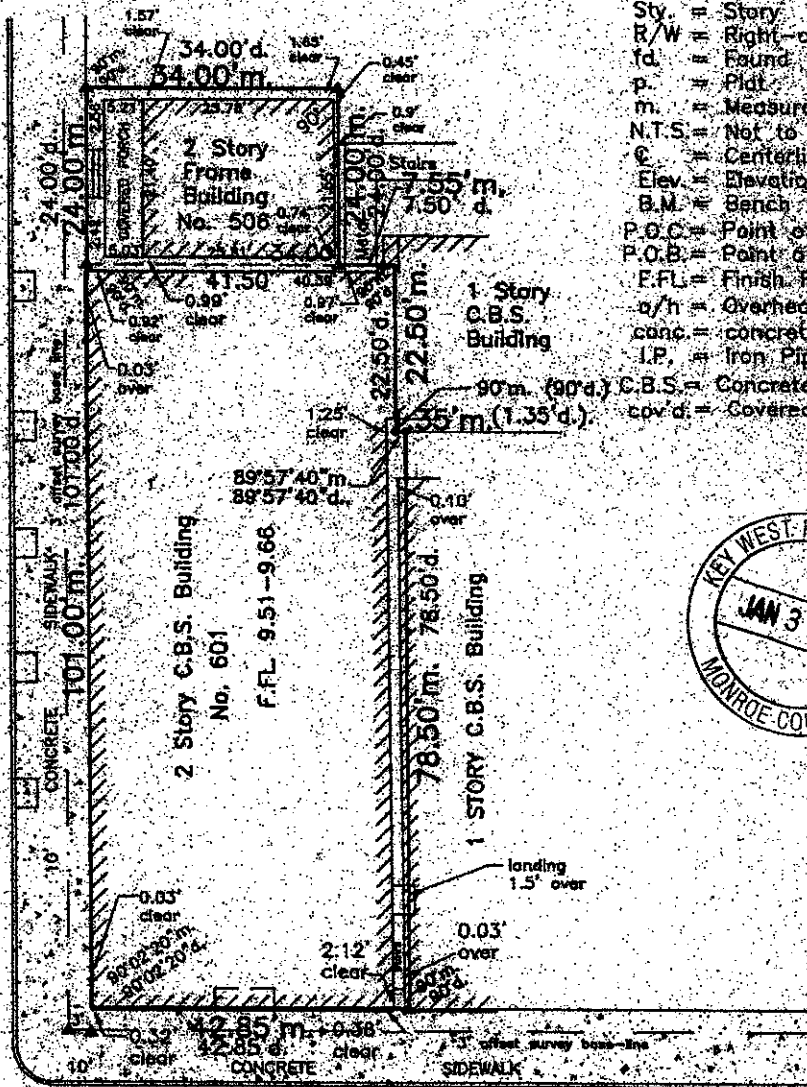
Monumentation:

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- Field Work performed on: 6/19/98

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SOUTHARD STREET
(50' R/W)



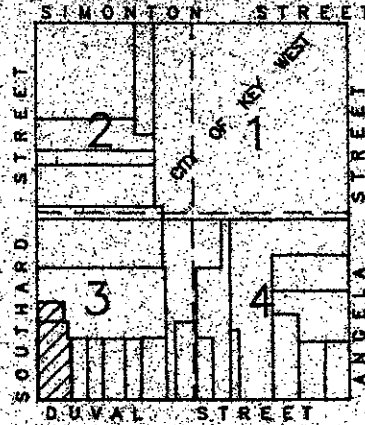
DUVAL STREET (50' R/W)

Old Town Key West Development Ltd. 601 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 98-297	
Scale: 1"=20'	Ref: 21-10	Flood panel No. 1716 C	Detn. By: F.H.H.
Date: 6/4/98	13-85 file	Flood Zone: X	Flood Elev.
REVISIONS AND/OR ADDITIONS			
7/8/98: Updated			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, FL 33040
 (305) 293-0468
 Fax: (305) 293-0257

Handwritten signature: F.H.H.



LOCATION MAP

SQUARE 61, City of Key West, Fl.

LEGAL DESCRIPTION:

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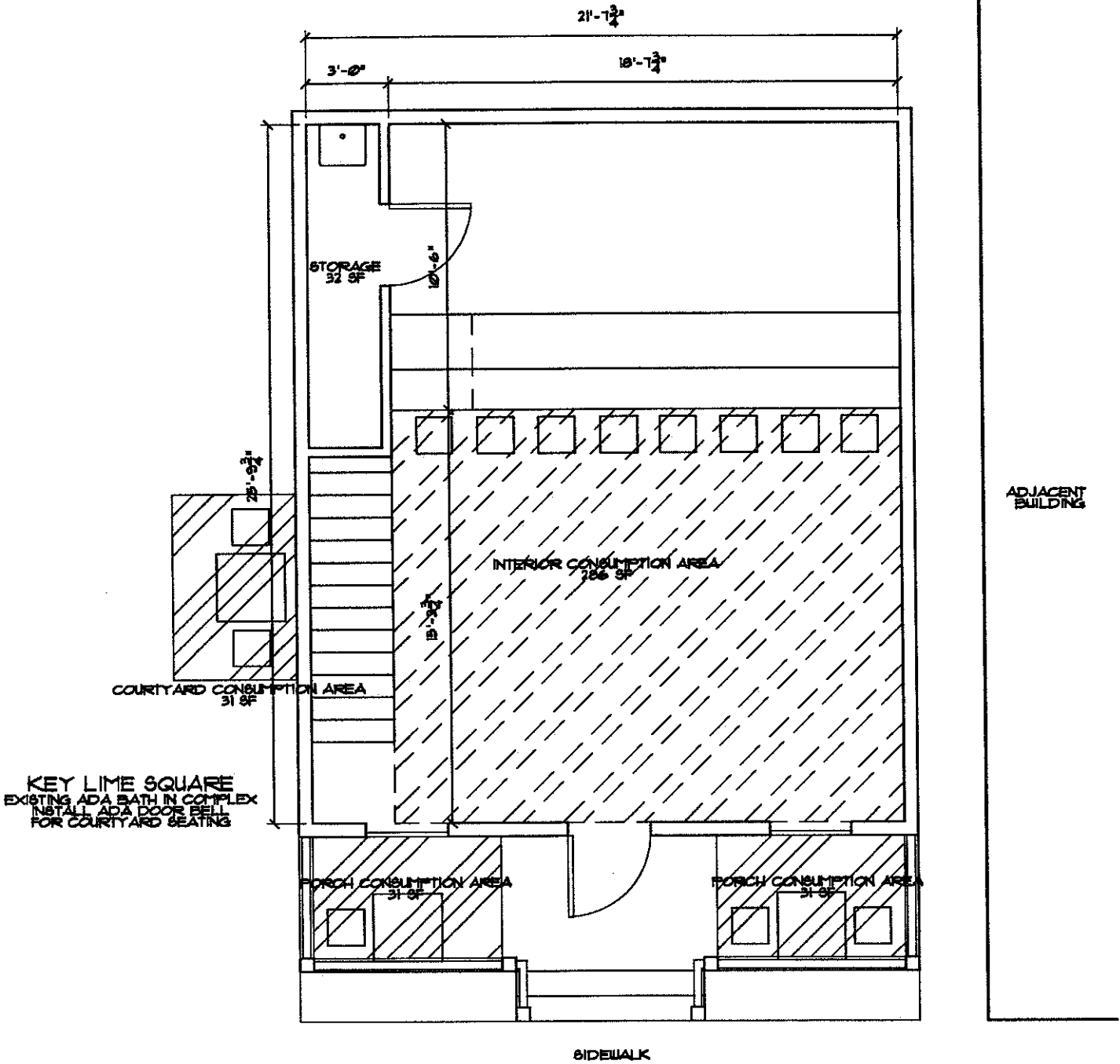
CERTIFICATION made to First Union National Bank, a national banking association, Independent Abstract & Title Company, Lawyers Title Insurance Corporation, Stearns, Weaver, Miller, Weissler, Ahldeff & Sitterson, P.A., and Old Town Key West Development, Ltd., a Florida limited Partnership.

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 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRAND
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

OC
RUMK



SOUTHARD STREET

1ST FLOOR PLAN

3/16" = 1' - 0"

INTERIOR CONSUMPTION AREA: 286 SF
 EXTERIOR CONSUMPTION AREA: 93 SF

Handwritten signature: RWK

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1012629 Parcel ID: 00012290-000000

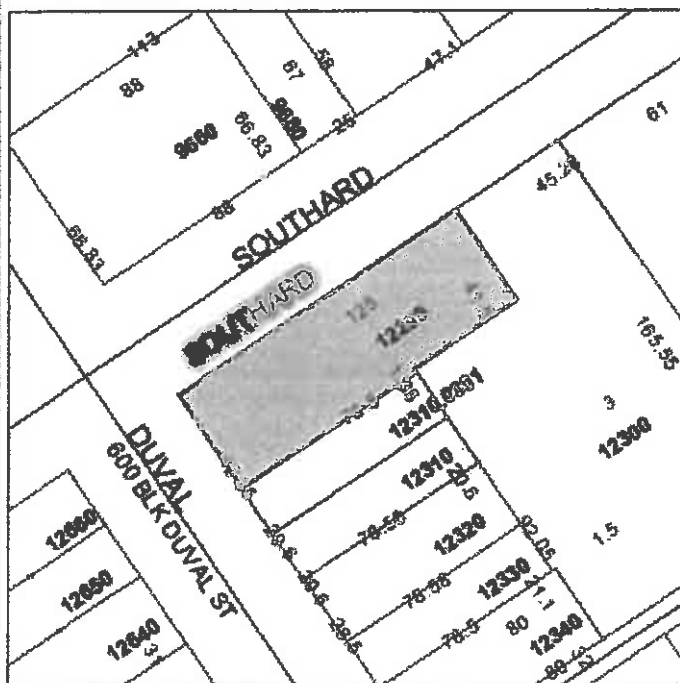
Ownership Details

Mailing Address:
OLD TOWN KEY WEST DEVELOPMENT LTD
PO BOX 1237
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Milage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-88-25
Property Location: 601 DUVAL ST KEY WEST
Legal Description: KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988 OR588-155 OR638-647/648 OR807-67/68 OR1844-1682/67AFFD(LG)

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	43	125	5,231.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 9068
Year Built: 1919

Building 1 Details

Building Type
Effective Age 16
Year Built 1938
Functional Obs 0

Condition A
Perimeter 566
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 19
Gmd Floor Area 7,976

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

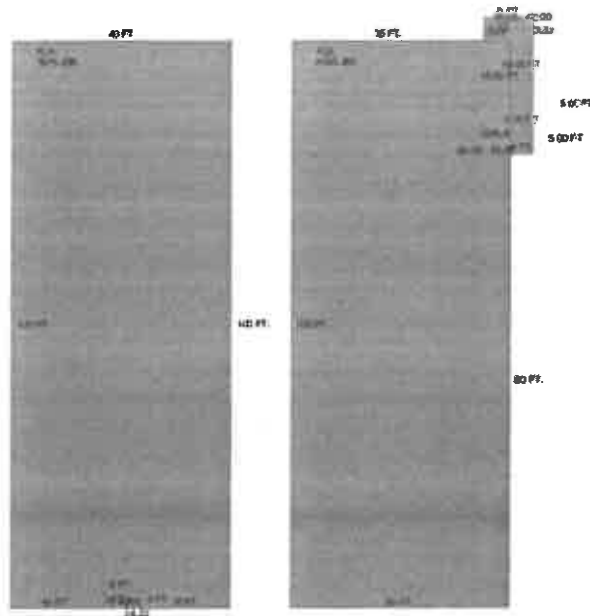
Extra Features:

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

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

Extra Fix 24

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					3,976
2	OPX		1	1990					24
3	FLA		1	1990					4,000
4	OUI		1	1990					96
5	OPX		1	1990					20

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2356	1 STY STORE-A	64	Y	Y
	2357	REST/CAFET-A-	36	Y	Y
	2359	APTS-A	100	Y	Y

Exterior Wall:

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

Building 2 Details

Building Type

Condition A

Quality Grade 400

Effective Age 19
 Year Built 1919
 Functional Obs 0

Perimeter 188
 Special Arch 0
 Economic Obs 0

Depreciation % 23
 Grnd Floor Area 1,092

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

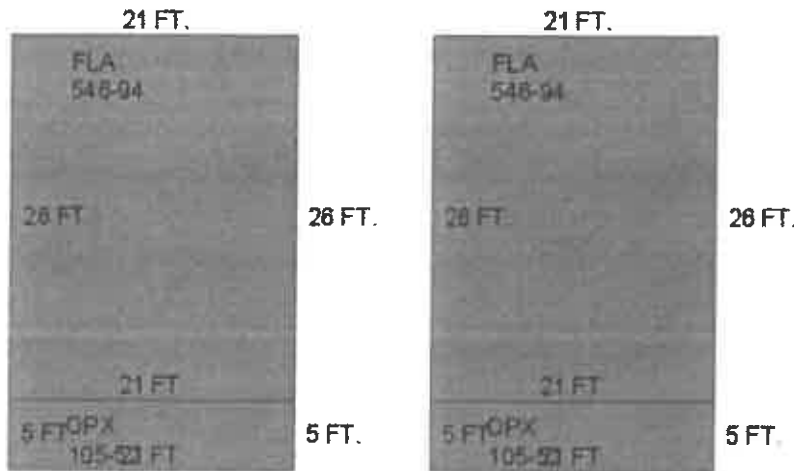
Roof Cover
 Heat 2
 Heat Src 2

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 3

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					548
2	OPX		1	1990					105
3	FLA		1	1990					548
4	OPX		1	1990					105

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2361	1 STORY STORES	100	N	Y

2363	OFF BLDG-1 STY-B	100	N	Y
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Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1979	1980	3	20
2	AC2:WALL AIR COND	4 UT	0	0	1981	1982	2	20

Appraiser Notes

2002/3/15 TPP AK: 8684231 - OLD TOWN KW 8897332 - BUTLERS 8907907 - PERFUMANIA 8908920 - DUNKIN DONUTS (CLOSED 2001) 8999354 - MEPHISTO 9002676 - BUTLERS - OOB'D. 8638515 - TROPICAL SHELL - 626 DUVAL 8781911 -WORLDWIDE FLAGS - 626 DUVAL 8519800 - OLD TOWN KW - EQ INCLUDED WITH LEASE. 601 & 626 DUVAL

2006-07-26 601 DUVAL - TABORA GALLERY, 504 SOUTHARD -SANTIAGO, 601 STE 4 DUNKIN DONUTS, 601 STE 3 VACANT-WAS BAKERY/COFFEE SHOP

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
34	07-5397	12/19/2007	3,000	Commercial	CONSTRUCT 22' X 7'6" HIGH NEW WALL WITH POCKET DOOR
35	07-5383	01/04/2008	2,500	Commercial	CONSTRUCTION OF APPROX 64 SF OF 7' 2" WIDE X 8' HIGH NEW CBS WALL
36	08-0131	01/18/2008	2,500	Commercial	INSTALL 64' OF TRACK LIGHTS & 4 SMOKE DETECTORS,
1	97-0116	01/01/1997	250	Commercial	SIGN
2	97-1064	04/01/1997	600	Commercial	REPLACE EXTERIOR DOORS
3	97-1137	04/01/1997	850	Commercial	SECURITY ALARM
4	98-0973	03/27/1998	150	Commercial	RELOCAT 2 FRONT DOORS ETC
5	98-1435	06/03/1998	400	Commercial	SIGN
6	98-1688	06/08/1998	875	Commercial	CANVAS AWNING
7	98-2408	08/04/1998	350	Commercial	RELOCATE ELEC METER ETC
8	98-2757	09/18/1998	2,900	Commercial	REMOVE NON-BEARING WALL
9	99-1806	05/27/1999	3,860	Commercial	REPAIR/REPLACE ROOF
10	99-3731	11/08/1999	1,800	Commercial	CHANGEOUT AC UNIT
12	00-0743	04/05/2000	4,000	Commercial	PANT ROOF
13	00-3420	10/23/2000	20,000	Commercial	REPLASTER/REPLACE WOOD
14	03-1017	03/20/2003	1,400	Commercial	ELE. #506
15	03-1451	04/28/2003	500	Commercial	ELE. #508

16	04-2852	09/01/2004	02/16/2004	30,000	Commercial	REPAIR FIRE DAMAGE
11	04-3160	01/04/2000	02/16/2004	28,000	Commercial	ROOF
17	04-2852	03/02/2005	07/27/2006	2,500	Commercial	plumbing
26	05-2945	11/14/2005	12/31/2005	20,000	Commercial	REPLACE THE 2ND.STORY WINDOWS (24)
18	05-1103	04/07/2005	07/26/2006	2,500	Commercial	REMOVE ROTTED FLOOR IN 2ND FLR STORAGE AREA
19	05-1343	05/12/2005	07/26/2006	2,000	Commercial	INSTALL SINKS AND GREASE TRAP
20	05-1681	05/16/2005	07/26/2006	300	Commercial	RUN COPPER TUBING LINE TO CONVECTION OVEN
21	05-1676	05/16/2005	07/26/2006	200,000	Commercial	REPAIR/REPLACE DETERIORATION PARAPET AND EXTERIOR WALLS OF STRUCTURE 500SF
22	05-1780	05/23/2005	07/26/2006	1,800	Commercial	INTERIOR WORK ONLY - BLD COUNTER
23	05-1964	05/23/2005	07/26/2006	1,500	Commercial	RUN SIX DEDICATED OUTLETS FOR NEW BAKERY
25	05-3761	09/01/2005	07/26/2006	2,300	Commercial	REPAIR 3 SQRS
24	05-2945	07/19/2005	07/26/2006	20,000	Commercial	REPLACE 2ND STORY WINDOWS
27	05-5999	12/30/2005	07/26/2006	2,100	Commercial	REPAIR ROTTED WINDOW JAMS AND PAINT FRONT OF COFFEE SHOP
29	06-1518	03/06/2006	07/26/2006	600	Commercial	INSTALL EXISTG BRANCH CIRCUITS INTO CONDUIT
28	06-0342	01/23/2006	07/26/2006	7,000	Commercial	ALUMINUM GUTTER
30	06-1936	03/26/2006	07/26/2006	1,000	Commercial	NEW 200 AMP PANEL
31	06-4038	07/06/2006	07/26/2006	2,500	Commercial	REPLACE PANEL AND METER CAN
32	06-6819	12/28/2006		480	Commercial	REPLACE 118 FXTURES
33	07-2208	05/09/2007		20,000	Commercial	INSTALL 4 ACCORDIAN SHUTTERS

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
2010	1,144,447	1,040	522,855	1,668,142	1,668,142	0	1,668,142
2009	1,195,542	1,040	914,293	2,110,875	2,110,875	0	2,110,875
2008	1,199,819	1,040	1,297,623	2,498,482	2,498,482	0	2,498,482
2007	810,689	1,040	1,333,905	1,786,690	1,786,690	0	1,786,690
2006	829,890	1,040	470,790	1,786,690	1,786,690	0	1,786,690
2005	833,091	1,040	392,325	1,683,903	1,683,903	0	1,683,903
2004	808,709	1,040	277,243	1,603,717	1,603,717	0	1,603,717
2003	808,709	1,040	272,012	1,603,717	1,603,717	0	1,603,717
2002	808,709	1,040	272,012	1,603,717	1,603,717	0	1,603,717
2001	864,725	1,040	272,012	1,342,140	1,342,140	0	1,342,140
2000	864,725	1,040	240,626	1,307,485	1,307,485	0	1,307,485
1999	906,534	1,040	240,626	1,307,485	1,307,485	0	1,307,485
1998	627,811	1,040	240,626	822,464	822,464	0	822,464

1997	627,811	1,040	230,164	822,464	822,464	0	822,464
1996	485,729	1,040	230,164	890,785	890,785	0	890,785
1995	485,729	1,040	230,164	890,785	890,785	0	890,785
1994	411,093	1,040	230,164	843,901	843,901	0	843,901
1993	411,093	1,140	230,164	569,399	569,399	0	569,399
1992	411,093	1,240	230,164	569,399	569,399	0	569,399
1991	411,093	1,370	230,164	569,399	569,399	0	569,399
1990	399,393	0	189,624	569,399	569,399	0	569,399
1989	284,082	0	188,316	569,399	569,399	0	569,399
1988	272,873	0	162,161	503,739	503,739	0	503,739
1987	267,222	0	80,100	491,057	491,057	0	491,057
1986	268,345	0	78,465	475,765	475,765	0	475,765
1985	260,235	0	56,495	517,054	517,054	0	517,054
1984	258,413	0	56,495	300,732	300,732	0	300,732
1983	216,723	0	37,643	300,732	300,732	0	300,732
1982	187,190	0	37,643	224,833	224,833	0	224,833

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 75,602 times.

Monroe County Property Appraiser
Ervin A. Higgs, 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., February 20, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, and (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 506 Southard Street – (RE # 00012290-000000; AK#101) – A request for conditional use approval for a 14 seat wine bar and lounge located at 506 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) 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.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Conditional Use – 506 Southard Street – (RE # 00012290-000000; AK#101)** – A request for conditional use approval for a 14 seat wine bar and lounge located at 506 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: Smith / Oropeza. P.L. **Owner: Old Town Key West Development, LTD**

Project Location: **506 Southard Street – (RE # 00012290-000000; AK#101)**

Date of Hearing: Thursday, February 20, 2014 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online, the week of 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy L. Gibson at sgibson@keywestcity.com.

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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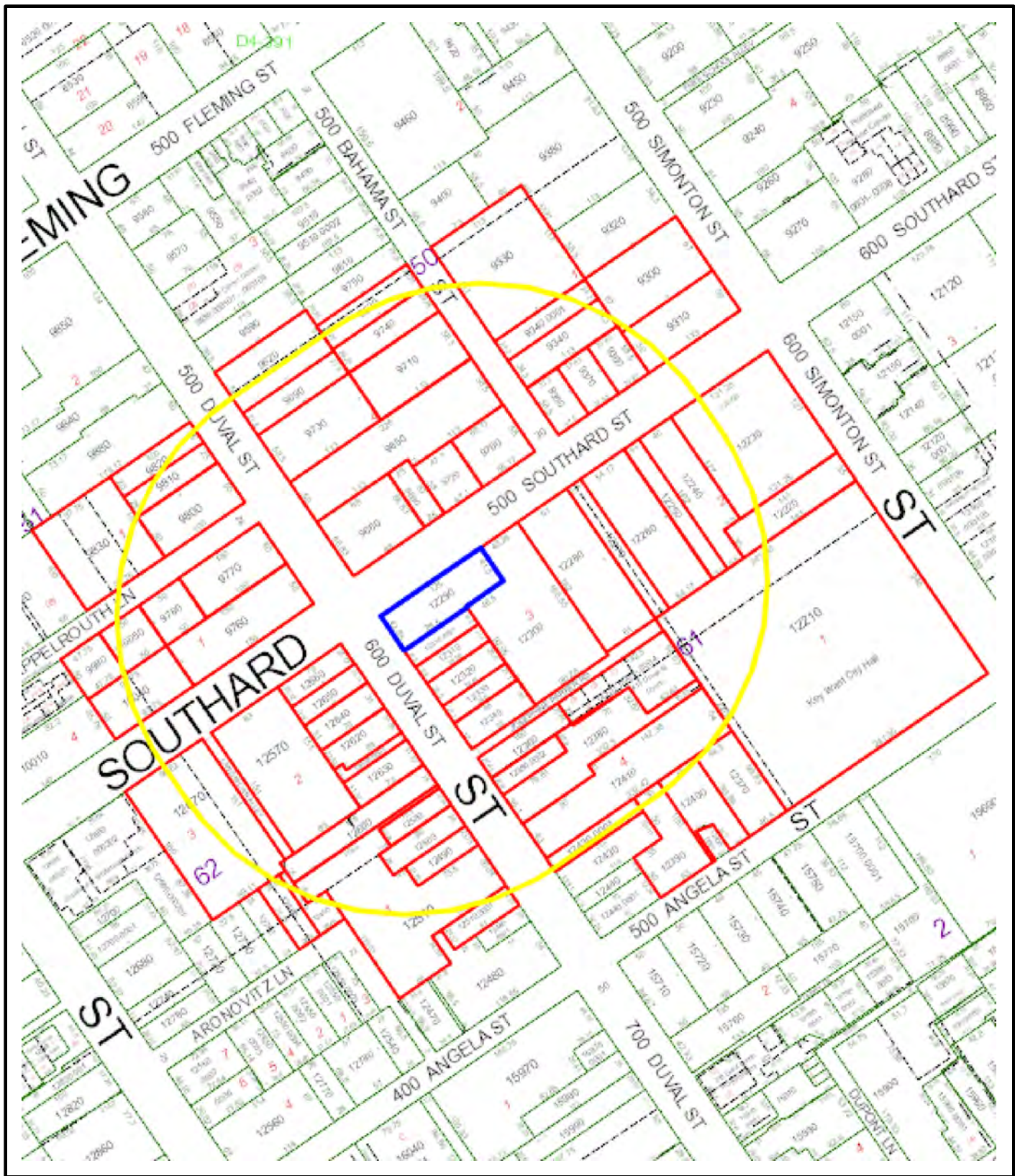
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Monroe County, Florida

506 Southard

Printed: Feb 06, 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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
HARDEN GREGORY J	524 BAHAMA ST		KEY WEST	FL	33040-6809	
BANK OF AMERICA NA ATTN:CORP RE ASSESSMENTS	100 N TRYON ST		CHARLOTTE	NC	28202-4000	
MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040-5366	
KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040-6835	
P AND D DUVAL LAND TRUST 6/25/99	347 W 57TH ST APT 39A		NEW YORK	NY	10019-3171	
OLD TOWN KEY WEST DEVELOPMENT LTD	201 FRONT ST STE 310		KEY WEST	FL	33040-8346	
GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040-6555	
SEPTEMBER PROPERTIES LLC	212 ROSE LN		HAVERFORD	PA	19041-1605	
YOUNG GARY A REVOCABLE TRUST 1/10/2004	PO BOX 4302		KEY WEST	FL	33041-4302	
MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789-3977	
519 DUVAL LLC	809 FLEMING ST		KEY WEST	FL	33040-6903	
EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040-4211	
520 DUVAL LLC	7705 SE 34TH ST		MERCER ISLAND	WA	98040-3426	
KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040-6516	
C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041-4644	
DIVE BAR AND LOUNGE LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
623 DUVAL STREET LLC	100 N PARK ST		TRAVERSE CITY	MI	49684-5700	
GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040-6883	
JOHNSON TAPLEY O III	425 CAROLINE ST		KEY WEST	FL	33040-6502	
ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
BERNDT-HANSON REBECCA	4404 N TAMiami TRL		SARASOTA	FL	34234-3864	
REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI	FL	33122-1241	
ANTONIA'S ON DUVAL LLC	513 FLEMING ST STE 1		KEY WEST	FL	33040-6861	
619 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
WALGREEN CO STORE 7089RET	PO BOX 1159		DEERFIELD	IL	60015-6002	
BONE ISLAND PROPERTIES INC	738 NE 3RD AVE		FORT LAUDERDA	FL	33304-2620	
ROMOCO INC	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
GODOY HECTOR	529 BAHAMA ST		KEY WEST	FL	33040-6883	
615 DUVAL STREET CONDOMINIUM						

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
KUTNER MURIEL	280 HOKE AVE		OCEANSIDE	NY	11572-2910	
HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
MENDOLA CHARLES	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040-6520	
JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
622 DUVAL LLC	7705 SE 34TH ST		MERCER ISLAND WA		98040-3426	
HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040-6809	
FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
TAP-ALL POTENTIAL 526-528 DUVAL LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
RYLANDER STELLA A	PO BOX 420126		SUMMERLAND KI FL		33042-0126	
SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040-4818	
518 DUVAL STREET LLC	3140 NORTHSIDE DR STE 201		KEY WEST	FL	33040-8011	
SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
BLACK REBECCA	4 ARONOVITZ LN		KEY WEST	FL	33040-6524	
MCCHESNEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040-6889	
GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
BUDAKIAN ROBERT ESTATE	615 FAIRWAY TER		RIVERVALE	NJ	07675-6215	
FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
610 DUVAL STREET LLC	7301 SW 57TH CT STE 560		SOUTH MIAMI	FL	33143-5334	
LOUCHHEIM JEFF	PO BOX 434		KEY WEST	FL	33041-0434	
ANA KINO LLC	107 FITZPATRICK ST		KEY WEST	FL	33040-6514	
MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040-6220	
NASET INC	612 DUVAL ST		KEY WEST	FL	33040-6555	