

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



To: Chairman and Planning Board Members
From: Nicole Malo
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: September 15, 2011

Agenda Item: **Conditional Use - 3216 Flagler Avenue (RE Number 00069060-000100)** - A conditional use for a medical office/clinic in the CL zoning district per Section 122-388(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: Conditional use request for a medical office and diagnostic center to serve as a subsidiary of the Lower Keys Medical Center.

Applicant: Adele V. Stones

Property Owner: Bert and Josette Budde

Location: 3216 Flagler Avenue
RE # 00069060-000100

Zoning: Limited Commercial – CL



Background:

The property is located in a commercial area characterized by office and retail plazas along Flagler Avenue. It is located between the old Kohl's Appliances to the East and to the West is a small office building complex that shares portions of the front yard parking lot. Fifteen parking spaces are located on the property; however, the vehicular ingress is located on the adjacent lot. An access easement currently exists between the two properties. The building is a one storey, stand alone, cement block structure with approximately 11,000 square feet of commercial floor area. It is slightly elevated and abuts both the side yard property lines and is non-conforming to the rear setback as well. The rear yard is open and has generally been used as a solid waste storage area. The subject structure has most recently been used as a home furnishing retail store.

Request:

The applicant is requesting a conditional use for a medical office to serve as a subsidiary of the Lower Keys Medical Center. The primary use is proposed for cardiac diagnostic and treatment services with three physicians associated with the clinic but only two on duty at a time. The parking lot is adequate to accommodate the proposed use, including a handicap parking space and bicycle parking. No structural improvements are proposed; however, site improvements include the following:

1. The revitalization of the existing sign and planter box;
2. Maintain the existing silver buttonwood hedge planted along the front of the building;
3. A portion of the 2.8' x 52' poured concrete walkway on the east property line will be removed and at least two-three semi-mature native trees with appropriate ground cover will be planted as determined by the city's Urban Forester. An ADA access path will remain to serve the ADA parking space;
4. The parking bumpers in the parking lot that face the Flagler Avenue right-of-way will be relocated to 3.5 feet from the property line to meet the Code requirement and prevent parked vehicles from encroaching onto the right-of-way;
5. Directional signage and paint will identify the one way traffic design of the parking lot and will be coordinated with the adjacent property owner; and
7. The solid waste handling area at the rear of the building shall be screened from adjacent properties and public rights-of-way by appropriate fences, walls or landscaping in accordance with Code Section 108-279.

These site changes as proposed by the applicant are recommended as conditions of approval.

Surrounding Zoning and Uses:

North: CL: Mixed multi-family residential and commercial plaza
South: SF: Single family residential
East: CL: Commercial retail
West: CL: Commercial office and retail

Permitted uses in the CL Zoning District Per Section 122-387, Code of Ordinances:

- (1) Group homes with less than or equal to six residents as provided in section 122-1246
- (2) Cultural and civic activities.

- (3) Places of worship.
- (4) Business and professional offices.
- (5) Commercial retail low and medium intensity less than or equal to 5,000 square feet.

Conditional uses in the CL Zoning District Per Section 122-388, Code of Ordinances:

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

Process:

Development Review Committee Meeting: July 28, 2011

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 CL which is generally intended to accommodate limited commercial land uses of less than 5,000 square feet. Medical services are allowed in the district by conditional use only. The proposed use is compatible with the intent of the district because the previous retail sales uses is replaced by a less intense use.

The proposed site is located along a commercial corridor that abuts a residential neighborhood to the rear. The majority of the impacts are limited to the front of the property because parking, ingress and egress are located there. Potential impacts to the neighborhood in the rear of the property are most likely limited to solid waste and potentially deliveries. To help reduce potential waste impacts, the applicant shall screen the waste handling area in accordance with Code Section 108-279. Deliveries will be limited, according to the applicant, reducing the potential impact.

(b) Characteristics of Use Described:

1) Scale and Intensity:

a. Floor Area Ratio (F.A.R.):

The F.A.R allowed in the district is 0.8 (15,705 s.f). The existing F.A.R is 0.56 (11,041 s.f) and is below the maximum allowed. No additional floor area is proposed.

b. Traffic Generation:

The Institute of Transportation Engineers Trip Generation Manual, 7th Edition, anticipates 31.45 trips per 1,000 square feet of gross floor area. This is a reduction from the 44.32 trips anticipated from the previous retail use and below the maximum of 50 trips per 1,000 square feet allowed in the district.

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

The only structure on the site is approximately 11,041 square feet.

d. Proposed Employment

There will be approximately two physicians and seven staff members working on the site at one time.

e. Proposed Number of Service Vehicles:

Service vehicles are expected no more than one time every two weeks at the front of the property by FedEx van. In the case that additional medical equipment is needed after opening, major deliveries will be at the back door. No regular deliveries are anticipated for the proposed medical office.

f. Off-Street Parking:

The proposed use meets parking requirements for medical offices. The code requires five parking spaces for each doctor. The applicant is proposing two physicians on duty daily, and three physicians associated with the site. Therefore a minimum of ten parking spaces are required or a maximum of fifteen. The property has fifteen parking spaces, a handicap space and a few bicycle spaces are proposed.

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 and sanitary sewer. Trip generation may decrease from the previous use.

c. Roadway or Signal Improvements:

No changes are required to the roadway and no signal improvements are proposed. However, directional paint in the parking lot and ingress and egress signage are proposed.

d. Accessory Structures or Facilities:

No accessory structures are existing or proposed

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 minimum standard for open space on a commercial property is 20% (3,626 s.f). Currently the site is 12% (2,383 s.f) open space and non-compliant. However, the applicant is proposing to increase open space on the site by 120 square feet to 13% open space by removing concrete in the front yard and adding shade trees.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks. The structure is nonconforming to both side yard and rear yard setbacks.

c. Screening and Buffers:

The solid waste handling area at the rear of the building shall be screened from adjacent properties and public rights-of-way by appropriate fences, walls or landscaping in accordance with Code Section 108-279.

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

No landscaped berms are required or proposed.

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

No noxious impacts are anticipated 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 intent of the CL zoning district is to accommodate limited commercial land uses with a maximum gross floor area of 5,000 square feet, and a limited intensity of no more than 100 trips per 1,000 square feet of gross floor area per day. Further, large scale retail sales activity is not encouraged. Although the existing structure is larger than the intended size of commercial structures within the district, no changes are proposed to the building; further, trip generation will be reduced from the previous use and shall not exceed the maximum allowed above. The site can adequately accommodate the parking need and the lot is easily accessible off of Flagler Street. Furthermore, the use appears compatible with surrounding commercial uses such as the Bank of America and City Hall offices at Habana Plaza. Residential uses in the rear of the property should be minimally affected by the proposed use. The waste handling area that faces the residences is proposed to be screened from view in accordance with Code.

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. The existing parking meets the requirement for the use and no new construction is proposed.

3) Proper Use of Mitigative Techniques:

The proposal includes adequate off street parking to help alleviate impacts to the neighborhood. No other mitigative techniques are proposed.

4) Hazardous Waste:

Hazardous bio-waste will be stored inside the structure and held for private contractor disposal.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval. The site is currently ADA compliant.

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:**
Not applicable; the proposed site is not located within the City's Historic District.
- e. Public Facilities or Institutional Development:**
Not applicable; no public facilities or institutional development is 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 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 be **approved** with the following conditions:

Conditions to be completed prior to the issuance of certificate of occupancy:

1. The revitalization of the existing sign and planter box;
2. A portion of the 2.8' x 52' poured concrete walkway on the east property line will be removed as depicted on the site plans and at least two-three semi-mature native trees with appropriate ground cover will be planted as determined by the city's Urban Forester. An ADA access path will remain to serve the ADA parking space;
3. The parking bumpers in the parking lot that face the Flagler Avenue right-of-way will be relocated to 3.5 feet from the property line to meet the Code requirement and prevent parked vehicles from encroaching onto the right-of-way;
4. Directional signage and paint will identify the one way traffic design of the parking lot and will be coordinated with the adjacent property owner; and
5. The solid waste handling area at the rear of the building shall be screened from adjacent properties and public rights-of-way by appropriate fences, walls or landscaping in accordance with Code Section 108-279.

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

6. Maintain in healthy condition the required plantings on site including: the silver

buttonwood hedge planted along the front of the building, the planter box below the pole sign and the two-three semi-mature native trees with appropriate ground cover required along the northeasterly property line.

7. Maintain in working order objectives of conditions 3-5 above.

**Draft
Resolution**

**PLANNING BOARD RESOLUTION
NUMBER 2011- 0XX**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A
CONDITIONAL USE APPROVAL FOR A
MEDICAL OFFICE LOCATED AT 3216
FLAGLER AVENUE (RE# 00069060-000100) IN
THE LIMITED COMMERCIAL (CL) ZONING
DISTRICT, PURSUANT TO SECTION 122-
388(13) OF THE CODE OF ORDINANCES, KEY
WEST FLORIDA; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Limited Commercial (CL) zoning district;
and

WHEREAS, Section 122-388(13) of the Code of Ordinances provides that medical offices
are allowed as a conditional use within the CL 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 medical office at 3216
Flagler Avenue; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application

_____ Chairman
_____ Planning Director

by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 15, 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 122-388(13) is hereby approved as follows: use of a medical office for property located at 3216 Flagler Avenue (RE# 00069060-000100), Key West, Florida, as shown in the attached site plans dated, August 26, 2011 with the following conditions:

Conditions to be completed prior to the issuance of certificate of occupancy:

_____ Chairman
_____ Planning Director

1. The revitalization of the existing sign and planter box;
2. A portion of the 2.8' x 52' poured concrete walkway on the east property line will be removed as depicted on the site plans and at least two-three semi-mature native trees with appropriate ground cover will be planted as determined by the city's Urban Forester. An ADA access path will remain to serve the ADA parking space;
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Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection:

6. Maintain in healthy condition the required plantings on site including: the silver buttonwood hedge planted along the front of the building, the planter box below the pole sign and the two-three semi-mature native trees with appropriate ground cover required along the

northeasterly property line.

7. Maintain in working order objectives of conditions 3-5 above.

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.

_____ Chairman

_____ Planning Director

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 15th day of September, 2011.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ 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 _____

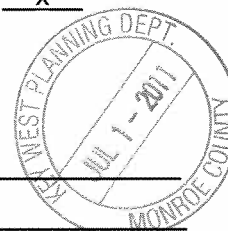
Historic District

Yes _____

No _____ x _____

Please print or type:

- 1) Site Address 3216 Flagler Avenue, Key West, Florida
- 2) Name of Applicant Adele V. Stones
- 3) Applicant is: Owner _____ Authorized Representative x _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # (305) 294-0252 Email ginny@keyslaw.net
- 6) **Email Address:** ginny@keyslaw.net
- 7) Name of Owner, if different than above Bert J. Budde & Josette M. Budde
- 8) Address of Owner 17 Aquamarine Drive, Key West, FL 33040
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel CL RE# 00069060-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No x _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Applicant seeks approval for the conditional use of this 11,000 s.f. former retail space for medical office/clinic use adjunct to Lower Keys Medical Center. There will be three (3) physicians associated with the site, with two (2) physicians staffing the office each day, primarily for cardiology diagnostic and treatment services. No surgical procedures will occur on site. The office will be open Monday through Friday, generally 8:30 – 5:00 with occasional evening hours, and no weekend office hours.



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 _____ Included in Warranty Deed attached

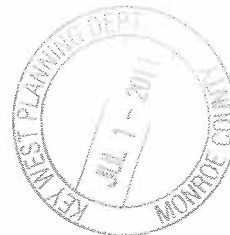
If Yes, describe and attach relevant documents. Two small easement areas on the building west side provide for ingress and egress across the neighboring property.

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.



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



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

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

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

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



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
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III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

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

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



Sec. 108-229. Project description.

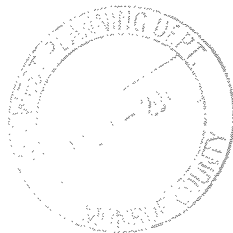
Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

CONDITIONAL USE
3216 Flagler Avenue
Key West, Florida 33040

Conditional Use of the property formerly housing 11,000 sf +/- of retail space as medical offices is appropriate generally in the Commercial Limited district (CL) and specifically at this site for the following reasons:

1. Land Use Compatibility – the proposed use of the former retail space to house medical offices for two physicians will generate equal or less impact at the location and surrounding areas. The former retail use of 11,000 sf had a significantly higher trip generation and parking requirement than the proposed use. It will generate no offsite impact of noise, odor or visual offense. See Exhibit "A" for identified adjacent property use(s).
2. The site will support all necessary parking requirements, and will require no enlargement of the existing structure.
3. Proper Mitigative Technique – all medical and hazardous waste will be retained in the building and held for private contractor disposal. No additional nighttime exterior lighting will be required and no weekend office hours will assure no impact to the residential neighborhood to the south of the property.
4. Hazardous Waste - all medical and hazardous waste will be retained in the building and held for private contractor disposal.
5. No other governmental approvals are required for the proposed conditional use.
6. Additional Criteria Applicable:
 - a) N/A
 - b) N/A
 - c) See attached site plan
 - d) N/A
 - e) N/A
 - f) N/A
 - g) N/A



Nicole Malo

From: Ginny Stones
Sent: Thursday, August 11, 2011 2:25 PM
To: 'Nicole Malo'
Cc: 'Don Craig'
Subject: Site Enhancements 3216 Flagler Avenue
Follow Up Flag: Follow up
Flag Status: Red

Nicole:

Thank you for taking the time to meet with me on site yesterday when Cynthia Coogle and I visited the property to discuss site enhancement via landscape improvements.

My client proposes to incorporate the following items as part of the overall site work to convert the former retail space in to medical offices;

1. The pole sign structure will be addressed through painting or boxing, and the sign face will be repaired and will be updated through painting and new message.
2. The planter box at the base of the pole mounted sign will be repaired and appropriate landscape planting installed and maintained.
3. The existing silver buttonwood planted along the front of the building will be cut back to a manicured hedge .
4. The client will remove a portion, if not all of the 2.8' x 52' poured concrete walkway on the east property line and plant 2-3 semi mature native trees with appropriate ground cover. The amount of concrete walkway removed will be determined after review of ADA requirement and pedestrian travel paths.
5. The parking bumpers along the Flagler Avenue right of way will be pulled back from their current location a sufficient distance to prevent vehicles from overhanging the private property onto the City right of way.
6. Directional signage will identify entrance and exit driveways and travel direction within the parking area (to be coordinated with adjacent property owner sharing a cross easement for parking).
7. The solid waste dumpster at the rear of the building will be housed in either a 3 sided enclosure or gated and landscape buffer/screen.

Thank you for continuing to work with the applicant on the conditional use application in a manner which contributes to improvement of the Flagler Avenue corridor.

Ginny Stones

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Phone: (305) 294-0252
Facsimile: (305) 292-5442
www.stonescardenas.com

-

NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: ginny@keyslaw.net, or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

8/15/2011



- Legend
 - Highlighted Feature
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Point of Interest Text
 - ~ Hooks/leads
 - ~ Lot Lines
 - ~ Easements
 - ~ Road Centerlines
 - ~ Water Names
 - Parcels
 - ~ Shoreline
 - ~ Section Lines
- 1 Bank of America / Merrill Lynch
 - 2 Eglise Evangélique / Xerox / Appraisers of the Keys
 - 3 Subject Property
 - 4 Vacant (formerly Kohlage Appliance)
 - 5 Dions / Mobile

PALMITS

Monroe County Property Appr
 500 Whitehead Street
 Key West, FL

DISCLAIMER: The Monroe County Property / office maintains data on property within the Co for the purpose of fulfilling its responsibility to valuation for ad valorem tax purposes of all pro the County. The Monroe County Property Appr cannot guarantee its accuracy for any other pur. Likewise, data provided regarding one tax year applicable in prior or subsequent years. By req data, you hereby understand and agree that the intended for ad valorem tax purposes only and relied on for any other purpose.

Date Created: June 30, 2011 12:03 PM

Exhibit "A"

Verification Form

Verification Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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 _____ sworn, depose and says
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:

3216 Flagler Avenue Key West Florida 33040

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 Signature of Joint/Co-owner

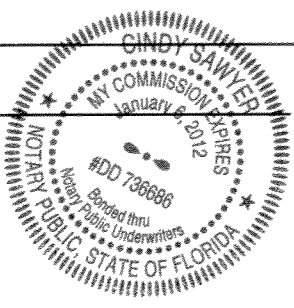
Subscribed and sworn to (or affirmed) before me on July 1, 2011 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented _____ as identification.

Cindy Sawyer
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Authorization Form

Authorization Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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

WE, Bert Budde and Josette Budde

authorize

Please Print Name(s) of Owner(s)

Adele V. Stones

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

[Handwritten signature] x *Josette M. Budde*

Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 6/30/11 (date) by

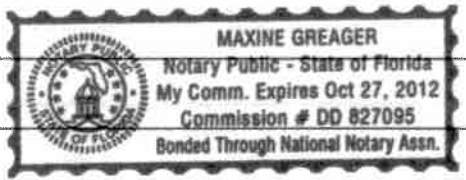
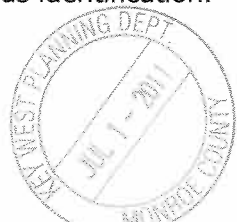
BERT JAMES BUDDE x JOSETTE M. BUDDE

Please Print Name of Affiant

He/She is personally known to me or has

presented Drivers Licenses as identification.

Maxine Greager
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed

ATTORNEY AT LAW
Address: FELDMAN & KOENIG, P.A.
417 EATON STREET
KEY WEST, FL 33040

Grantee Name and S.S. #: _____

Grantee Name and S.S. #: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MONROE

90 AUG 28 P 3:51

FILED

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 17th day of August A. D. 19 90
Between GENE A. ROBERTS and JEANNIE T. ROBERTS, husband and wife

of the County of _____ in the State of Florida
party of the first part, and BERT J. BUDDE and JOSETTE M. BUDDE, Husband and Wife
as tenants by the entirety, whose address is:

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
TEN AND 00/100 _____ Dollars,
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 his heirs and assigns forever, the following
described land, situate lying and being in the County of Monroe, State of
Florida, to wit:

SEE ATTACHED SCHEDULE "A"

Subject to reservations, restrictions, limitations, and easements of record,
if any, and taxes for the year 1990 and subsequent years.

DB Paid 4372⁵⁰ Date 8-28-90

MONROE COUNTY

DANNY L. ROBERTS, CLERK, C.T.

By Gene A. Roberts D.C.

Property Appraiser's Parcel Identification Number: _____

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:

Gene A. Roberts
Douley S. Breckenridge

Gene A. Roberts L.S.
GENE A. ROBERTS

Jeannie T. Roberts L.S.
JEANNIE T. ROBERTS

L.S.

L.S.

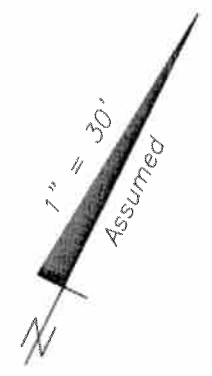
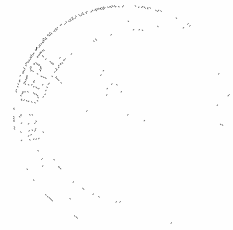
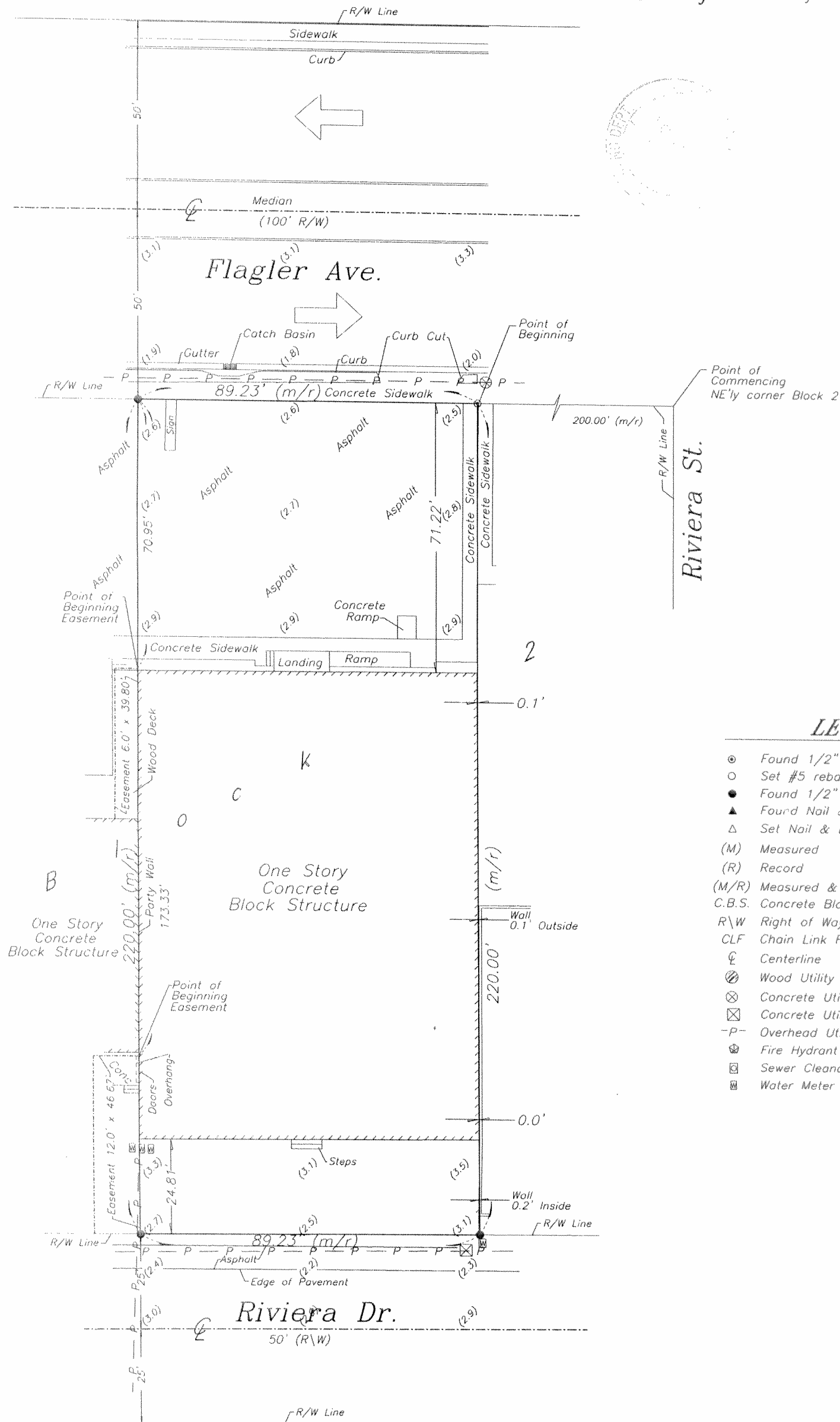
State of Florida

County of _____

A Notary Public That on this day personally appeared before me, an officer duly

Survey

Boundary Survey Map of part of Block 2, RIVIERA SHORES SUBDIVISION, Key West, FL



LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Fire Hydrant
- ⊗ Sewer Cleanout
- ⊗ Water Meter

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

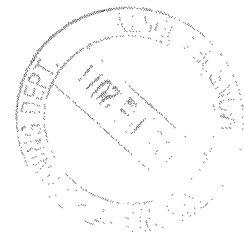
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Block 2, RIVIERA SHORES SUBDIVISION, Key West, FL

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3216 Flagler Ave., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Easements were not surveyed and are shown for graphical purposes only.
9. Date of field work: June 23, 2011.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.



BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the Plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows:

COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 200 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 89.23 feet; thence Southeasterly and at right angles for a distance of 220 feet to the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2 for a distance of 89.23 feet; thence Northwesterly for a distance of 220 feet back to the point of beginning.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS ON THE FOLLOWING TWO PARCELS: (Easements not surveyed and are shown for graphical purposes only)

A parcel of land of the Island of Key West, being a part of block 2 of Riviera Shores Subdivision according to the Plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows:

COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 289.23 feet; thence Southeasterly and at right angles for a distance of 70.95 feet to the Point of Beginning of the parcel of land being described herein; thence Southwesterly at right angles for a distance of 6.0 feet; thence Southeasterly at right angles for a distance of 39.80 feet; thence Northeasterly at right angles for a distance of 6.0 feet; thence Northwesterly for a distance of 39.80 feet back to the Point of Beginning.

A parcel of land on the Island of Key West, being a part of Block 2 of Riviera Shores Subdivision according to the plat thereof, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; said parcel being described as follows:

COMMENCE at the Northeasterly corner of said Block 2 and run thence Southwesterly along the Northwesterly boundary of said Block 2 for a distance of 289.23 feet; thence Southeasterly and at right angles for a distance of 173.33 feet to the Point of Beginning of the parcel of land being described herein; thence Southwesterly and at right angles for a distance of 12.0 feet; thence Southeasterly at right angles for a distance of 46.67 feet to the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2; thence Northeasterly along the Southeasterly boundary of said Block 2 for a distance of 12.0 feet; thence Northwesterly for a distance of 46.67 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Key West HMA Physician Management, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 24, 2011

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

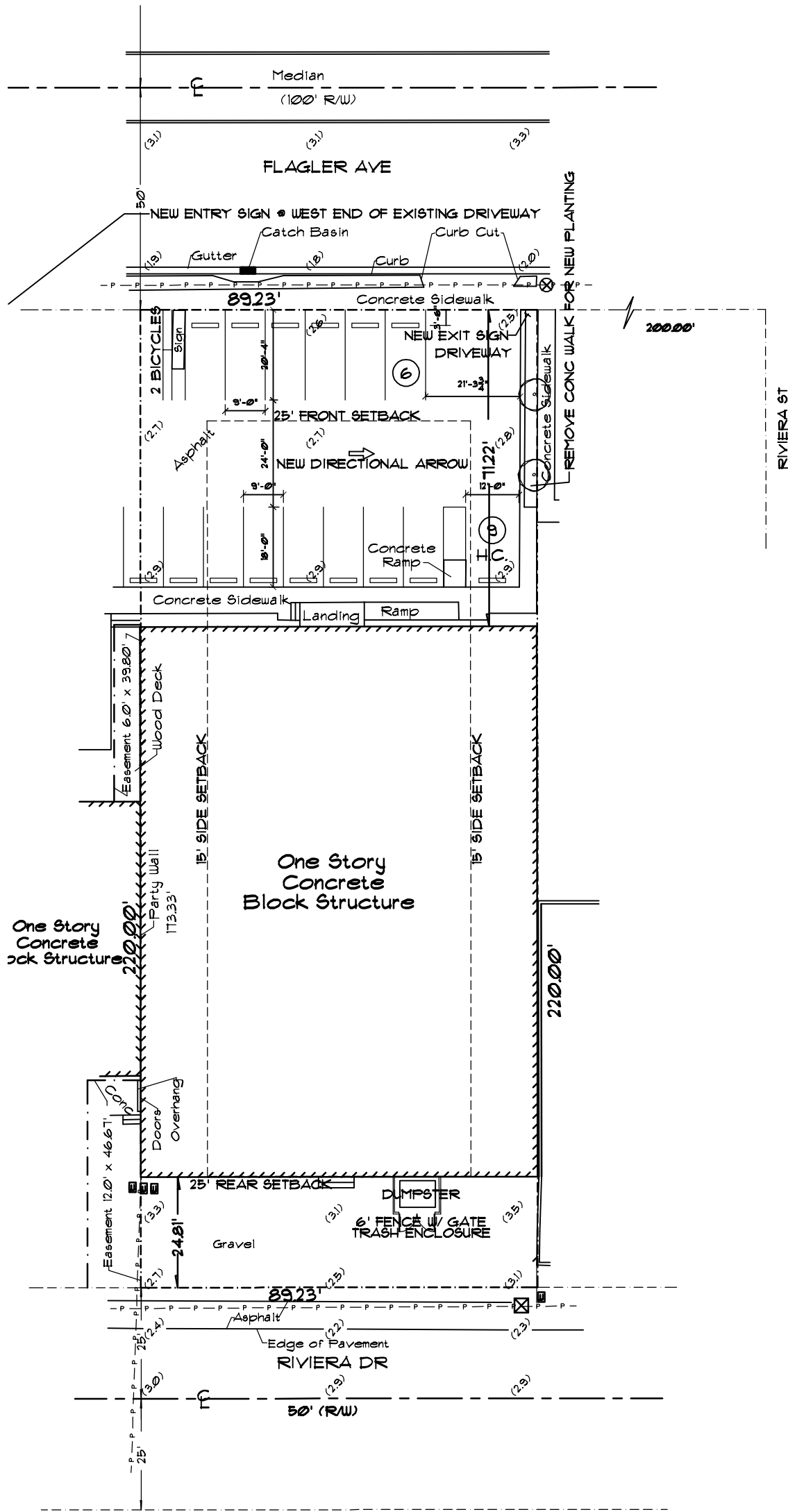
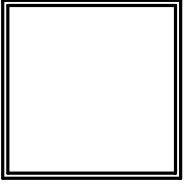
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans



Site Plan

1" = 30' - 0"

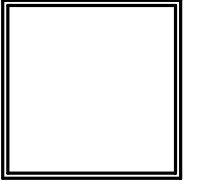


3216 Flagler Avenue
Key West, FL
3216 Flagler Ave

THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
TEPopePA@aol.com
(305) 296 3611

date:
1/11
revision:
8/23/11

sheet:
A1



3216 Flagler Avenue
Key West, FL

3216 Flagler Ave

SITE ANALYSIS

ZONING	CL
SITE AREA	19,631# (0.45 AC)
FLOOD ZONE	AE 8
MAX LOT COVERAGE	40% (7,852 SF)
EXISTING LOT COVERAGE	56% (11,041 SF)
PROPOSED LOT COVERAGE	56% (11,041 SF)
MAX FAR	0.8 (15,705 SF)
PROPOSED FAR	0.56 (11,041 SF)
MAX HEIGHT	40'
EXISTING HEIGHT	19.1'
MINIMUM SETBACKS	
FRONT	25'
REAR	25'
SIDE	15'
EXISTING SETBACKS	
FRONT	71.22'
REAR	24.81'
SIDE	0'
MAX IMPERVIOUS SURFACE	60% (11,779 SF)
EXISTING IMPERVIOUS SURFACE	88% (17,248 SF)
PROPOSED IMPERVIOUS SURFACE	87% (17,129 SF)
MIN OPEN SPACE	20% (3,926 SF)
EXISTING OPEN SPACE	12% (2,383 SF)
PROPOSED OPEN SPACE	13% (2,503 SF)
EXISTING CAR PARKING	15 SPACES
PROPOSED CAR PARKING	15 SPACES
EXISTING BICYCLE PARKING	0 SPACES
PROPOSED BICYCLE PARKING	2 SPACES

THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
1/11
revision:
8/23/11

sheet:
A2

DRC
Minutes & Comments

7. Conditional Use - 3216 Flagler Avenue (RE Number 000690660-000100) - A conditional use for a medical office/clinic in the CL zoning district per Section 122-388(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo gave an overview of the project.

Ginny Stones presented the project.

Mr. Craig, Mr. Averette, Mr. Torrence, and Mrs. Torregrosa had no comments

Keys Energy had no comments.

Ms. Ignaffo suggested when considering solid waste storage to also consider recycle storage.

Mr. Woodson stated that a FEMA certificate of elevation should accompany application. He also points out that if FEMA requirements are not met, only 50% of the value of the building in improvements is allotted.

Ms. Malo stated that the site data table needs to be modified to include open space calculations, parking requirements, bicycle parking requirements, height and setbacks. Also the site plan needs some circular parking patterns.

The following comments from Diane Nicklaus, ADA Coordinator were read into the record:

I will withhold comments until such time as plans are provided to the Building Department for review. Because this will become a medical facility, care will need to be taken to provide complete accessibility.

8. Major Development Plan - Higgs Beach (RE 00058800-000000, 00058790-000100, 00058790-000000) - An application for a Major Development Plan for the redevelopment of Higgs Beach located in the Public Service (PS) zoning district per Section 108-91(B)(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo gave an overview of the project.

Architect Bill Horn and Planner Barbara Mitchell presented the project. Also present, Civil Engineer Alan Perez and Gerry Barnett of Monroe County.

Mr. Woodson and Ms. Malo had no comments.

Mr. Craig asked if there are any improvements in the V zone and Ms. Mitchell stated that the playground is in the V zone.

Mr. Craig inquired if the electric would be underground and Ms. Mitchell confirmed that all new electric would be underground.

Mr. Craig expressed concern that the kiosks were described as retail. He stated that commercial retail was not an allowed use in the PS zone. He suggested that the kiosks be labeled recreational services. Mr. Craig also pointed out that food services is not an allowed use in the PS zone.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

July 28, 2011

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040



RECEIVED

July 28, 2011

KW Planning Dpt

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF JULY 28, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for July 28, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 205 Elizabeth St, Unit C – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
2. LOCATION: 205 Elizabeth St, Unit D – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
3. LOCATION: 205 Elizabeth St, Unit G – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
4. LOCATION: 1800 Atlantic Blvd to 223 Ann Street – Transient License Transfer
COMMENT: KEYS has no objections to the Transient License Transfer.
5. LOCATION: 3216 Flagler Ave – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use. Customer to submit a Project Review Form for loads.
6. LOCATION: Higgs Beach – Major Development Plan
COMMENT: Keys Energy has reviewed the above site plans. KEYS will need to remove and/or relocate high voltage primary to accommodate the shift in the road. KEYS has power running to West Martello Towers and the existing restaurant that will need to be maintained. KEYS will also need to have truck access to all poles. If this design is approved, KEYS will require 8 to 12 months for budgeting and designing of this project.
7. LOCATION: 3800 N. Roosevelt Blvd – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use.
8. LOCATION: 2801 Venetian Dr – Variances
COMMENT: KEYS has no objections to the Variances.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

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: 8650671 Parcel ID: 00069060-000100

Ownership Details

Mailing Address:
 BUDDER BERT J AND JOSETTE M
 17 AQUAMARINE DR
 KEY WEST, FL 33040

Property Details

PC Code: 11 - STORES ONE STORY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 33-67-25
 Property Location: 3216 FLAGLER AVE KEY WEST
 Subdivision: Riviera Shores Sub
 Legal Description: KW RIVIERA SHORES SUBDIVISION PB3-148 W'LY 89.23' OF THE E'LY 289.23' OF BLOCK 2 OR895-159/160 OR998-449/450 OR1142-1994/1995

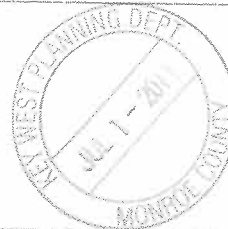
Show Parcel Map

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	89	220	19,630.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 11036
 Year Built: 1967



Building 1 Details

Building Type	Condition A	Quality Grade 350
Effective Age 9	Perimeter 426	Depreciation % 12
Year Built 1967	Special Arch 0	Grnd Floor Area 11,036
Functional Obs 0	Economic Obs 0	

Inclusions:

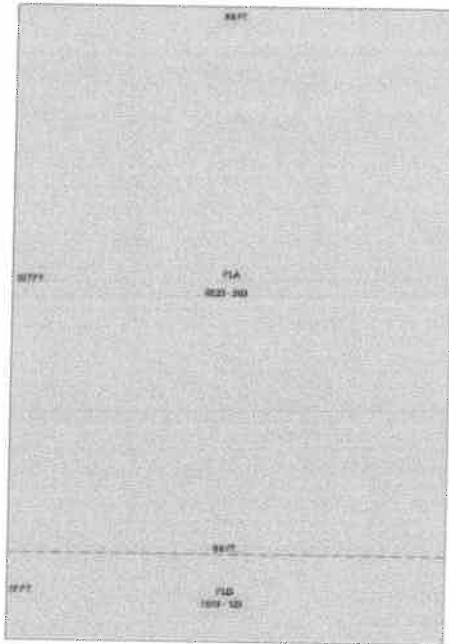
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0

4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 4

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	1988					9,523
2	FLD		1	2006					1,513

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15243	1 STY STORE-B	100	N	Y
	2	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5259	C.B.S.	77
5260	CUSTOM	23



Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	5,270 SF	0	0	1975	1976	2	25
2	PT3:PATIO	782 SF	0	0	1975	1976	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06-6801	12/27/2006	06/05/2007	5,000	Commercial	INSTALL ACOUSTES DROP CEILING 4000SF
06-4643	08/03/2006	12/14/2006	6,000	Commercial	DEMO ROTTEN ROOF 17 X 78
06-4852	07/31/2006	12/14/2006	22,000	Commercial	REPLACE EXISTING WOOD DECK WITH CONCRETE
06-5613	10/10/2006	12/14/2006	21,000	Commercial	ADA HANDICAP RAMP,INSTALL RAILINGS
06-5487	10/02/2006	12/14/2006	16,000	Commercial	REPLACE 15 SQRS, INSTALL 24 STANDING PCS ROOFING
06-6429	12/07/2006	12/14/2006	3,500	Commercial	REMOVE 60SQRS FIBERGLASS FELT INSTALL 60 SQRS OF SINGLE PLY ROOFING SYSTEM
07-0447	01/29/2007	06/05/2007	10,000		INSTALL LIGHTS & RECEPTACLES
07-0070	01/26/2007	06/05/2007	15,000		FINISH OUT 1500SF ADDITION
07-0490	02/02/2007	06/05/2007	8,000		INSTALL 1000SF ALUMINUM HURRICANE PANELS.
99-1099	03/30/1999	08/09/1999	14,000	Commercial	REPLACE A/C'S
07-1875	04/18/2007	06/05/2007	500	Commercial	INSTALL TWO VINYLE LOGOS(LOGO "ASHLEY FURNITURE"

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	1,055,564	6,718	588,900	1,651,182	1,651,182	0	1,651,182
2009	1,079,021	6,718	409,227	2,050,234	2,050,234	0	2,050,234
2008	1,079,021	6,718	672,328	2,050,234	2,050,234	0	2,050,234
2007	716,313	6,718	981,500	2,050,234	2,050,234	0	2,050,234
2006	596,949	6,718	785,200	1,851,676	1,851,676	0	1,851,676
2005	596,949	6,844	785,200	728,353	728,353	0	728,353
2004	603,684	6,969	314,080	668,214	668,214	0	668,214
2003	603,684	7,094	314,080	668,214	668,214	0	668,214
2002	603,684	7,219	314,080	668,214	668,214	0	668,214
2001	603,684	7,344	314,080	668,214	668,214	0	668,214
2000	603,684	3,336	245,375	668,214	668,214	0	668,214
1999	603,684	3,375	245,375	668,214	668,214	0	668,214
1998	403,397	3,414	245,375	668,214	668,214	0	668,214
1997	403,397	3,453	206,115	668,214	668,214	0	668,214
1996	366,724	3,492	206,115	668,214	668,214	0	668,214
1995	369,042	3,531	206,115	668,214	668,214	0	668,214
1994	369,042	3,570	206,115	668,214	668,214	0	668,214
1993	369,042	3,609	206,115	668,214	668,214	0	668,214

1992	369,042	3,648	206,115	668,214	668,214	0	668,214
1991	369,042	3,688	206,115	668,214	668,214	0	668,214
1990	378,844	3,959	176,670	559,473	559,473	0	559,473
1989	378,844	4,230	176,670	559,744	559,744	0	559,744
1988	292,034	3,047	176,670	471,751	471,751	0	471,751
1987	400,136	1,844	122,688	524,668	524,668	0	524,668
1986	401,069	1,975	117,780	520,824	520,824	0	520,824
1985	387,568	2,107	65,763	455,438	455,438	0	455,438
1984	384,147	2,239	65,763	452,149	452,149	0	452,149

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/1/1990	1142 / 1994	795,000	WD	Q
12/1/1986	998 / 449	429,800	WD	U
10/1/1983	895 / 159	550,000	WD	Q

This page has been visited 18,778 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176





- Legend**
- Highlighted Feature
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

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Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., September 15, 2011 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:

Conditional Use - 3216 Flagler Avenue (RE# 00069060-000100) - A request for a medical office/clinic in the CL zoning district per Section 122-388(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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 be holding a Public Hearing:

Request: Conditional Use - 3216 Flagler Avenue (RE# 00069060-000100) - A request for a medical office/clinic in the CL zoning district per Section 122-388(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West. .

Applicant:	Adele Stones, Stones & Cardenas	Owner:	Bert J. Budde & Josette M. Budde
Project Location:	3216 Flagler Avenue	Date of Hearing:	Thursday, September 15, 2011
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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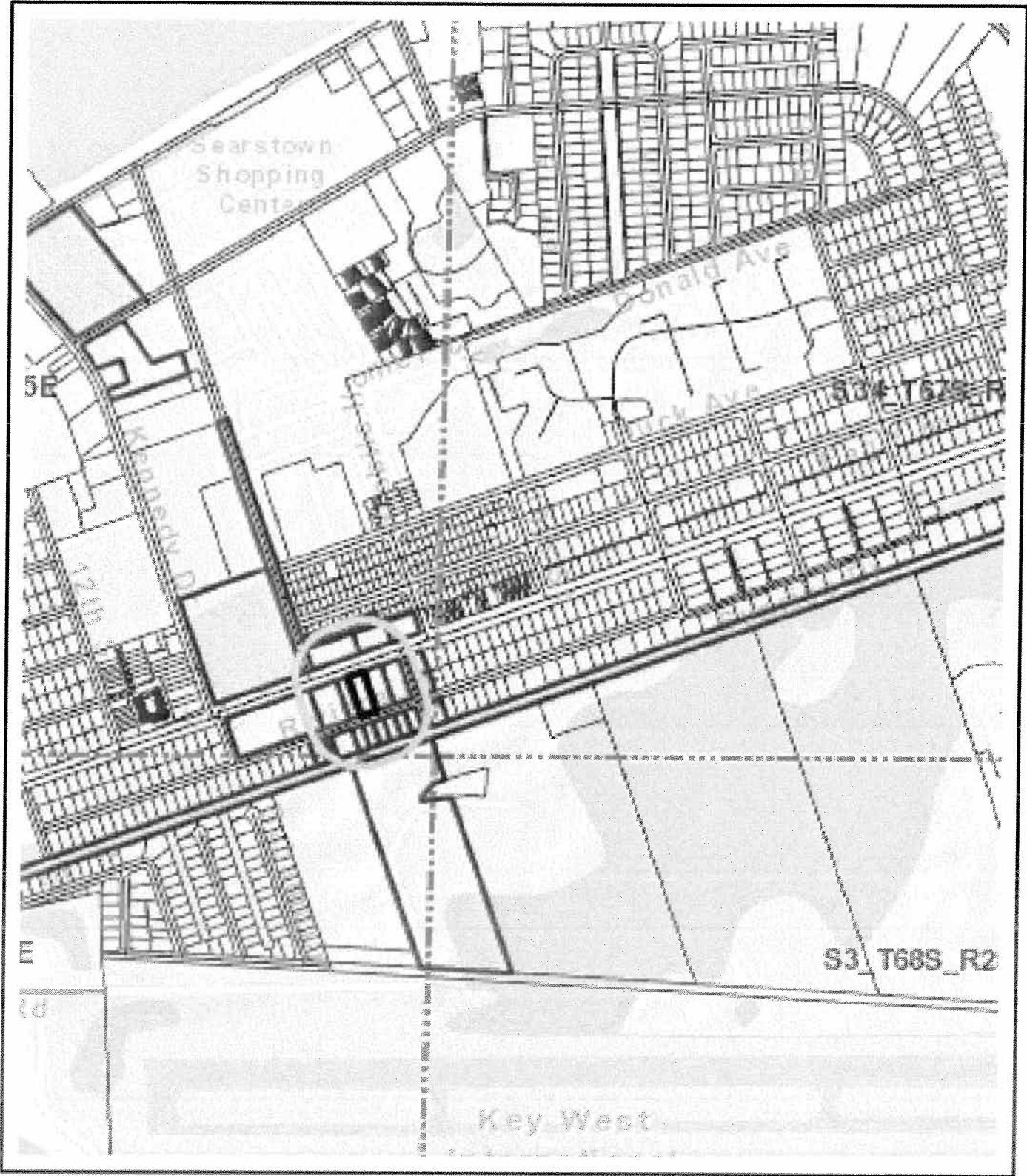
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Monroe County, Florida

3216 Flagler

Printed: Sep 02, 2011

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	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	JARECKA ALEKSANDRA	3211 PEARL AVE		KEY WEST	FL	33040	
2	GERLANDO FRANK V	3221 PEARL AVE		KEY WEST	FL	33040	
3	MALONE ROBERT R JR AND KELLI D	3743 CINDY AVE		KEY WEST	FL	33040	
4	WEBSTER WILLIAM T AND JO ANN MINGO	P O BOX 5265		KEY WEST	FL	33045	
5	PAPPAS MARIE	33 HARRISON AVE		WOBURN	MA	01801	
6	JOHNSON LEONARD R AND DANIELLE J	3207 PEARL AVE		KEY WEST	FL	33040	
7	CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	
8	AZUAJE FABIOLA LIV TR DTD 9/11/2006 T/C	1801 VENETIA ST		KEY WEST	FL	33040	
9	BOADU FRED B	2518 SEIDENBERG AVE		KEY WEST	FL	33040	
10	ARAQUE PORFIRIO ANTONIO AND KENDRA ANN	3212 PEARL AVE		KEY WEST	FL	33040	
11	PILICH HENRYK AND URSZULA	3203 PEARL AVE		KEY WEST	FL	33040	
12	COLEMAN JERRY	PO BOX 1393		KEY WEST	FL	33040	
13	CASTRO-RIVAS JULIO N	3229 FLAGLER AVE	UNIT 203	KEY WEST	FL	33040	
14	FLAGLER CENTER A CONDOMINIUM	3229 FLAGLER AVE		KEY WEST	FL	33040	
15	PADRON RICHARD AND DOLORES TRUST AG DTD 10/8/03	PO BOX 2152		KEY WEST	FL	33045-2152	
16	ISLAND INSURANCE AGENCY INC	3229 FLAGLER AVE	UNIT 112	KEY WEST	FL	33040	
17	FLAGLER CENTER II A CONDO	3255 FLAGLER AVE		KEY WEST	FL	33040	
18	GOAL LINE EMBROIDERY INC	3255 FLAGLER AVE	STE 301	KEY WEST	FL	33040	
19	DEKEYSER RICK	3255 FLAGLER AVE	UNIT 308	KEY WEST	FL	33040	
20	FEAMSTER SARAH	3255 FLAGLER AVE APT 401		KEY WEST	FL	33040-4646	
21	RUSHMORE CAPITAL PARTNERS LLC	18 S MAIN ST	FL 3RD	NORWALK	CT	06854	
22	COUNTY OF MONROE	500 WHITEHEAD ST		KEY WEST	FL	33040	
23	GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 ANZA ST		SAN FRANCISCO	CA	94121	
24	CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041	
25	JOHNSON SALLY ANN	1503 RIVIERA ST		KEY WEST	FL	33040	
26	CITIZENS AND SOUTHERN BANK OF MONROE COUNTY THE	101 N TRYON ST		CHARLOTTE	NC	28255	
27	SOUTHGATE BRETT	401 SOUTHARD ST		KEY WEST	FL	33040	
28	GOAL LINE EMBROIDERY INC	3255 FLAGLER AVE	SPC 301	KEY WEST	FL	33040	
29	DEKEYSER RICK	3255 FLAGLER AVE	UNIT 308	KEY WEST	FL	33040	
30	PAVELEK JIRI	3255 FLAGLER AVE	UNIT 407	KEY WEST	FL	33040	
31	CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33041	
32	STAMAR ASSOCIATES LLC	3229 FLAGLER AVE	UNIT 107	KEY WEST	FL	33040	
33	MCKEE R HAYWARD	1515 UNITED ST		KEY WEST	FL	33040	
34	FAZILDJANOV BAKHTIYAR	PO BOX 5123		KEY WEST	FL	33045-5123	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	PADRON RICHARD AND DOLORES TRUST AG DTD 10/8/03	PO BOX 2152		KEY WEST	FL	33045-2152	
36	WRIGHT MILES AND RITA	21054 7TH AVE		CUDJOE KEY	FL	33042	
37	ISLAND INSURANCE AGENCY INC	3229 FLAGLER AVE	UNIT 112	KEY WEST	FL	33040	
38	REYNOLDS RUBY L	1220 SOUTH ST		KEY WEST	FL	33040	
39	PB AND J HOLDINGS LLC	10 ASTER TER		KEY WEST	FL	33040	
40	PETERSON TAMARA L	3229 FLAGLER AVE APT 212		KEY WEST	FL	33040-4689	
41	PADRON RICHARD AND DOLORES TRUST AG DTD 10/8/03	PO BOX 2152		KEY WEST	FL	33045-2152	
42	BRINGLE STEVEN A AND JUDY M	19 AMARYLLIS DR		KEY WEST	FL	33040	
43	STAMAR ASSOCIATES LLC	3229 FLAGLER AVE	UNIT 107	KEY WEST	FL	33040	
44	TARANTINO JOANNE	1002 WASHINGTON ST		KEY WEST	FL	33040-4865	
45	BRINGLE STEVEN A AND JUDY M	19 AMARYLLIS DR		KEY WEST	FL	33040	
46	KW DECO LLC	3229 FLAGLER AVE		KEY WEST	FL	33040	
47	FAZILDJANOV BAKHTIYAR	PO BOX 5123		KEY WEST	FL	33045	
48	KW DECO LLC	3229 FLAGLER AVE		KEY WEST	FL	33040	
49	SULLIVAN BRIAN	246 WILBRAHAM RD		MONSON	MA	01057-9456	
50	MATHER JOSEPH W	3229 FLAGLER AVE	UNIT 202	KEY WEST	FL	33040	
51	DIXON PATRICIA M	PO BOX 5562		KEY WEST	FL	33045	
52	NGUGEN ANH HUYEN	2720 N ROOSEVELT BLVD		KEY WEST	FL	33040	
53	RUSSELL EDWARD G	3255 FLAGLER AVE	UNIT 403	KEY WEST	FL	33040	
54	KNOX CHRISTOPHER	32 E SERENE AVE UNIT 106		LAS VEGAS	NV	89123-3773	
55	MONTOYA KEVIN AND MAGDALENA	PO BOX 4802		KEY WEST	FL	33041	
56	BAUCOM PROPERTY HOLDINGS 2 LLC	261 GOLF CLUB DR		KEY WEST	FL	33040	
57	SMITH JAMES E JR AND MARILYN S	25 ALLAMANDA TER		KEY WEST	FL	33040	
58	3255 FLAGLER AVENUE NO 305 LLC	3255 FLAGLER AVE	UNIT 305	KEY WEST	FL	33040	
59	RUSHMORE CAPITAL PARTNERS LLC	18 S MAIN ST	FL 3RD	NORWALK	CT	06854	
60	UNIT 306 LLC	3255 FLAGLER AVE		KEY WEST	FL	33040	
61	BUDDE BERT J AND JOSETTE M	17 AQUAMARINE DR		KEY WEST	FL	33040	
62	KOHEN SHLOMO AND JOY	3200 RIVIERA DR		KEY WEST	FL	33040	
63	DIDATO THERESA CIOFFI	1600 RIVIERA ST		KEY WEST	FL	33040	
64	DION COMMERCIAL PROPERTIES LLC	638 UNITED ST		KEY WEST	FL	33040	
65	3208 FLAGLER LLC	3908 RYALWOOD CT		VALRICO	FL	33596	
66	RL BB-FL HILLSBOROUGH LLC	700 NW 107TH AVE		MIAMI	FL	33172-3161	
67	LADHA ISSA F AND NAVEEN M	9020 EASTERLING DR		ORLANDO	FL	32819	
68	RIVAS JOANNE L	3202 RIVIERA DR		KEY WEST	FL	33040	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69	MCPHERSON FRANK M AND ANTOINETTE B	3301 RIVIERA DRIVE		KEY WEST	FL	33040	
70	COX OTHA P DEC OF TRUS 07/07/2000	600 ALMINAR AVE		CORAL GABLES	FL	33146	
71	LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
72	COX OTHA P DEC OF TRUS 07/07/2000	600 ALMINAR AVE		CORAL GABLES	FL	33146	
73	RUSS STEPHEN J AND KAKTHLEEN A	P O BOX 718		KEY WEST	FL	33041	
74	LEACH PHILLIP A AND GEORGIA A	3218 RIVIERA DR		KEY WEST	FL	33040	
75	MARIE JANICE	3210 RIVIERA DR		KEY WEST	FL	33040-4662	
76	BOUCHER MATTHEW AND DANIELLE	PO BOX 372116		SATELLITE BEACH	FL	32937-0116	
77	BONAFIDE PETER JOSEPH TR	3594 MARIBELLA DR		NEW SMYRNA BEACH	FL	32168	
78	CURRY AND SONS INC	3201 FLAGLER AVE	STE 504-50	KEY WEST	FL	33040	
79	HATCH JILL AND DENZIL	15 BOCA CHICA RD		KEY WEST	FL	33040	
80	KAUPP THOMAS P	17213 ARROWHEAD BLVD		WINTER GARDEN	FL	34787-9621	
81	HUDGINS SHAWN WADE	3707 PAULA AVE		KEY WEST	FL	33040	
82	VIDAL	3201 FLAGLER AVE	UNIT 602	KEY WEST	FL	33040	
83	KEY WEST CUSTOM LLC	3201 FLAGLER AVE	STE 503	KEY WEST	FL	33040	
84	BAKALA ARTUR AND IRINA	3201 FLAGLER AVE	UNIT 606	KEY WEST	FL	33040	
85	KOPELMAN ANDREA S	7 SEASIDE SOUTH CT		KEY WEST	FL	33040	
86	LOUNDERS ROBERT L	3201 FLAGLER AVE APT 609		KEY WEST	FL	33040-4694	
87	FLANIGAN PATRICK M	3201 FLAGLER AVE APT 610		KEY WEST	FL	33040-4694	
88	MEYERS AND WARD LLC	3201 FLAGLER AVE	STE 506	KEY WEST	FL	33040	
89	SILVANO JOSEPHINE	3201 FLAGLER AVE	UNIT 601	KEY WEST	FL	33040	
90	HELD UN SUK	3201 FLAGLER AVE	UNIT 603	KEY WEST	FL	33040	
91	COKER CAROL	3201 FLAGLER AVE	UNIT 605	KEY WEST	FL	33040	
92	KIGHT WILLIAM JOHN III AND MONIQUE LAUREN	1207 16TH TERR		KEY WEST	FL	33040	
93	MULREANY BETH	3201 FLAGLER AVENUE UNIT 612		KEY WEST	FL	33040	
94	HATCH JILL AND DENZIL	15 BOCA CHICA RD		KEY WEST	FL	33040	
95	BELOBRAIDICH WILLIAM R DDS PA	902 FLORIDA ST		KEY WEST	FL	33040	
96	NILES RANDALL (RANDY) K	3201 FLAGLER AVE UNIT 604		KEY WEST	FL	33040	
97	ROBBINS DEIRDRE M	19 AZALEA DRIVE		KEY WEST	FL	33040	
98	ELK'S CLUB INC THE	3201 FLAGLER AVE	STE 513	KEY WEST	FL	33040	
99	FLAGLER CENTER III A CONDO	3201 FLAGLER AVE		KEY WEST	FL	33040	
100	KOKENZIE HENRY FAYETTE AND MELISSA	2912 SEIDENBERG AVE		KEY WEST	FL	33040-4054	
101	ROBBINS DEIRDRE M	19 AZALEA DRIVE		KEY WEST	FL	33040	
102	MARSDEN RUTH	3930 S ROOSEVELT BLVD APT 205E		KEY WEST	FL	33040-5158	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103	NIELSEN ERIK AND DONNA JEAN	2347 SOMBRERO BLVD		MARATHON	FL	33050	
104	ELK'S CLUB INC THE	3201 FLAGLER AVE	STE 513	KEY WEST	FL	33040	