





patrons and lodging guests as a venue amenity. Though the guesthouse is located within 300 feet of a funeral home and church, the scope of requested alcohol sales accessory to the guesthouse does not appear to be incompatible with the surrounding existing uses. According to the application, the guesthouse is not proposing to sell alcohol to the general public, and indicates that all alcohol will be served and consumed on premises.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:**

According to the website for St. Paul's Episcopal Church (the closest of the two sensitive uses), general service times are as follows: Sunday 7:30 a.m., 9:00 a.m., and 11:00 a.m.; Tuesday 5:30 p.m.; and Wednesday 9:00 a.m. Section 18-27 regulates hours of operation for alcohol sales within City limits; prohibiting sales occurring from 4:00 a.m. to 7:00 a.m. each day except Sunday, when the prohibition extends to the hours of 4:00 a.m. to 12:00 p.m.

Based on the established service times of the church, and the City's restriction on hours of alcohol sales, the Planning Department anticipates that very little, if any, conflict would occur on Sundays should the Old Town Manor be approved to serve alcohol to guests. However, there is overlap between when alcohol sales could occur on Tuesdays and Wednesdays and when the church holds service times.

Planning staff spoke with a representative from the Dean Lopez Funeral Home to understand potential conflicts that might occur as a result of the requested alcohol sales. Based on this discussion, it appears that the greatest likelihood for conflict would appear in the afternoon or evening hours (from around 4:00 to 9:00 at night), as this is the average time for services to be held. These services are either held on location, or at an alternate location.

**C. Mitigation measures agreed to be implemented by the applicant:**

The applicant met with the church to discuss the proposal, and also held a community meeting, where property owners within 300 feet of the Old Town Manor were invited to discuss potential concerns regarding alcohol sales on-site. According to the applicant, no concerns were raised as a result of either of these meetings. Staff attended the community meeting (held on January 19, 2011), and while there, no neighborhood impact concerns were raised by citizens.

Further, a meeting was held by staff with the applicants on April 20, 2011 to discuss the project, as well as neighborhood coordination attempts. At this meeting, the applicant indicated to the Planning Department that no permanent bar was being proposed on-site as part of the request, and that the sale of alcohol was not proposed to be continuously available.

**D. Public input:**

To date, the Planning Department has not received any public input regarding the Old Town Manor's request to sell alcohol accessory to the guesthouse.

**E. That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors:**

Based on information provided to the Planning Department, it appears that the applicant has met the "good neighbor policy" by reaching out to noticed property owners and informing them of their proposal. As mentioned previously, the Planning Department has not received any public input to date indicating that there are neighborhood impact concerns.

**F. Any other factors the approving body determines relevant to the public's health, safety, and welfare:**

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, should the Planning Board approve the proposal, these operational controls will be embedded in the approval, however, based on public input, further conditioning may be necessary to ensure continued neighborhood compatibility.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.**

Based on the information provided to the Planning Department, the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the City Code, recommends the request for Special Exception be approved with the following conditions:

1. The exception is granted exclusively to the applicants, Walter Price and Swati Goyal of Wong Song Enterprises, Inc.
2. The exception is not transferable.
3. The exception is only effective with the following uses, as specified in the application; guests staying at the Old Town Manor, or guests attending events hosted on-site.
4. That no permanent bar be erected on-site.

# **Draft Resolution**

**RESOLUTION NUMBER 2011-\_\_\_\_\_**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO WALTER PRICE AND SWATI GOYAL ALLOWING FOR THE SALE OF ALCOHOL TO OCCUR WITHIN 300 FEET OF A CHURCH AND FUNERAL HOME FOR PROPERTY LOCATED WITHIN THE HRCC-1 ZONING DISTRICT, PURSUANT TO SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 511 EATON STREET (RE# 00004330-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

**WHEREAS**, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

D. Public input;

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

**WHEREAS**, the applicant requested a Special Exception to sell alcohol within 300 feet of an established church and funeral home, pursuant to Section 18-28 (b)(2); and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on \_\_\_\_\_; and

**WHEREAS**, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

**WHEREAS**, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

**WHEREAS**, the Planning Board considered the mitigation measures agreed to be implemented by

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

the applicant; and

**WHEREAS**, the Planning Board considered public input; and

**WHEREAS**, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

**WHEREAS**, the Planning Board considered other factors determined relevant to the public’s health, safety, and 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 if fully set forth herein.

**Section 2.** That a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: EXCLUSIVE TO THE APPLICANTS WALTER PRICE AND SWATI GOYAL, of WONG SONG ENTERPRISES INC., TO BE LOCATED AT 511 EATON STREET (RE#00004330-000000), KEY WEST FLORIDA with the following conditions:

1. The exception is granted exclusively to the applicants, Walter Price and Swati Goyal of Wong Song Enterprises, Inc.

**Page 3 of 6**  
**Resolution Number \_\_\_\_\_**

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director



2. The exception is not transferable.
3. The exception is only effective with the following uses, as specified in the application; guests staying at the Old Town Manor, or guests attending events hosted on-site.
4. That no permanent bar be erected on-site.

**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 Special Exception 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

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

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.

DRAFT

Read and passed at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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

**Page 5 of 6**  
**Resolution Number \_\_\_\_\_**

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

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Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

---

Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

DRAFT

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

**Revised Request Based  
on Ordinance 11-03**

**Ashley Monnier**

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**From:** christine roberts [christine.j.roberts@gmail.com]  
**Sent:** Thursday, February 24, 2011 5:12 PM  
**To:** Ashley Monnier  
**Cc:** runi.goyal  
**Subject:** Re: 511 Eaton Street Application  
**Attachments:** OTM alcohols variance.docx

Ashley,

Attached please find the updated letter of request for the Planning Board.

We would like to get on the agenda as soon as you say is possible.

Please let us know if there is any additional information you need. We look forward to hearing from you soon.

Regards,

Christine Roberts

On Thu, Feb 3, 2011 at 10:53 AM, Ashley Monnier <amonnier@keywestcity.com> wrote:

Dear Runi, Walter, and Christine,

Based on the recent City Commission approval of the ordinance governing alcohol sales within 300 feet of churches, schools, cemeteries, and funeral homes, the Planning Board must now grant authorization for special exception requests to sell alcohol within 300 ft. proximity to these sensitive uses. The Planning Board must find that the use will not detrimentally impact the public health, safety, or welfare after consideration of the following criteria:

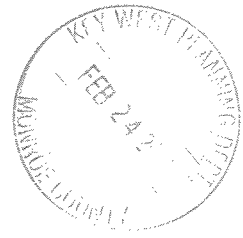
- Compatibility with surrounding existing uses;
- The extent of conflict between the proposed use and the hours of operation of the facilities;
- Mitigation measures agreed to be implemented by the applicant;
- Public input;
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- And any other factors the approving body determines relevant to the public's health, safety, and welfare.

Can you supplement your application by addressing the criteria above through written submittal to the Department? Please let me know if there is anything that I can do to help you, or if you would like to further discuss the process. Once this information is received, our office will review and work towards scheduling your application for Planning Board consideration.

Thank you, and please do not hesitate to contact me with any questions or concerns,

*Ashley Monnier  
 Planner II  
 City of Key West Planning Department  
 3140 Flagler Avenue  
 Key West, Florida 33040  
 Phone: (305) 809-3725  
 Fax: (305) 809-3978*

February 23, 2011  
Key West Planning Board  
Key West, FL 33040



To the Key West Planning Board:

The purpose of this letter is to apply for a variance to Section 18-28: Proximity to Churches, Schools, Cemeteries and Funeral Homes.

The intent of this letter is to highlight and describe the nature by which alcohol will be served at the Old Town Manor and its subsequent minimal impact on the community.

Monroe County issued 2,704 marriage licenses in 2009. In an effort to increase "heads-in-beds", and bolster Key West as a leading US wedding destination, the Old Town Manor intends to increase weddings and group sales. As a result of meeting increased demand for destination weddings in Key West, the Old Town Manor has successfully worked with several local planners, restaurants, florists, and churches. We booked 10 wedding in 2010 and our 2011 projections have this portion of our business growing to 22. Which is wonderful for all the local businesses we partner with and support.

Our proposal for sale of alcohol is compatible with the surrounding uses for the following reasons:

- 1) Alcohol will only be served and sold to family, friends and colleagues attending weddings, family gatherings, corporate retreats, and guests of the Old Town Manor. We will not be selling or serving alcohol to the general public – and all alcohol served on property will be consumed on property.
- 2) These gatherings will not result in increased hours of operation – and the number of guests attending events is limited to the capacity of the Old Town Manor
- 3) No additional traffic congestion or need for additional parking will occur as existing guests of the Old Town Manor mostly attend our functions hence, individuals are not expected to drive or contribute to traffic or parking congestion.
- 4) Today, there are several other facilities within our area that serve alcohol to their guests on a regular basis and/or allow their guests to bring alcohol on property. They, like us, do so in a manner that is respectful to the community and mindful of our neighbors.
- 5) A member of our staff is always in attendance at any function on the property and responsibly monitors participant activities and noise levels. Our diligence has results in no complaints from neighbors or required police intervention.



To ensure that we actively and respectfully discuss our proposal with the community, we had a wonderful meeting with the Pastor of St. John's Church and offered to meet with the vestry to discuss our proposal. Additionally, we held an informal get together at the Old Town Manor. For this meeting we sent invitations stating our intent to all parties who reside or own businesses within 300 feet. Our staff and Ashley Monnier from the Planning Department attended – no additional residents or business owners came. We welcome any input from the public on ways to ensure our proposal does not encroach on the atmosphere and enjoyment of the area – and will be happy to put additional managerial constructs in place if required by the board.

We respectfully ask for approval of this variance and are happy to address and questions or concerns that the board or public wishes to bring to our attention. We look forward to hearing from you soon.

Sincerely,

Walter Price  
Swati "Runi" Goyal  
Owners / Proprietors of the Old Town Manor

# **June 4, 2010 Request**



OLD TOWN MANOR & ROSE LANE VILLAS

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June 2, 2010  
Key West Planning Department  
Key West, FL 33040

To the Key West Planning Department:

The purpose of this letter is to apply for a variance to Section 18-28: Proximity to Churches, Schools, Cemeteries, and Funeral Homes.

The intent of this letter is to highlight and describe the nature by which alcohol is served and its subsequent minimal impact on the community.

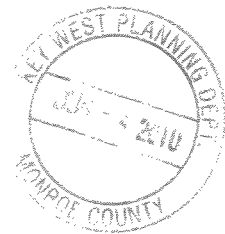
Monroe County issued 2704 marriage licenses in 2009. In an effort to increase "heads-in beds," and bolster Key West as a leading US wedding destination, the Old Town Manor intends to increase weddings and group sales. As a result of meeting increased demand for destination weddings in Key West, the Old Town Manor has successfully worked with several local event planners, restaurants, florists, and churches.

Alcohol will only be served and sold to family, friends, and colleagues attending weddings, family gatherings, corporate retreats, and guests of the Old Town Manor. The issue of this variance will not result in increased hours of operation, traffic congestion, or a need for additional parking. As existing guests of the Old Town Manor, individuals are not expected to drive or contribute to traffic and parking congestion. Alcohol will not be sold or served to the general public. The number of guests attending events is limited to the capacity of the Old Town Manor. All alcohol served on property will be consumed on property.

Sincerely,

Walter Price  
Swati "Runi" Goyal

511 EATON ST KW  
305 395 1825 cell



# Verification Form

# Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance 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."

(PRESIDENT OF WONG SONG ENTERPRISES INC.)  
I, WALTER PRICE, Swati Goyal, being duly sworn, depose and say  
Name(s) of Applicant(s)

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

511 Eaton St. Key West FL 33040 Old Town Manor  
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.

Walter Price  
Signature of Owner/Legal Representative

Swati Goyal  
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 4<sup>th</sup> day of June (date) by  
Swati Goyal & Walter Price (name). He/She is personally known to me or has  
presented \_\_\_\_\_ as identification.

Tracy Marie Taylor  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Title or Rank \_\_\_\_\_ Commission Number (if any)



-Received  
8/31/10  
am

**Deed**

Prepared by and return to:

Erica N. Hughes-Sterling

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 06-239-ET

Parcel Identification No. 00004330-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 19th day of **October, 2006** between **INNISCARRA, INC.**, a Florida corporation whose post office address is of the County of , State of , grantor\*, and **WONG SONG ENTERPRISES, INC.**, a Florida corporation whose post office address is **3700 Sunrise Lane, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

Known on **William A. Whitehead's Map** of said City of **Key West**, delineated in **February, A. D. 1829**, as **Part of Lot Four (4) in Square Twenty Four (24)**: Commencing at a point on **Eaton Street**, on the **Western** dividing line between land originally owned by **Jeremiah Pent and Frederick W. Johnson**, **One Hundred and Thirty Four (134) feet** from the corner of **Eaton and Duval Streets** and extending along said line in a **Northwesterly** direction at right angles to **Eaton Street**, **One Hundred and Thirty (130) feet**; thence at right angles in a **Northeasterly** direction **Sixty Seven (67) feet**; thence at right angles in a **Southeasterly** direction **One Hundred and Thirty (130) feet** to **Eaton Street**; thence along **Eaton Street** in a **Southwesterly** direction **Sixty Seven (67) feet** to the place of beginning, being same land described in deed recorded in **Book "Z", Page 246** of **Monroe County, Florida**.

AND:

On the **Island of Key West** and being a part of **Lot Four (4) of Square Twenty Four (24)** according to **William A. Whitehead's map** of said **Island** delineated in **February, A.D. 1829**, being more fully described as follows: Commencing at a point on the **Northwesterly** side of **Eaton Street** distant **One Hundred Thirty Four (134) feet** **Northeasterly** from the corner of the intersection of **Eaton and Duval Streets** and running thence at right angles to **Eaton Street** in a **Northwesterly** direction **One Hundred Thirty (130) feet**, adjoining lands formerly owned by **William R. Warren**, deceased, and formerly occupied by him as his homestead; thence at right angles in a **Southwesterly** direction **Fourteen (14) feet**; thence at right angles in a **Southeasterly** direction **One Hundred Thirty (130) feet** to **Eaton Street**; thence at right angles along **Eaton Street** in a **Northeasterly** direction **Fourteen (14) feet** to the **Point or Place of Beginning**. a/k/a **511 Eaton Street, Key West, Florida**.

Subject to taxes for **2005** and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does **NOT** constitute the **Homestead** property of the **Grantor**, as defined under the **Florida Constitution**.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Erica N. Hughes  
Witness Name: ERICA N. HUGHES

Witness Name: \_\_\_\_\_  
Patricia Weech  
Witness Name: \_\_\_\_\_

Witness Name: Patricia Weech

INNISCARRA, INC, a Florida corporation  
By: Stephen J. West  
Stephen J. West, President/Treasurer/Director

By: Carolyn S. West  
Carolyn S. West, Vice President/Secretary/ /Director

(Corporate Seal)

State of Florida  
County of Monroe

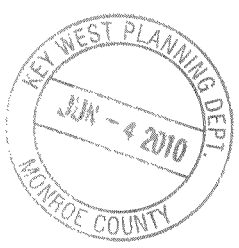
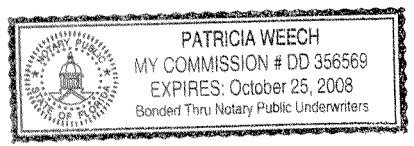
The foregoing instrument was acknowledged before me this 19 day of October, 2006 by Stephen J. West, President/Treasurer/Director and Carolyn S. West, Vice President/Secretary/ /Director of Inniscarra, Inc., a Florida corporation, on behalf of the corporation. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]

Patricia Weech  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# **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: 1004502 Parcel ID: 00004330-000000

**Ownership Details**

**Mailing Address:**  
 WONG SONG ENTERPRISES INC  
 P O BOX 4870  
 KEY WEST, FL 33040

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 511 EATON ST KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 24 Z-263/4 OR511-822 OR766-174/75 OR782-902/04 OR815-1449/50 OR1110-824/25 OR1267-796/98MAR/D OR1283-399/400 OR1351-1439/40

[Show Parcel Map](#)

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	78	130	10,302.00 SF

**Building Summary**

**Number of Buildings:** 2  
**Number of Commercial Buildings:** 2  
**Total Living Area:** 5222  
**Year Built:** 1948

**Building 1 Details**

<b>Building Type</b>	<b>Condition G</b>	<b>Quality Grade</b> 550
Effective Age 12	Perimeter 412	Depreciation % 15
Year Built 1948	Special Arch 0	Grnd Floor Area 3,658
Functional Obs 0	Economic Obs 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

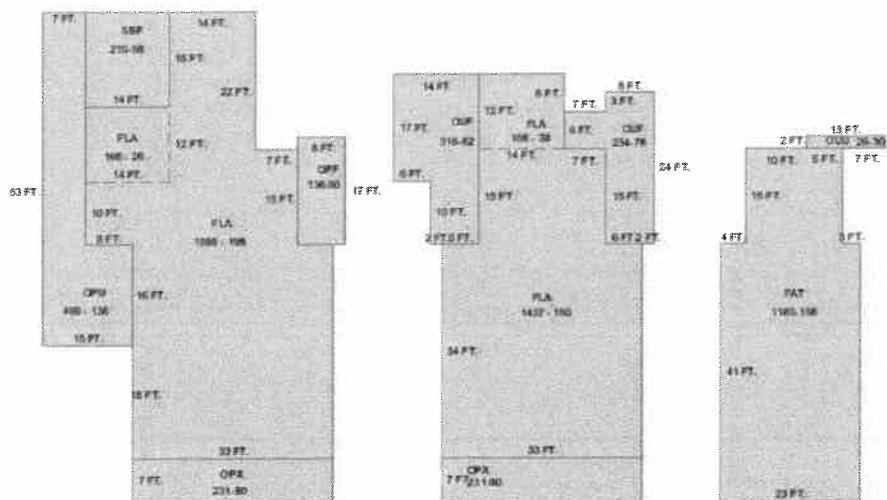
**Extra Features:**

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



Extra Fix 18

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1989					231
2	FLA		1	1989					1,885
3	OPF		1	1989					136
5	SBF		1	1989					210
6	OUF		1	1989					231
7	FLA		1	1989					1,437
8	OUF		1	1989					318
9	FLA		1	1989					168
10	FLA		1	1989					168
10	OUF		1	1989					234
11	FHS		1	1989					1,183
11	OPU		1	1989					499
12	OOU		1	1989					26

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTEL/MOTEL B	100	N	N
		HOTEL/MOTEL B	100	N	N
	1217	OPF	100	N	N
	1218	HOTEL/MOTEL B	100	N	N
	1219	OPF	100	N	N
	1221	SBF	100	N	N
	1222	OUF	100	N	N
	1223	HOTEL/MOTEL B	100	N	N
	1224	OUF	100	N	N

1226	OUF	100	N	N
1227	FHS	100	N	N
1228	OOU	100	N	N

Exterior Wall:

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

### Building 2 Details

Building Type  
 Effective Age 17  
 Year Built 1979  
 Functional Obs 0

Condition E  
 Perimeter 228  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 23  
 Grnd Floor Area 1,564

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

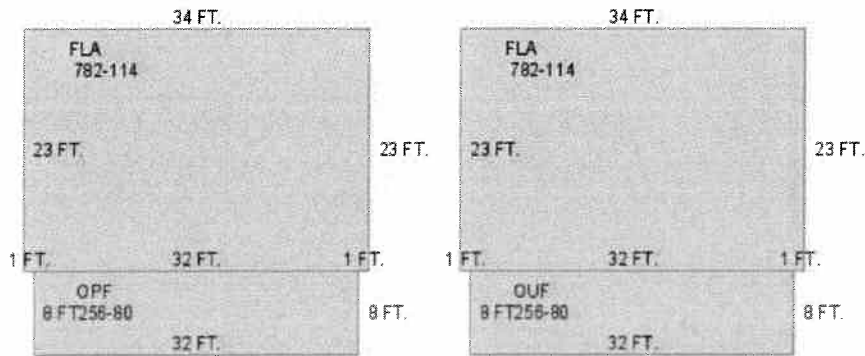
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 18

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	1989					782
2	OPF		1	1989					256
3	FLA		1	1989					782
4	OUF		1	1989					256

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1229	HOTEL/MOTEL B	100	N	Y
	1230	OPF	100	N	N
	1231	HOTEL/MOTEL B	100	N	Y
	1232	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
364	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	261 SF	0	0	1972	1973	5	30
2	HT2:HOT TUB	1 UT	0	0	1978	1979	3	50
4	PT2:BRICK PATIO	1,595 SF	0	0	1975	1976	2	50
5	AC2:WALL AIR COND	4 UT	0	0	1985	1986	2	20
6	WF2:WATER FEATURE	1 UT	0	0	2003	2004	2	20

Appraiser Notes

2002-12-27 - 13 TRANSIENT ROOMS & 1 NON-TRANSIENT OWNER APT TPP ACCOUNT #8854625
ADJ LAND TO 10302SF PER GIS AND OR2247-470

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-3009	07/20/2005	10/31/2005	800	Commercial	REPLACE EXISTING RISER
B940481	02/01/1994	10/01/1994	500	Commercial	DEMO CLOSETS ON 2ND FLOOR
A940664	02/01/1994	10/01/1994	100	Commercial	PAINT FRONT WHITE
E944130	12/01/1994	10/01/1995	1,000	Commercial	FIRE ALARM SYSTEM
B951792	06/01/1995	10/01/1995	200	Commercial	PAINTING
A952138	06/01/1995	10/01/1995	450	Commercial	1 SQ VICTORIAN SHINGLES
96-4698	12/01/1996	07/01/1997	250	Commercial	ELECTRICAL
1 98-1541	08/12/1998	01/01/1999	1,000	Commercial	REPAIR/REPLACE FLOOR/RAIL
00-1422	05/24/2000	07/17/2000	1,200	Commercial	ROOF
02-0972	04/29/2002	08/19/2002	2,000	Commercial	PAINT & SHUTTERS
02-1614	06/25/2002	08/19/2002	2,350	Commercial	RED TAG FRONT PORCH
03-1748	05/14/2003	10/07/2003	850	Commercial	SOFFIT
03-1699	05/14/2003	10/07/2003	9,500	Commercial	INSTALL A/C

07-5008 02/21/2008

55,000 Commercial

13 NEW SPRINKLERS, PLUMBING FOR 3RD FLOOR ATTIC, REBUILD 3RD FLOOR ATTIC, ELECTRICAL FOR 3RD FLOOR ATTIC

## 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	917,798	16,779	742,633	1,836,733	1,836,733	0	1,836,733
2009	917,798	17,264	1,028,912	1,974,982	1,974,982	0	1,974,982
2008	947,406	17,917	1,138,371	2,577,147	2,577,147	0	2,577,147
2007	808,837	18,570	1,138,371	2,626,934	2,626,934	0	2,626,934
2006	724,785	22,344	1,004,300	2,425,950	2,425,950	0	2,425,950
2005	700,426	23,354	903,870	1,972,441	1,972,441	0	1,972,441
2004	700,406	24,424	652,795	1,781,959	1,781,959	0	1,781,959
2003	668,865	15,248	401,720	1,587,418	1,587,418	0	1,587,418
2002	668,865	15,832	401,720	1,511,827	1,511,827	0	1,511,827
2001	668,865	16,358	401,720	1,454,234	1,454,234	0	1,454,234
2000	729,178	6,637	271,161	1,454,234	1,454,234	0	1,454,234
1999	729,178	6,830	271,161	1,454,234	1,454,234	0	1,454,234
1998	486,379	7,043	271,161	1,373,273	1,373,273	0	1,373,273
1997	486,379	7,336	251,075	1,129,028	1,129,028	0	1,129,028
1996	442,163	7,647	251,075	1,072,047	1,072,047	0	1,072,047
1995	442,163	7,942	251,075	814,804	761,135	25,000	736,135
1994	185,672	8,253	251,075	445,000	445,000	25,000	420,000
1993	407,037	8,547	251,075	808,689	808,689	808,689	0
1992	407,037	8,859	251,075	808,689	808,689	0	808,689
1991	407,037	9,152	251,075	808,689	808,689	0	808,689
1990	315,210	9,484	213,414	808,689	808,689	0	808,689
1989	294,939	9,803	210,903	879,297	879,297	0	879,297
1988	277,206	7,673	171,735	731,281	731,281	0	731,281
1987	219,001	3,103	110,724	666,036	666,036	0	666,036
1986	220,065	3,103	108,464	523,706	523,706	0	523,706
1985	213,926	3,103	90,387	437,323	437,323	0	437,323
1984	201,013	3,103	90,387	305,104	305,104	0	305,104
1983	201,013	3,103	44,845	305,104	305,104	0	305,104
1982	204,678	3,103	44,845	252,626	252,626	0	252,626

## 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
10/19/2006	2247 / 470	3,200,000	WD	Q
5/1/1995	1351 / 1439	1,300,000	WD	Q
11/1/1993	1283 / 0399	500,000	WD	G

7/1/1993	1267 / 796	400,000	WD	U
10/1/1989	1110 / 824	900,000	WD	Q
8/1/1980	815 / 1449	250,000	WD	Q

This page has been visited 215,670 times.

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

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

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., May 19, 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:

**Special Exception - 511 Eaton Street (RE# 00004330-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) 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](http://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 on the following requests:

**Request:** **Special Exception - 511 Eaton Street (RE# 00004330-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

**Applicant:** Walter Price & Swati Goyal      **Owner:** Wong Song Enterprises, Inc.  
**Project Location:** 511 Eaton Street      **Date of Hearing:** Thursday, May 19, 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](http://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](mailto: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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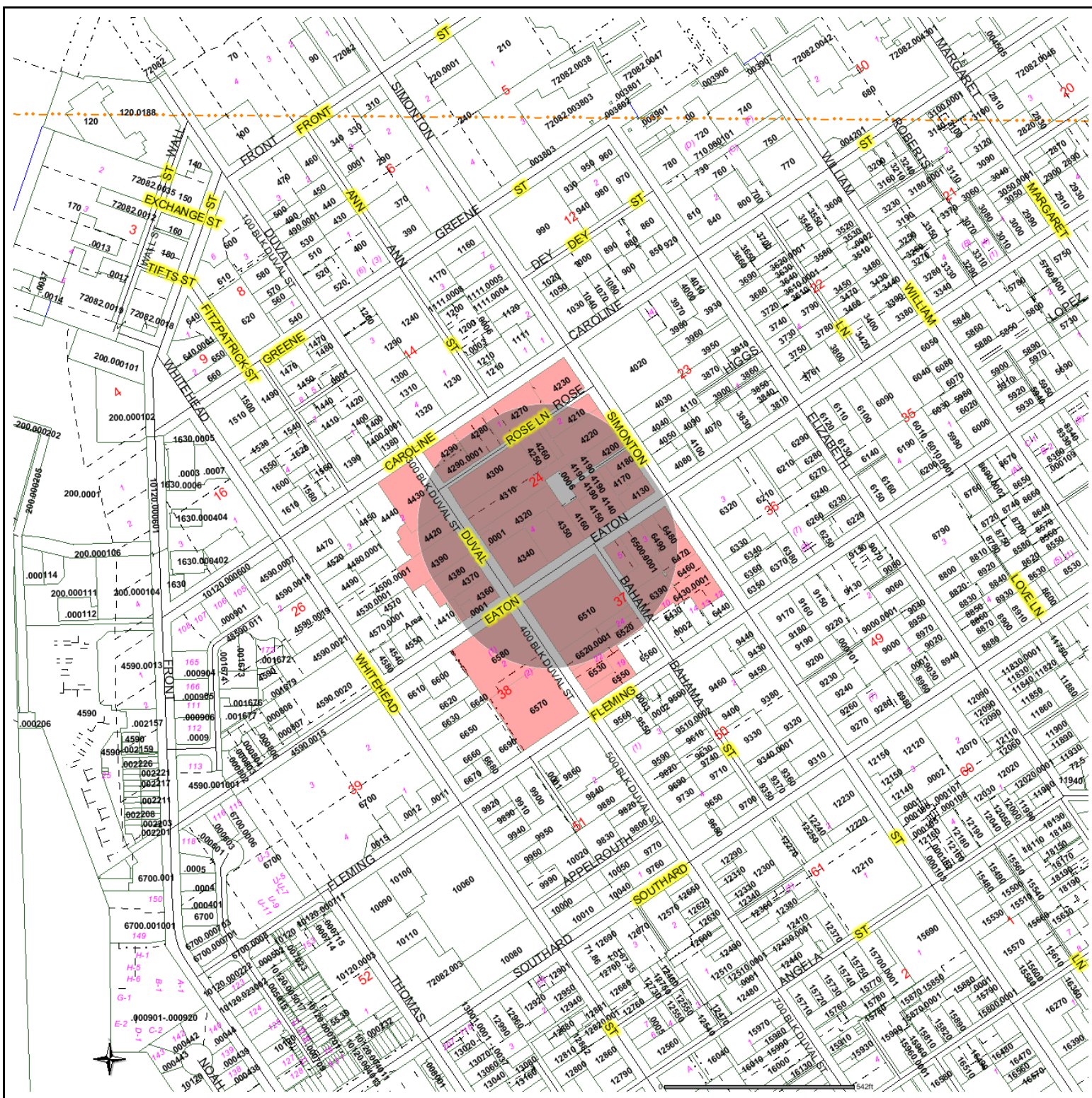
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# 511 Eaton

- Legend
- theBuffer
  - theBufferTarget
  - Real Estate Number
  - Parcel Lot 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

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

511 Eaton

305 DUVAL KW LLC  
3200 RIVIERA DR  
KEY WEST, FL 33040

AMSTERDAM EDITH REV TR 3/14/94  
511 CAROLINE ST  
KEY WEST, FL 33040

CARRIAGE TRADE LIVING TRUST  
10/22/2009  
529 EATON ST  
KEY WEST, FL 33040

COOPER LAND TRUST 12/26/1990  
7705 NW 48TH ST  
MIAMI, FL 33166

DUVAL ST RETAIL CENTER LLC  
561 BROADWAY  
NEW YORK, NY 10012

FULTON K AND E LLC  
35 CROSBY ST  
NEW YORK, NY 10013

KEPHART LYNN H  
414 SIMONTON ST  
KEY WEST, FL 33040

MCCLOUD STEVEN W  
PO BOX 1642  
KEY WEST, FL 33041

MOLONEY SUSAN  
326 SIMONTON ST  
KEY WEST, FL 33040

PILOT HOUSE LLC  
524 EATON ST  
KEY WEST, FL 33040

328 SIMONTON STREET LLC  
328 SIMONTON ST  
KEY WEST, FL 33040

ARTIST HOUSE LLC  
534 EATON ST  
KEY WEST, FL 33040

COLONIAL SUITES INC  
526 DUVAL ST  
KEY WEST, FL 33040

CORLEY LUCY CLAY MOLONEY  
66 WESTWIND RD  
LOUISVILLE, KY 40207

FAVELLI GEORGEANN M  
1523 PATRICIA ST  
KEY WEST, FL 33040

GIRONET HELENE  
421 EATON ST  
KEY WEST, FL 33040

KEY WEST WOMANS CLUB  
319 DUVAL STREET  
KEY WEST, FL 33040

MOLONEY SUE CLAY  
PO BOX 50  
KEY WEST, FL 33041

NILES FAMILY LIVING TRUST  
10/28/2002  
4768 CAPE MAY AVE  
SAN DIEGO, CA 92107

PORTER FAMILY LIMITED  
PARTNERSHIP  
410 CAROLINE ST  
KEY WEST, FL 33040

329 DUVAL ASSOCIATES LLC  
1210 STIRLING RD  
DANIA, FL 33004

BCP LLC  
1409 SUN TER  
KEY WEST, FL 33040

CONCH SHELL PROPERTIES INC  
905 VON PHISTER ST  
KEY WEST, FL 33040

DAVIDSON JUDITH H  
PO BOX 4210  
KEY WEST, FL 33041

FLORIDA KEYS FUNERAL  
SERVICES LLC  
418 SIMONTON ST  
KEY WEST, FL 33040

KAVOURA DIMITRI  
P O BOX 308  
KEY WEST, FL 33040

KNIGHT EDWARD B LIVING TRUST  
336 DUVAL ST  
KEY WEST, FL 33040

MOLONEY SUE CLAY & DAVIDSON  
JUDITH H  
320 SIMONTON STREET  
KEY WEST, FL 33040

PFAHL FAMILY LLC  
301 DUVAL ST  
KEY WEST, FL 33040

RAPPAPORT ROBERT  
5 EVERGREEN AVE  
KEY WEST, FL 33040

SCOTTISH RITE TEMPLE  
ASSOCIATION  
PO BOX 1247  
KEY WEST, FL 33040

SIMONTON COURT MANAGEMENT  
CO  
324 SIMONTON ST  
KEY WEST, FL 33040

SPOTTSWOOD JOHN M JR  
500 FLEMING ST  
KEY WEST, FL 33040

SPOTTSWOOD ROBERT A  
500 FLEMING ST  
KEY WEST, FL 33040

ST PAULS CHURCH  
PO BOX 1014  
KEY WEST, FL 33041

THORESEN ERLING T  
3235 MARY ST  
MIAMI, FL 33133

TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399

TILLMAN FRED W LIVING TR  
06/18/08  
314 DUVAL ST  
KEY WEST, FL 33040

WEAVER W TIMOTHY  
526 ROSE LN  
KEY WEST, FL 33040

WHITE J LARRY  
685 EAST LONG LAKE  
BLOOMFIELD HILLS, MI 48304

WONG SONG ENTERPRISES INC  
P O BOX 4870  
KEY WEST, FL 33040

WORTH MARY ANN QUA PER RES  
TR 7/14/2000  
314 SIMONTON ST  
KEY WEST, FL 33040