



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

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

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

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

Alternate Key: 8757883 Parcel ID: 00072082-002200

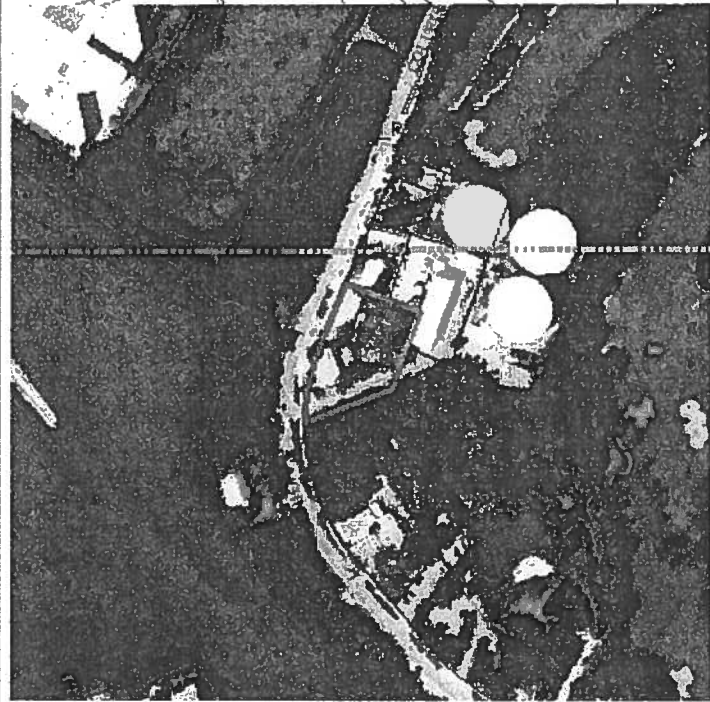
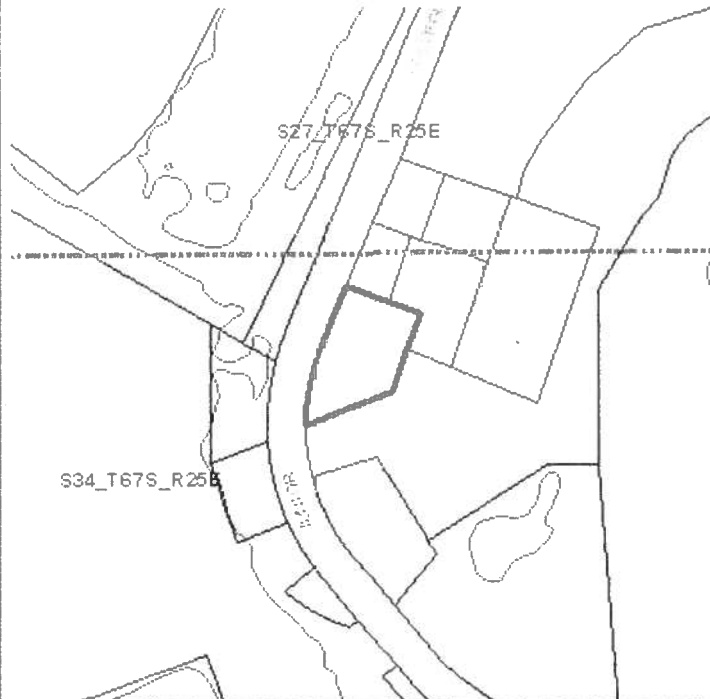
Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 77 - CLUBS, LODGES (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 34-67-25
Property Location: 5220 COLLEGE RD KEY WEST
Legal Description: (FLORIDA EASTER SEAL SOCIETY INC)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
12 - NON-PROFIT	3,100,245.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	1,660	200	46,173.60 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 4697
 Year Built: 1950

Building 1 Details

Building Type
 Effective Age 21
 Year Built 1950
 Functional Obs 0

Condition A
 Perimeter 250
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 26
 Grnd Floor Area 2,947

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

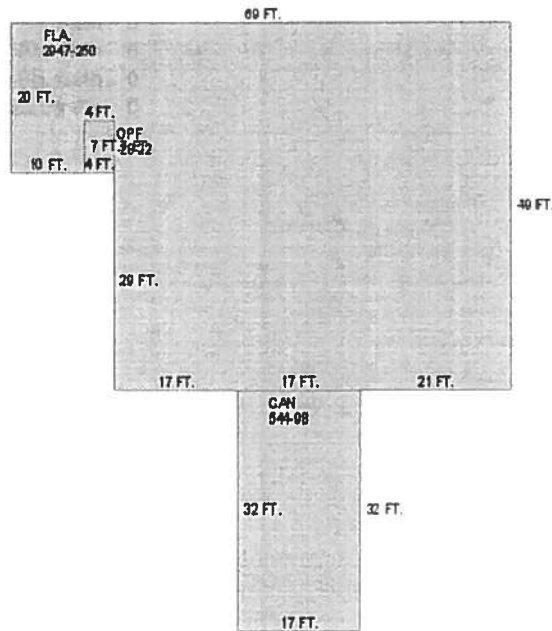
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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	1950				2,947

2	CAN	1	1950	544
3	OPF	1	1950	28

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16026	OFF BLDG 1 STY-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5509	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1999
 Functional Obs 0

Condition A
 Perimeter 170
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 1,750

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

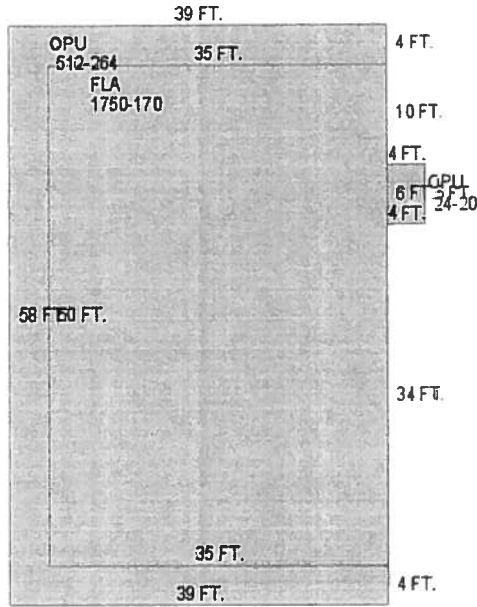
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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	1994					1,750
2	OPU		1	1994					512
3	OPU		1	1994					24

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16027	PRIVATE SCHOOL D	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5510	METAL 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	1964	1965	1	20
2	AC2:WALL AIR COND	1 UT	0	0	1964	1965	2	20
3	PT3:PATIO	674 SF	0	0	1964	1965	2	50
4	TK2:TIKI	300 SF	20	15	1990	1991	1	40
5	AP2:ASPHALT PAVING	10,816 SF	0	0	1964	1965	2	25
6	CL2:CH LINK FENCE	1,728 SF	432	4	1964	1965	2	30

7	UB3:LC UTIL BLDG	90 SF	9	10	1964	1965	1	30
8	UB2:UTILITY BLDG	288 SF	12	24	2004	2005	3	50

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	10/04/2004	12/03/2004	5,864	Commercial	TED SHED
2	07-0863 02/23/2007	12/27/2007	900	Commercial	UPGRADE TO 100 AMPS. FOR TRAILER OCCUPIED BY JACOBS HUMBERT

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
2016	525,858	23,988	2,550,399	3,100,245	3,100,245	3,100,245	0
2015	538,273	20,986	2,550,399	3,109,658	3,109,658	3,109,658	0
2014	538,273	19,277	2,550,399	3,107,949	2,903,118	3,107,949	0
2013	538,273	19,448	2,550,399	3,108,120	2,639,199	3,108,120	0
2012	549,682	19,647	2,550,399	3,119,728	2,399,272	3,119,728	0
2011	566,236	19,818	2,550,399	3,136,453	2,181,157	3,136,453	0
2010	577,645	20,017	1,385,208	1,982,870	1,982,870	1,982,870	0
2009	594,198	20,188	1,385,208	1,999,594	1,999,594	1,999,594	0
2008	594,198	20,386	1,385,208	1,999,792	1,999,792	1,999,792	0
2007	437,454	19,404	1,385,208	1,842,066	1,842,066	1,842,066	0
2006	443,945	19,580	1,385,208	1,848,733	1,848,733	1,848,733	0
2005	445,802	19,728	1,385,208	1,850,738	1,850,738	1,850,738	0
2004	419,433	15,203	360,909	795,545	795,545	795,545	0
2003	419,433	15,259	360,909	795,601	795,601	795,601	0
2002	419,433	15,343	360,909	795,685	795,685	795,685	0
2001	419,433	15,399	360,909	795,741	795,741	795,741	0
2000	421,544	8,076	360,909	790,529	790,529	790,529	0
1999	0	0	360,909	360,909	360,909	360,909	0
1998	0	0	81,900	81,900	81,900	81,900	0
1997	0	0	81,900	81,900	81,900	81,900	0
1996	0	0	81,900	81,900	81,900	81,900	0
1995	0	0	81,900	81,900	81,900	81,900	0
1994	0	0	81,900	81,900	81,900	81,900	0

1993	0	0	81,900	81,900	81,900	81,900	0
1992	0	0	81,900	81,900	81,900	81,900	0
1991	0	0	81,900	81,900	81,900	81,900	0
1990	0	0	81,900	81,900	81,900	81,900	0
1989	0	0	81,900	81,900	81,900	81,900	0

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 60,167 times.

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P.O. Box 1176 Key West, FL 33041-1176

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

Historic District

Yes

No

Please print or type:

- 1) Site Address 5220 COLLEGE ROAD, KEY WEST, FLORIDA
- 2) Name of Applicant SOUTHERNMOST HOMELESS ASSISTANCE LEAGUE, INC.
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant _____
- 5) Applicant's Phone # (305) Email _____
- 6) Email Address: _____
- 7) Name of Owner, if different than above CITY OF KEY WEST
- 8) Address of Owner _____
- 9) Owner Phone # (305) Email _____
- 10) Zoning District of Parcel PS RE# 00072082-002200
- 11) Is Subject Property located within the Historic District? Yes No
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).
DEVELOPMENT OF HOMELESS SHELTER TO INCLUDE SIX QUONSET HUTS, BATHROOMS BUILDING AND RENOVATION OF EXISTING BUILDING FOR KITCHEN AND OFFICE FACILITIES.

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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.

30' WIDE ROAD EASEMENT AT PROPERTY LINE ABUTTING
KW BOTANICAL SOCIETY FOR DISTANCE OF 215.91'

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.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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.

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**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
- B) 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.

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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.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

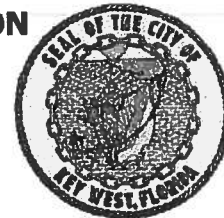
Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure 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. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. 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. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. 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. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

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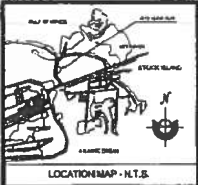
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF KEY WEST LEASE PARCELS
ON STOCK ISLAND
MONROE COUNTY, FLORIDA
SECTIONS 27 AND 34, TOWNSHIP 87 SOUTH, RANGE 25 EAST

PROPERTY ADDRESS AND PARCEL ID NUMBERS FOR LEASER: SOURCE - MONROE COUNTY PROPERTY APPRAISER
 FLORIDA BATTERY DEAL SOCIETY INC. PAR 8877888-00000
 5250 COLLEGE ROAD
 KEY WEST, FL 33540
 MORRISDON CONTROL INC. PAR 8877888-00100
 5250 COLLEGE ROAD
 KEY WEST, FL 33540
 LANDOWNE COOLPANTS, INC. PAR 8877888-00200
 5250 COLLEGE ROAD
 KEY WEST, FL 33540
 MONROE COUNTY ANIMAL SHELTER, INC. PAR 8877888-00300
 5250 COLLEGE ROAD
 KEY WEST, FL 33540

0.77 AC
SUBJECT PROPERTY
 1.06 AC
 0.81 AC



SCALE: 1" = 30'

LEGEND FOR GRAPHIC NOTATION

- = SET IN & CAP
L.S. 8/28/88
 - = SET IN & DISK
L.S. 8/28/88
- LEASER PARCELS BOUND FROM MONROE COUNTY PROPERTY APPRAISER MAP 878

1.06 AC

0.81 AC

DESCRIPTION OF BOUNDARY SURVEYED - NEWLY AUTHORIZED BY THE UNDERSIGNED

A parcel of land on Stock Island, Monroe County, Florida, Sections 27 and 34, Township 87 South, Range 25 East, and topography partially described by notes and located as follows:

COMMENCE at the boundary end of Junior College Road at the intersection of the boundary right-of-way line of Junior College Road and the boundary right-of-way line of U.S. Highway No. 1 (State Road No. 8)

Course bear S89°42'18" W along the said boundary right-of-way line of Junior College Road for a distance of 38.30 feet to a point of curve, said curve commencing to the southeast and bearing to be observed a radius of 252.00 feet, a chord bearing S10°14'18" W and a chord distance of 438.87 feet;

Thence along said curve to a north-south meridian for an arc length of 142.30 feet to a point of tangency;

Thence bear S87°42'18" W for a distance of 272.80 feet to a point of curve, said curve being concave to the northwest and bearing to be observed a radius of 448.80 feet, a chord bearing N68°52'27" W and a chord distance of 324.87 feet;

Thence along said curve to a north-south meridian for an arc length of 82.81 feet to a point of tangency;

Thence bear S28°17'38" W for a distance of 272.31 feet to a point of curve, said curve commencing to the southeast and bearing to be observed a radius of 448.80 feet, a chord bearing N68°52'27" W and a chord distance of 324.87 feet;

Thence along said curve to a north-south meridian for an arc length of 257.30 feet to the POINT OF BEGINNING of the parcel of land hereinafter described;

Thence southeast along the said boundary curve commencing to the southeast as a chord bearing of N11°17'42" W and a chord distance of 174.74 feet, to a north-south meridian for an arc length of 142.30 feet to a point of tangency;

Thence bear N 23°12'52" E for a distance of 438.87 feet;

Thence bearing the said boundary right-of-way line of Junior College Road, bear S89°42'18" E for a distance of 142.30 feet;

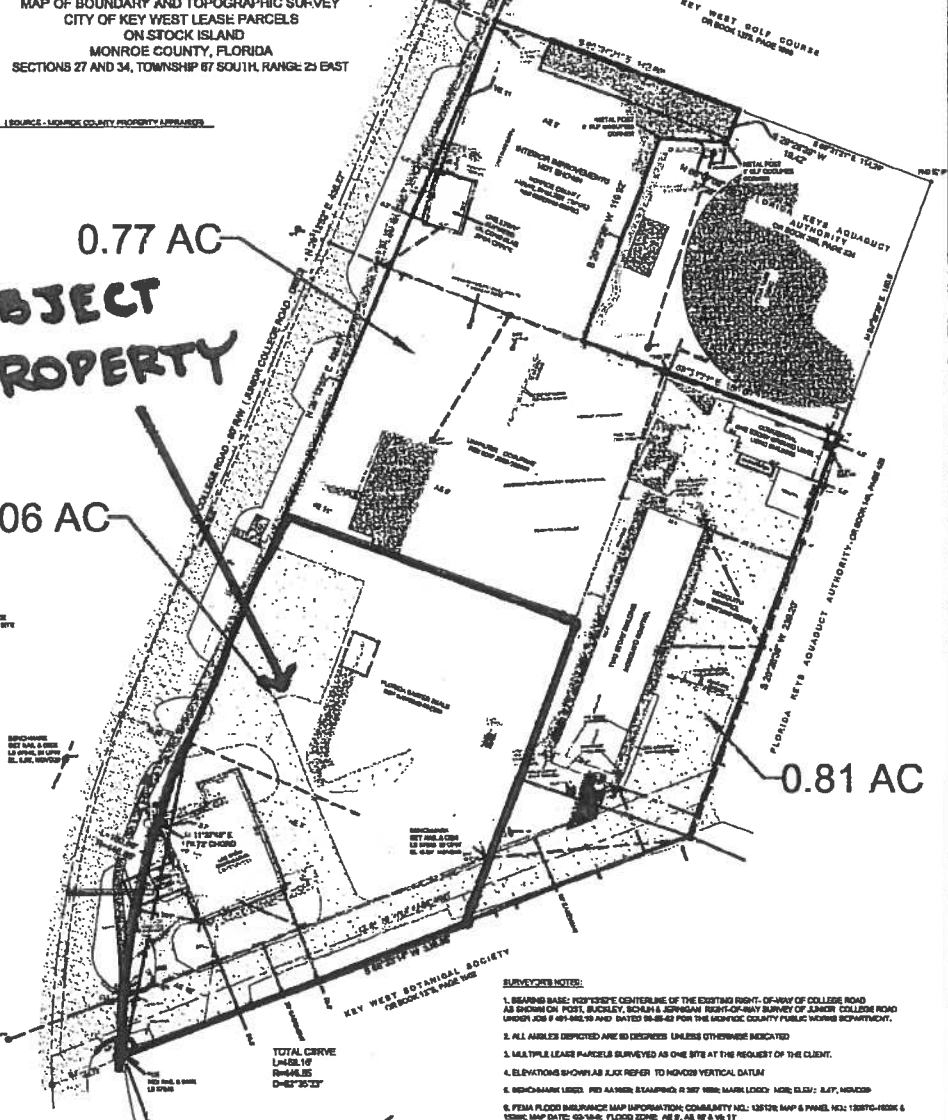
Course bear S28°17'38" W for a distance of 18.42 feet to the usual four-foot (4) foot sidewalk fence;

Thence bear S89°42'18" W and along said 8 foot sidewalk fence for a distance of 27.29 feet to a road corner point of the said 8 foot sidewalk fence;

Thence bear S28°17'38" W and along said 8 foot sidewalk fence for a distance of 118.82 feet;

Thence bear S89°42'18" W for a distance of 258.30 feet;

Thence bear S28°17'38" W for a distance of 228.30 feet back to the POINT OF BEGINNING, containing 114,420 square feet (2.64 acres), more or less.



- SURVEYOR'S NOTES:**
1. BEARING BASE: 1983 STATE CENTERLINE OF THE EXISTING RIGHT-OF-WAY OF COLLEGE ROAD AS SHOWN ON POST, BUCKLEY, SCHULZ & SPERMAN RIGHT-OF-WAY SURVEY OF JUNIOR COLLEGE ROAD UNDER JOB # 49-148-09 DATED 08-08-82 FOR THE MONROE COUNTY PUBLIC WORKS DEPARTMENT.
 2. ALL ANGLES SHOWN ARE AS DESCRIBED UNLESS OTHERWISE INDICATED.
 3. MULTIPLE LEASE PARCELS SURVEYED AS ONE SITE AT THE REQUEST OF THE CLIENT.
 4. ELEVATIONS SHOWN AS XXXX REFER TO 1985 VERTICAL DATUM.
 5. BENCHMARK USED: PFD 44888; STAMPING: R 2657; MARK LOCUS: 1002; D.L.S.V.: 8/27, 1988.
 6. FEMA FLOOD INSURANCE MAP INFORMATION COMMUNITY NO. 13812R MAP & PANEL NO. 13812R-0006 & FLOOD MAP DATE: 03-19-84; FLOOD ZONE: AE, A9, A9-A, A9-A-1.
 7. THIS PARCEL COVERS MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE (B - THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON). THESE LINES ARE APPROXIMATE TO THEIR LOCATION AS SHOWN FROM FLOOD MAPS LOCATED AT HYDRA-CORP/REEL/MONROECOUNTY/FL010. THESE LINES ARE A HIGH PRIORITY FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR RECONSTRUCTION CONSTRUCTION. THE LOCATION OF THESE LINES SHOULD BE ADVISED BY THE APPROPRIATE AUTHORITY PRIOR TO CONSTRUCTION.
 8. HORIZONTAL AND VERTICAL SIGHTING SHOWS BEARING WAS ESTABLISHED WITH THE USE OF TOPCON'S HYPERLEAS POSITIONING EQUIPMENT AND A TOTAL STATION TOGETHER WITH A TORN RANGEFINDER DATA COLLECTOR WITH SURVEY PFD SOFTWARE.
 9. COMMON BOUNDARY OF THESE SHOWN HEREON ARE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, AND SHOULD BE VERIFIED BY BIDDERS.

- DATA SOURCES USED:**
1. SURVEY BY ROLF, NICHOLAY, RYAN & JIMMIE, INC. IN 08-28-82 OF PORTIONS OF THE RIGHT-OF-WAY LINE OF JUNIOR COLLEGE ROAD, FOR THE MONROE COUNTY PUBLIC WORKS DEPARTMENT.
 2. KEY WEST GOLF COURSE DEED OR BOOK 1376, PAGE 909
 3. FLORIDA RETS ADJUDICATORY AUTHORITY DEED OR BOOK 148, PAGE 238
 4. FLORIDA RETS ADJUDICATORY AUTHORITY DEED OR BOOK 148, PAGE 238
 5. KEY WEST BOTANICAL SOCIETY DEED OR BOOK 1376, PAGE 902
 6. MORRISDON A-10-2391 PWA1 KIPPAION AGREEMENT, DATED MAY 16, 1976, BETWEEN THE CITY OF KEY WEST AND MONROE COUNTY.
 7. A SURVEY BY PHELPS & TRICE SURVEYING, INC. UNDER JOB # 8-107 AND DATED 10-20-86 FOR MONROE COUNTY MOUSCATO CONTROL.
 8. FIELDWORK ON 08-28-82.

CERTIFIED TO -

RECEE & WHITE
 LAND SURVEYING, INC.
 PROFESSIONAL SURVEYOR AND REGISTERED LAND SURVEYOR
 1000 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: (305) 555-1000
 FAX: (305) 555-1001



THIS SURVEY HAS BEEN PREPARED BY THE SURVEYOR OR UNDER HIS SUPERVISION AND HE HAS REVIEWED THE SAME AND IS NOT PROVIDING THIS SERVICE TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

100 = SURVEYOR'S SIGNATURE 101 = SURVEYOR'S NAME 102 = SURVEYOR'S LICENSE NUMBER 103 = SURVEYOR'S EXPIRATION DATE 104 = SURVEYOR'S ADDRESS 105 = SURVEYOR'S PHONE NUMBER 106 = SURVEYOR'S FAX NUMBER 107 = SURVEYOR'S E-MAIL ADDRESS 108 = SURVEYOR'S WEBSITE ADDRESS 109 = SURVEYOR'S SOCIAL SECURITY NUMBER 110 = SURVEYOR'S MARITAL STATUS 111 = SURVEYOR'S BIRTH DATE 112 = SURVEYOR'S BIRTH PLACE 113 = SURVEYOR'S EDUCATION 114 = SURVEYOR'S EMPLOYMENT HISTORY 115 = SURVEYOR'S PROFESSIONAL EXPERIENCE 116 = SURVEYOR'S REFERENCES 117 = SURVEYOR'S NOTES 118 = SURVEYOR'S COMMENTS 119 = SURVEYOR'S SIGNATURE 120 = SURVEYOR'S NAME	200 = FIELD NUMBER 201 = FIELD DATE 202 = FIELD TIME 203 = FIELD LOCATION 204 = FIELD ELEVATION 205 = FIELD DISTANCE 206 = FIELD BEARING 207 = FIELD CURVE DATA 208 = FIELD SIGHTING DATA 209 = FIELD PHOTO DATA 210 = FIELD VIDEO DATA 211 = FIELD AUDIO DATA 212 = FIELD GPS DATA 213 = FIELD TOTAL STATION DATA 214 = FIELD RANGEFINDER DATA 215 = FIELD THEODOLITE DATA 216 = FIELD LEVELING DATA 217 = FIELD TYPING DATA 218 = FIELD PRINTING DATA 219 = FIELD SCANNING DATA 220 = FIELD COPIING DATA	300 = SURVEYING INSTRUMENTS 301 = SURVEYING SOFTWARE 302 = SURVEYING SUPPLIES 303 = SURVEYING EQUIPMENT 304 = SURVEYING TOOLS 305 = SURVEYING ACCESSORIES 306 = SURVEYING PARTS 307 = SURVEYING REPAIRS 308 = SURVEYING MAINTENANCE 309 = SURVEYING CALIBRATION 310 = SURVEYING INSPECTION 311 = SURVEYING TESTING 312 = SURVEYING VERIFICATION 313 = SURVEYING VALIDATION 314 = SURVEYING CONFIRMATION 315 = SURVEYING CORRECTION 316 = SURVEYING REVISION 317 = SURVEYING UPDATE 318 = SURVEYING IMPROVEMENT 319 = SURVEYING OPTIMIZATION 320 = SURVEYING ENHANCEMENT	400 = SURVEYING STANDARDS 401 = SURVEYING REGULATIONS 402 = SURVEYING CODES 403 = SURVEYING ORDINANCES 404 = SURVEYING BYLAWS 405 = SURVEYING CHARTERS 406 = SURVEYING AGREEMENTS 407 = SURVEYING CONTRACTS 408 = SURVEYING DEEDS 409 = SURVEYING EASEMENTS 410 = SURVEYING ENCUMBRANCES 411 = SURVEYING LIENS 412 = SURVEYING TAXES 413 = SURVEYING FEES 414 = SURVEYING COSTS 415 = SURVEYING REVENUES 416 = SURVEYING PROFITS 417 = SURVEYING LOSSES 418 = SURVEYING DAMAGES 419 = SURVEYING SETTLEMENTS 420 = SURVEYING RESOLUTIONS	500 = SURVEYING LEGISLATION 501 = SURVEYING CASE LAW 502 = SURVEYING PRECEDENT 503 = SURVEYING OPINION 504 = SURVEYING DECISION 505 = SURVEYING RULING 506 = SURVEYING ORDER 507 = SURVEYING WRIT 508 = SURVEYING INJUNCTION 509 = SURVEYING RESTRAINING ORDER 510 = SURVEYING PROHIBITION 511 = SURVEYING SPECIFIC PERFORMANCE 512 = SURVEYING REFORMATION 513 = SURVEYING RESCINDMENT 514 = SURVEYING ANNULLMENT 515 = SURVEYING CANCELLATION 516 = SURVEYING TERMINATION 517 = SURVEYING EXPIRATION 518 = SURVEYING REVOCATION 519 = SURVEYING REPEAL 520 = SURVEYING AMENDMENT	600 = SURVEYING ETHICS 601 = SURVEYING CONDUCT 602 = SURVEYING BEHAVIOR 603 = SURVEYING CHARACTER 604 = SURVEYING INTEGRITY 605 = SURVEYING HONESTY 606 = SURVEYING FAIRNESS 607 = SURVEYING IMPARTIALITY 608 = SURVEYING OBJECTIVITY 609 = SURVEYING NON-BIAS 610 = SURVEYING TRANSPARENCY 611 = SURVEYING ACCOUNTABILITY 612 = SURVEYING RESPONSIBILITY 613 = SURVEYING DUTY 614 = SURVEYING OBLIGATION 615 = SURVEYING COMMITMENT 616 = SURVEYING DEDICATION 617 = SURVEYING PASSION 618 = SURVEYING ENTHUSIASM 619 = SURVEYING ENERGY 620 = SURVEYING PERSEVERANCE
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KEY WEST CITY CODE

PUBLIC SERVICE (PS) SERVICES DISTRICT

Sec. 122-1018. - Conditional uses.

Conditional uses in the **public and semipublic services district (PS)** are as follows:

(1) Emergency shelters for the homeless, and shelters for temporarily housing the homeless which meet the following minimum standards for development review, site development and operation:

- a. Fencing: The entire site shall have a six-foot opaque fence on all sides.
- b. Landscape buffer: A minimum of a five-foot wide "D" buffer as specified in section 108-347(c).
- c. Security lighting on the perimeter of the site and upon the interior of the fenced premises which shall be designed to "dark sky" lighting standards to protect adjacent residential uses.
- d. Onsite security personnel licensed by the State of Florida for such role and activity provided by the operator of the facility during the hours of operation inclusive of nighttime or any time when clients of the facility are present.
- e. An outdoor daytime congregation area inside the grounds of the site large enough to accommodate the maximum client population of the facility to prevent waiting and congregating off site.
- f. Onsite facilities:
 - i. Sleeping facilities for 100% of the maximum client population;
 - ii. Dining facilities for at least 50% of the maximum client population;
 - iii. Shower and toilet facilities in a quantity necessary to serve the maximum client population;
 - iv. Intake and counseling offices;
 - v. Storage for client personal effects, food, sleeping linens, miscellaneous support materials;
 - vi. A loading zone and bus parking area.
- g. All shelters for the homeless or for temporary housing [of] the homeless shall undergo review as a major development plan and meet the requirements of section 108-92 et seq.