

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



**To:** Chairman and Planning Board Members

**From:** Melissa Paul-Leto, Planner Analyst

**Through:** Thaddeus Cohen, Planning Director

**Meeting Date:** January 19, 2017

**Agenda Item:** **Alcohol Sales Special Exception – 625-627 Truman Avenue (RE # 00018390-000000, AK # 1018881)** – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

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**Request:** To grant a special exception to sell alcoholic beverages to guests as an accessory use to The Conch House within 300 feet of a school.

**Applicant:** Richard McChesney, Spottswood, Spottswood & Spottswood

**Property Owner:** 625 Truman, LLC

**Location:** 625-627 Truman Avenue (RE # 00018390-000000, AK # 1018881)

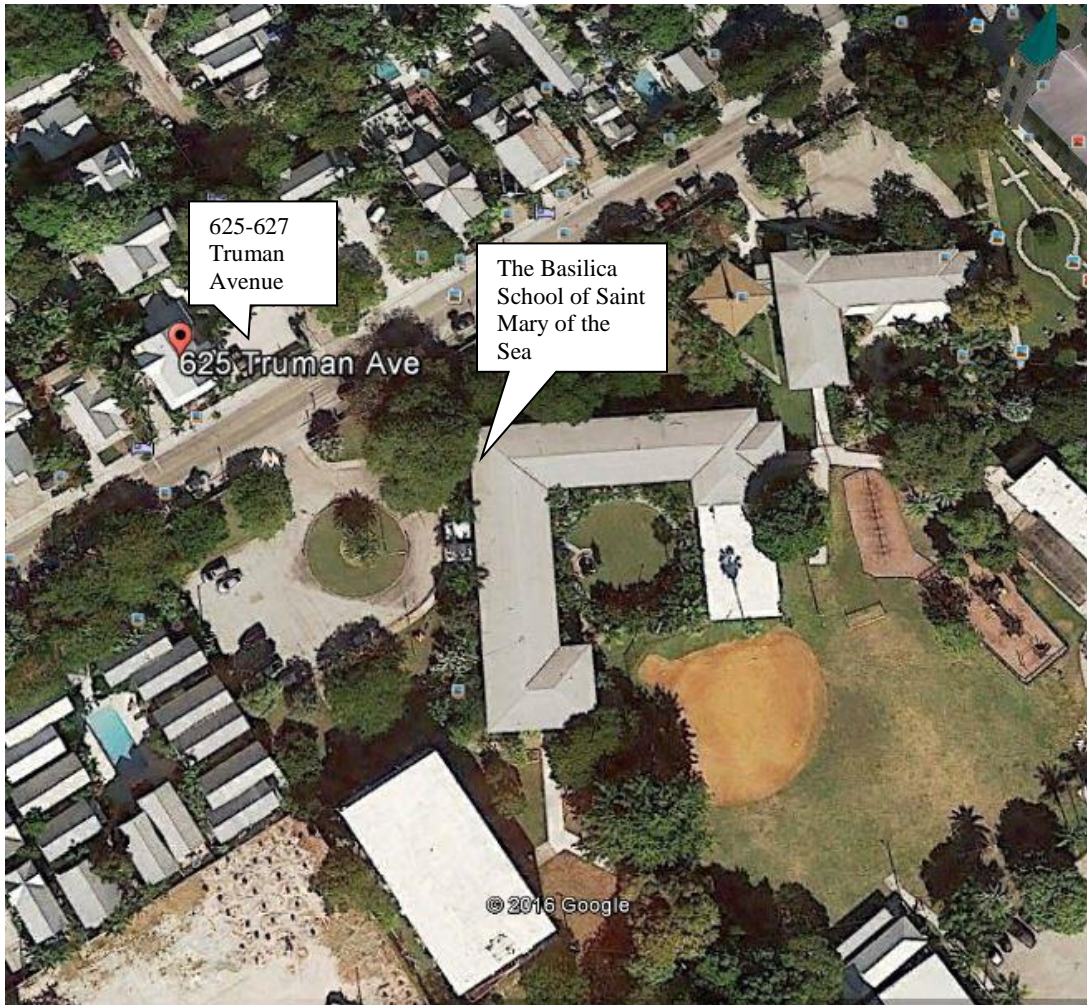
**Zoning:** Historic Neighborhood Commercial (HNC-1)



**Background and Request:**

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b) (2) are met. The Conch House is licensed for non-seating food service through the State of Florida Department of Business and Professional Regulation. The applicant has requested a special exception in order to obtain a 6COP alcohol license, which would allow on-premises liquor, beer and wine consumption as an accessory use to the existing hotel during business hours when staff is on site. The property, is located on the 600 block of Truman Avenue. There are no churches, cemeteries or funeral homes within 300 feet of the property. The property is within 50 feet of one school:

- The Basilica School of Saint Mary Star of the Sea, 700 Truman Avenue



**Process:**

**Planning Board Meeting:**

January 19, 2017

**Evaluation for Compliance with Section 18-28 of the Code of Ordinances:**

- (a) Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.
- (b) The prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages:
- (1) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
  - (2) 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;**

The property is on the corner of Truman Avenue in the HNC-1 zoning district which generally includes larger scale commercial uses oriented toward the motoring public. The zoning districts within 300 feet include HHDR and HPS.

Current use of the property as a 9 unit Bed & Breakfast is a permitted use in the HNC-1 zoning district. The proposed consumption would occur in 7 days of the week and be strictly limited to hotel guests only. The accessory use would not necessarily be incompatible with the surrounding existing uses.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;**

Office hours are 8:00 a.m. to 6:00 p.m. daily. Continental breakfast is served from 8:30 to 10:00 each morning and complimentary margaritas are served during “happy hour” meet and greet from 5:00 to 6:00 p.m. each afternoon. There are no plans to extend the office hours in order to serve alcoholic beverages. School hours at the, The Basilica School of Saint Mary Star of the Sea occur Monday through Friday from 8 a.m. to 2:45 p.m. City Code Section 18-27(a) prohibits alcoholic beverages from being sold, served or consumed within the city limits between the hours of 4:00 AM and 7:00 AM.

Based on the proposed use, the regular school times and the City’s restriction on hours of alcohol sales, there should not be a conflict between when alcohol sales and school hours would occur. Sales will be limited to hotel guests only.

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

The applicant is seeking a 6COP alcohol license, which would allow on-premises beer, wine and liquor consumption within the hotel. The applicant has indicated that the sale of alcohol would be limited to guests and consumption would remain on-site.

**D. Public input;**

The Planning department has received one letter from Father John C. Baker of the Parish of St. Mary Star of the Sea stating that the church has no objection to the proposed 6COP license.

**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;**

The Planning Department has not yet received any public input indicating that there are objections by the noticed property owners.

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

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code 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, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

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

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

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

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the City Code, the Planning Department recommends the request for special exception be **APPROVED** with the following conditions:

1. The special exception is granted exclusively to Sam W. Holland, Manager of 625 Truman, LLC, and shall not be transferable.

2. The special exception shall only be effective in conjunction with a 6COP alcoholic beverage license for on-premises consumption of beer, wine and liquor.
3. The sale of beer, wine and liquor shall be to registered hotel guests only.

# **Application**

**SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
WILLIAM B. SPOTTSWOOD  
ERICA H. STERLING  
CRISTINA L. SPOTTSWOOD  
WILLIAM B. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)

VIA HAND DELIVERY AND ELECTRONIC MAIL

November 14, 2016

Thaddeus Cohen, Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

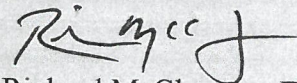
RE: Alcohol Sales Special Exception - 625-627 Truman Avenue Street, Key West,  
Florida 33040

Dear Mr. Cohen,

Please find enclosed a completed alcohol sales special exception application on behalf of my client, 625 Truman, LLC, a Florida limited liability company ("Applicant"), for the property located at 625-627 Truman Avenue, Key West, Florida 33040 (the "Property"), pursuant to Section 18-28(b) of the Code of Ordinances. The Property is located within 300 feet of The Basilica of St. Mary Star of the Sea, triggering the need for a special exception to the Code of Ordinances.

If you have any questions regarding this application, please do not hesitate to contact me.

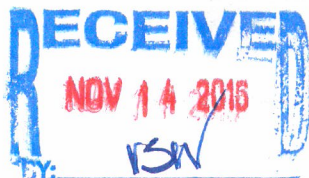
Very Truly Yours,

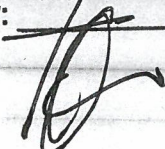


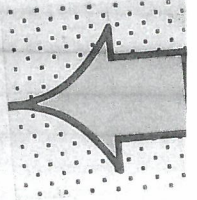
Richard McChesney, Esq.

RJM  
Enc:  
As stated

**COPY**



Receipt is hereby acknowledged  
this 14 day of NOV, 2016  
By: 



**SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD, PLLC**

ATTORNEYS AND COUNSELORS AT LAW

500 FLEMING STREET

KEY WEST, FLORIDA 33040

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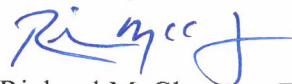
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If you have any questions regarding this application, please do not hesitate to contact me.

Very Truly Yours,



Richard McChesney, Esq.

RJM  
Enc:  
As stated



## ALCOHOL SALES SPECIAL EXCEPTION APPLICATION

12. Description of Use and Exception Requested:

The Property is located within Three-Hundred feet of The Basilica of St. Mary Star of the Sea, which triggers the requirement for an alcohol sales special exception to Sec. 18-28(a), pursuant to 18-28(b). The Applicant seeks to obtain a Historic Hotel license, also known as an "SH" license, which will allow alcohol sales on premise as an accessory use.

13. Demonstrate compatibility with surrounding existing uses:

The Property is located within the Historic Neighborhood Commercial-1 ("HNC-1") zoning district. The HNC-1 district provides that hotels, motels and lodging are a permitted use within this district. Section 122-1181 allows for accessory uses as a matter of right in any district so long as the principal use is a permitted use, as is the case here. There are several hotels, restaurants and other commercial uses within the immediate vicinity of the Property. Additionally, The Basilica of St. Mary Star of the Sea has submitted a letter of no objection to the Applicant regarding this application.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

The Applicant does not believe any conflict exists between the proposed accessory use and the hours of operation of the hotel. The serving of alcohol on the Property will coincide with other similar uses in the area.

15. What are the mitigated measures proposed to be implemented by the applicant:

The business being operated at the Property already maintains a commercial waste account to accommodate the principal use. Additionally, the Property provides parking for the guests mitigating the congestion in the immediate area.

The Applicant seeks to compliment and improve the neighborhood and is willing to implement additional reasonable measures necessary to do so.

# ALCOHOL SALES SPECIAL EXCEPTION APPLICATION INFORMATION SHEET

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



**Please read the following carefully before filling out the application**

## **Application Process**

- After submittal, the application will be reviewed by the Development Review Committee (DRC).
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Community Affairs (DCA) for rendering. The rendering period is 45 days.

## **PLEASE NOTE:**

- Applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

## **FEE SCHEDULE**

Alcohol Sales Special Exception	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

**Please include the following with this application:**

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check.
3. Verification and Authorization Forms (available online at [keywestcity.com](http://keywestcity.com) under forms and applications or they can be picked up at the Planning Department)
4. PDF or compatible electronic format of entire application on compact disk.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



THE CITY OF KEY WEST  
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS  
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD  
MEMBERS ABOUT THE REQUEST  
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception  
Application***

Please print or type a response to the following:

1. Site Address 625-627 Truman Avenue, Key West, Florida 33040
2. Name of Applicant Richard McChesney, Spottswood Spottswood & Spottswood
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 500 Fleming Street, Key West, Florida 33040
5. Phone # of Applicant (305) 294-9556 Mobile# \_\_\_\_\_ Fax# (305) 292-1982
6. E-Mail Address richard@spottswoodlaw.com
7. Name of Owner, if different than above 625 Truman, LLC
8. Address of Owner 625 Truman Avenue, Key West, FL 33040
9. Phone Number of Owner \_\_\_\_\_ Fax# \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HNC-1 RE# 00018390-000000
12. Description of Use and Exception Requested  
Please see attached letter.  
\_\_\_\_\_  
\_\_\_\_\_

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Sam W. Holland as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of 625 Truman, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Spottswood, Spottswood, Spottswood & Sterling, PLLC  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

W. Sam Holland Sr.  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this November 10, 2016  
*Date*

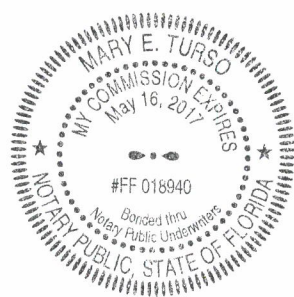
by W. Sam Holland,  
*Name of person with authority to execute documents on behalf on entity owner*

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

Mary E. Turso  
*Notary's Signature and Seal*

MARY E. TURSO  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **Warranty Deed**

64 2,350

Doc# 1940826 07/09/2013 2:12PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

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: 13-241-ED  
Will Call No.:

07/09/2013 2:12PM  
DEED DOC STAMP CL: DS \$4,496.80

Doc# 1940826  
Bk# 2638 Pg# 1343

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 7th day of June, 2013 between **WALTER SAMUEL HOLLAND, JR.**, a married man whose post office address is **P.O. Box 4492, Key West, FL 33041** grantor, and **625 Truman, LLC**, a Florida limited liability company whose post office address is **625 Truman Avenue, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

**SEE EXHIBIT "A" ATTACHED**

**Parcel Identification Number: 00018390-000000**

**Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

**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:

Signed, sealed and delivered in our presence:

*Erica H. Sterling*  
Witness Signature  
Name Printed: **ERICA H. STERLING**

By: *Walter S. Holland, Jr.*  
**WALTER SAMUEL HOLLAND, JR.**

*Diane T. Castillo*  
Witness Signature  
Name Printed: **Diane T. Castillo**

STATE OF Florida }  
COUNTY OF monroe }

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2013, by **Walter Samuel Holland, Jr.** who is personally known to me or who has produced his \_\_\_\_\_ as identification.

(SEAL)

*Diane T. Castillo*  
Notary Public  
Printed Name: **Diane T. Castillo**

My Commission Expires:





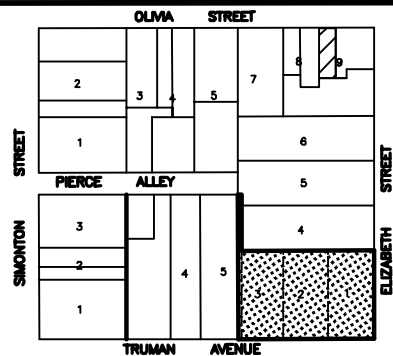
**EXHIBIT "A"**

On the Island of Key West and known as Lot Two (2) of Square One (1) of Tract Five (5) according to diagram recorded on Page 5 of Plat Book 1, Monroe County Florida Records, and commences at a point on Division Street Fifty-two (52) feet from the corner of Elizabeth Street and runs along Division Street S.W./reinvestment Fifty-one (51) feet; thence at right angles N.W./reinvestment One Hundred (100) feet; thence N.E./reinvestment Fifty-one (51) feet; thence runs S.E./reinvestment One Hundred (100) feet to point of beginning. Being same land as is contained in deed from J.M. Phipps to Carlos Rocio, June 17, 1898.  
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

**ALSO**

Part of Tract Five (5) according to William A. Whitehead's map of the Island of Key West delineated in February 1829. Commencing at the corner of Elizabeth and Division Streets and running thence in a Southwesterly direction along Division Street Fifty-two (52) feet; thence at right angles in a Northwestery direction One Hundred (100) feet; thence at right angles in a Northeastery direction Fifty-two (52) feet to Elizabeth Street; thence at right angles in a Southeastery direction along Elizabeth Street One Hundred (100) feet to the point of beginning. Same being Lot One (1) in Square One (1), said Tract Five (5), according to Chas. W. Tilt's map dated July, 1874, as revised by Geo. W. Reynolds, December, 1900.  
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

# Survey



**LOCATION MAP**  
Square 7, Tract 4 part of Tract 5  
City of Key West, Fl.



**LEGAL DESCRIPTION:**  
Lots 1 & 2  
On the Island of Key West and known as Lot Two (2) of Square One (1) of Tract Five (5) according to diagram recorded on page 5 of Plat Book 1, Monroe County, Florida Records, and commences at a point on Division Street Fifty-two (52) feet from the corner of Elizabeth Street and runs along Division Street Southwesterly Fifty-one (51) feet; thence at right angles Northwesterly One Hundred (100) feet; thence Northeasterly Fifty-one (51) feet; thence runs Southeasterly One Hundred (100) feet to the Point of Beginning. Being same land as is contained in deed from J.M. Phipps to Carlos Recio, June 17, 1896.

AND  
Part of Tract Five (5) according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829. Commencing at the corner of Elizabeth and Division Streets and running thence in a Southwesterly direction along Division Street Fifty-two (52) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty-two feet to Elizabeth Street; thence at right angles in a Southeasterly direction along Elizabeth Street One Hundred (100) feet to the Point of Beginning. Same being Lot One (1) in Square One (1), said Tract Five (5), according to Charles W. Tift's map dated July, 1874, as revised by Geo. W. Reynolds, December, 1900.

Lot 3  
On the Island of Key West and known as Part of Tract 5, according to William Whitehead's map, better described as part of Lot 3 of Square 1, of said Tract 5, according to a diagram of the Estate of Walter C. Maloney, late of Monroe County, deceased, recorder in Plat Book 1, Page 5, Monroe County, Florida. Beginning at a point on Division Street 103 feet from the corner of Elizabeth Street and Division Street, running thence along Division Street in a Southwesterly direction 25 feet and 6 inches; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 25 feet and 6 inches; thence at right angles in a Southeasterly direction 100 feet to the Point of Beginning.

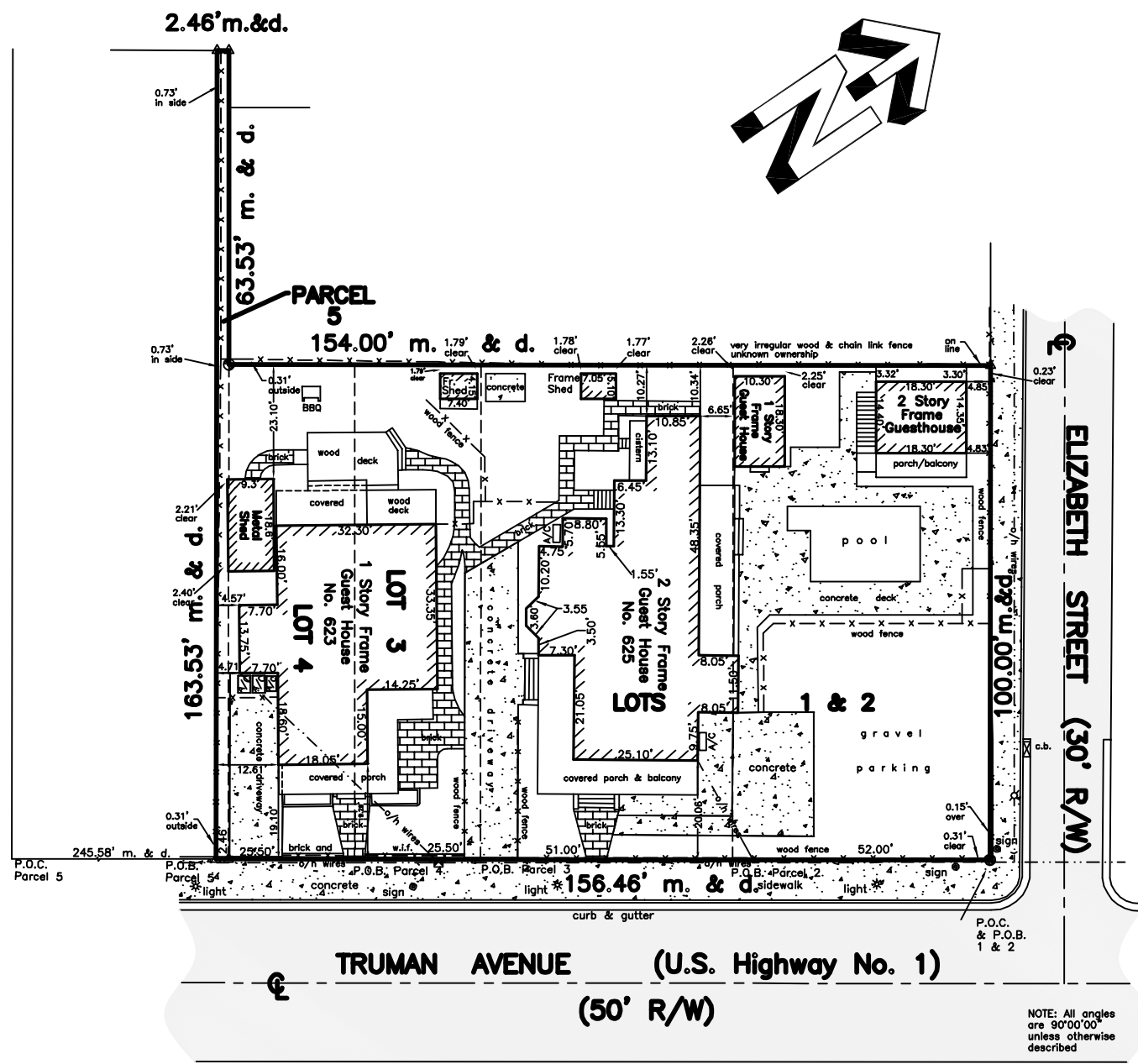
AND  
On the Island of Key West, and better known as part of Tract Five (5), according to William Whitehead's map, delineated in February, A.D. 1829, but better known as part of Lot Three (3) in Square One (1) of said Tract Five (5), according to W.C. Maloney's diagram, recorded in Plat Book One, Page 5, Monroe County, Florida, Records; Commencing at a point on Division Street, distance One Hundred and Twenty-eight (128) feet and Six (6) inches from the corner of Elizabeth and Division Streets, and running thence along Division Street, in a S.W.'ly direction Twenty-five (25) feet and Six (6) inches; thence at right angles in a N.W.'ly direction One Hundred (100) feet; thence at right angles in a N.E.'ly direction Twenty-five (25) and Six (6) inches; thence at right angles in a S.E.'ly direction one Hundred (100) feet to the Place of Beginning.

AND  
Parcel 5;  
On the Island of Key West, and known as part of Square Seven (7) of Tract Four (4), according to C.W. Tift's map of said Island, but better known and described according to a diagram of Charles R. Pierce's subdivision of Lot One (1), and Two (2) in said Square Seven (7) of Tract Four (4) recorded in Plat Book One (1), Page Twenty (20), Monroe County, Records, as part of Lot Five (5) of said Subdivision, commencing at a point on Division Street Two Hundred Fourty-five (245) feet, Six and one-half (6 1/2) inches from the corner of Division and Simonton Streets, and runs along Division Street Northeasterly Two (2) feet, Five and one-half (5 1/2) inches; thence at right angles Northwesterly One Hundred Sixty-three (163) feet and Six (6) inches; thence at right angles Southwesterly Two (2) feet, Five and one-half (5 1/2) inches; thence at right angles Southeasterly One Hundred Sixty-three (163) feet, Six (6) inches out to Division Street, to the Point of Beginning.

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

SIMONTON STREET (50' R/W)



**SURVEYOR'S NOTES:**  
North arrow based on assumed median Reference Bearing: R/W Truman Avenue  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Abbreviations:**  
Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
CL = Centerline  
Elev. = Elevation  
B.M. = Bench Mark  
C.L.F. = Chain Link Fence

**Monumentation:**  
● = Found 1/2" Iron Bar, P.L.S. No. 1587  
△ = Set P.K. Nail, P.L.S. No. 2749  
▲ = Found P.K. Nail, P.L.S. No. 5234

Field Work performed on: 6/3/13

o/h = Overhead  
F.F.L. = Finish Floor Elevation  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
wd. = Wood  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
A/C = Air Conditioner

CERTIFICATION MADE TO:  
623 Delaney, LLC;  
First State Bank of the Florida Keys;  
Spottswood, Spottswood & Spottswood

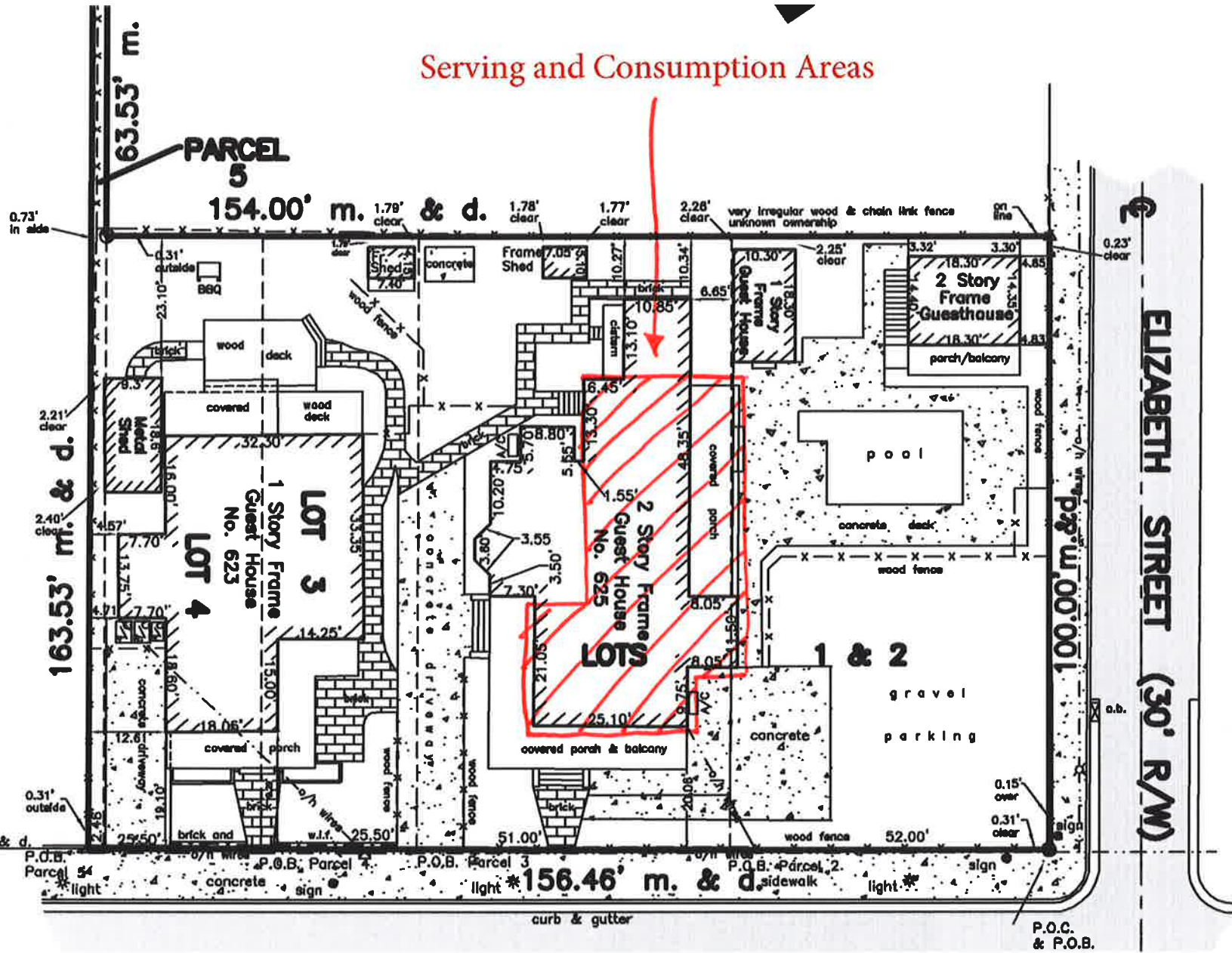
CERTIFICATION MADE TO:  
625 Truman, LLC;  
First State Bank of the Florida Keys;  
Spottswood, Spottswood & Spottswood

623 Delaney, LLC, & 625 Truman, LLC 623-625 Truman Avenue, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-231	
Scale: 1"=20'	Ref. 211-21	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 6/10/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# Site Visit

Serving and Consumption Areas



625-627 Truman Avenue, Key West, Florida 33040  
SITE VISIT









625-627 Truman Avenue, Key West, Florida 33040  
SITE VISIT





# **Additional Information**



## The Basilica of Saint Mary Star of the Sea

1010 Windsor Lane  
Key West, FL 33040  
305-294-1018

September 14, 2016

W. Sam Holland  
The Conch House  
625 Truman Ave.  
Key West, FL 33040

Dear Mr. Holland,

This letter is to inform you that the Parish of St. Mary Star of the Sea has no objection to you applying for, and receiving, a license to sell alcoholic beverages to your guests. You operate a wonderful guesthouse that is a credit to both you and our community.

If you have further questions please don't hesitate to call or write.

John C, Baker, Pastor



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-1011**

850-487-1395

SAMFRA INC  
THE CONCH HOUSE HERITAGE INN  
625 TRUMAN AVE  
KEY WEST FL 33040

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF HOTELS AND RESTAURANTS**

<b>LICENSE NUMBER</b>	
NOS5428210	NBR. OF SEATS: 0

The NON-SEATING FOOD SERVICE (2010)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2017

SAMFRA INC  
THE CONCH HOUSE HERITAGE INN  
625 TRUMAN AVE  
KEY WEST FL 33040



NON-TRANSFERABLE



ISSUED: 08/22/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L160822000444



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

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

The Offices of the Property Appraiser will be closed Monday the 16th in observance of Martin Luther King Jr. Day

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

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

Alternate Key: **1018881** Parcel ID: **00018390-000000**

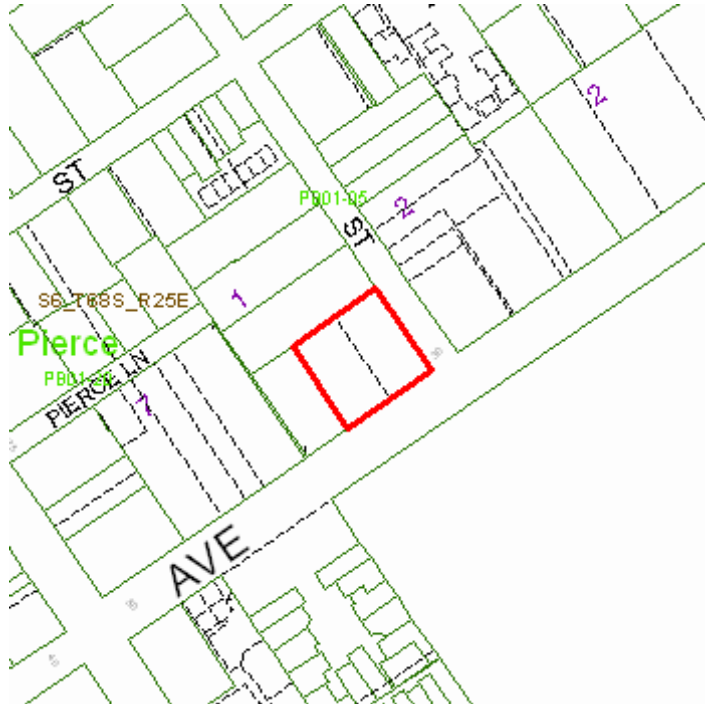
**Ownership Details**

**Mailing Address:**  
625 TRUMAN LLC  
625 TRUMAN AVE  
KEY WEST, FL 33040-3233

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Range:** 06-68-25  
**Property Location:** 625 TRUMAN AVE KEY WEST  
627 TRUMAN AVE KEY WEST  
**Legal Description:** KW LOTS 1 AND 2 SQR 1 TR 5 XX-171 H3-145 OR657-610/11L/E OR694-427/28L/E OR758-5D/C OR779-902/03 OR826-893/94 OR1232-1748/49 OR1232-1750/52 OR1280-559/61 OR1686-1353/54ORD OR1701-148/150T/C OR1701-151/52 OR1701-153/54 OR2638-1343/45

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	51	100	5,100.00 SF
100D - COMMERCIAL DRY	52	100	5,200.00 SF

### Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2  
 Total Living Area: 3431  
 Year Built: 1938

### Building 1 Details

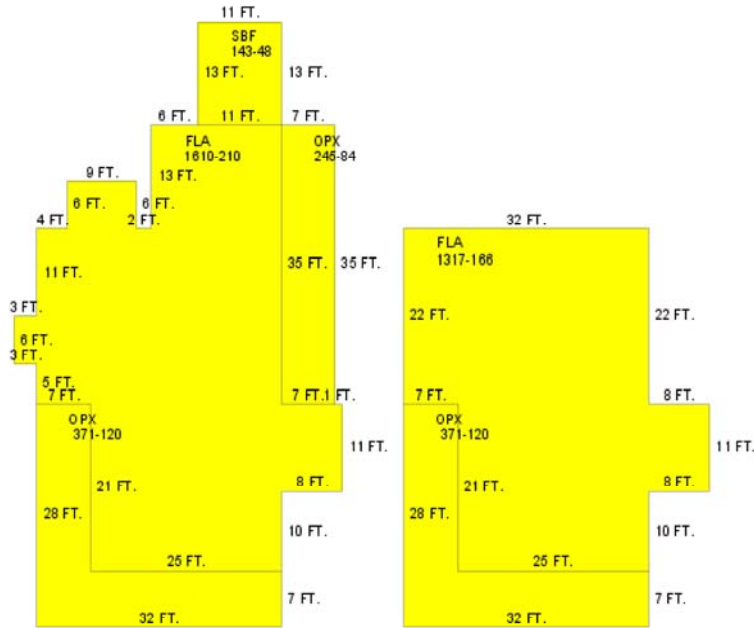
<b>Building Type</b>	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 22	<b>Perimeter</b> 376	<b>Depreciation %</b> 27
<b>Year Built</b> 1938	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,927
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**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	21	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1993					371
2	FLA		1	1993					1,610
3	OPX		1	1993					245
4	SBF		1	1993					143
5	FLA		1	1993					1,317



6	OPX	1	1993	371
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3319	OPX	100	N	N
	3320	HOTEL/MOTEL B	100	N	Y
	3321	OPX	100	N	N
	3322	SBF	100	N	N
	3323	HOTEL/MOTEL B	100	N	Y
	3324	OPX	100	N	N

**Exterior Wall:**

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

## Building 2 Details

**Building Type**  
 Effective Age 22  
 Year Built 1993  
 Functional Obs 0

**Condition G**  
 Perimeter 128  
 Special Arch 0  
 Economic Obs 0

**Quality Grade 500**  
 Depreciation % 27  
 Grnd Floor Area 504

**Inclusions:**

**Roof Type**  
 Heat 1  
 Heat Src 1

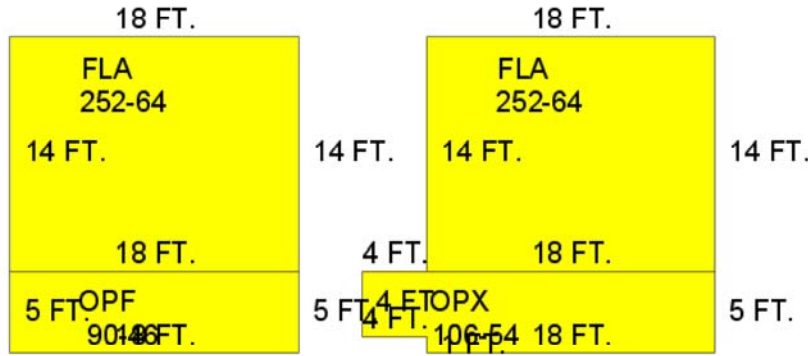
**Roof Cover**  
 Heat 2  
 Heat Src 2

**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 6

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	1993					252
2	OPF		1	1993					90
3	FLA		1	1993					252
4	OPX		1	1993					106

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3325	HOTEL/MOTEL B	100	N	N
	3326	OPF	100	N	N
	3327	HOTEL/MOTEL B	100	N	N
	3328	OPX	100	N	N

**Exterior Wall:**

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

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	330 SF	22	15	1992	1993	4	50
2	PT4:PATIO	1,109 SF	0	0	1992	1993	4	50
3	PT3:PATIO	595 SF	0	0	1992	1993	2	50

4	FN2:FENCES	1,286 SF	0	0	1992	1993	2	30
5	AC2:WALL AIR COND	2 UT	0	0	1992	1993	2	20
6	UB2:UTILITY BLDG	180 SF	18	10	1949	1950	3	50
7	UB2:UTILITY BLDG	35 SF	7	5	1949	1950	1	50

## Appraiser Notes

(RE 1838 NOW COMBINED WITH THIS PARCEL FOR 1994 TAX ROLL 4/27/94)

625-627 TRUMAN AVE TPP ACCOUNT #8527462. 2003-01-30 (SKI) 6 TRANSIENT ROOMS

14-1 VALUE REDUCED FROM 1519512

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-3757	09/17/2013		2,500	Commercial	APPLY NEW STRUCTURAL BEAM TO EXISTING SECOND STORY FRONT PORCH AS PER PLANS.
1 05-2747	07/04/2005		600	Commercial	REPLACE DECKING BOARDS
2 06-3522	06/12/2006		3,000	Commercial	REPLACE ROTTED ROOF SHEATHING ON PORCH
3 07-3527	08/07/2007		2,400	Commercial	RESURFACE EXISTING COMMERCIAL POOL

## 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	505,940	40,388	687,156	2,336,128	2,336,128	0	2,336,128
2015	505,940	36,748	605,448	2,241,065	2,241,065	0	2,241,065
2014	533,663	31,542	605,448	2,197,569	2,197,569	0	2,197,569
2013	533,663	32,501	605,448	1,758,266	1,540,000	0	1,758,266
2012	533,663	33,459	605,448	1,400,000	1,400,000	0	1,400,000
2011	533,663	34,418	605,448	2,122,794	2,056,067	0	2,122,794
2010	554,455	35,511	565,950	1,869,152	1,869,152	0	1,869,152
2009	554,455	36,650	1,210,250	2,009,841	2,009,841	0	2,009,841
2008	568,316	37,744	1,339,000	2,416,134	2,416,134	0	2,416,134
2007	489,646	32,562	1,442,000	2,100,000	2,100,000	0	2,100,000
2006	489,646	33,534	824,000	1,470,547	1,470,547	0	1,470,547
2005	501,166	34,462	515,000	1,050,628	1,050,628	0	1,050,628
2004	501,152	35,439	515,000	1,051,591	1,051,591	0	1,051,591
2003	598,371	36,461	329,600	964,432	964,432	0	964,432
2002	551,469	37,438	329,600	918,507	918,507	0	918,507

2001	550,492	38,415	329,600	918,507	918,507	0	918,507
2000	665,695	26,212	226,600	918,507	918,507	0	918,507
1999	349,838	26,855	226,600	603,293	603,293	0	603,293
1998	279,091	27,498	226,600	533,189	533,189	0	533,189
1997	215,440	28,159	206,000	449,599	449,599	0	449,599
1996	190,657	28,802	206,000	425,459	425,459	0	425,459
1995	309,147	29,445	206,000	544,592	544,592	0	544,592
1994	309,147	30,104	206,000	545,251	545,251	0	545,251
1993	105,019	0	76,500	181,519	181,519	0	181,519
1992	105,019	0	76,500	181,519	181,519	0	181,519
1991	105,019	0	76,500	181,519	181,519	0	181,519
1990	84,885	0	62,475	147,360	147,360	0	147,360
1989	77,168	0	61,200	138,368	138,368	0	138,368
1988	62,575	0	56,100	118,675	118,675	0	118,675
1987	61,837	0	47,813	109,650	109,650	0	109,650
1986	62,136	0	45,900	108,036	108,036	0	108,036
1985	60,277	0	22,950	83,227	83,227	0	83,227
1984	55,884	0	22,950	78,834	78,834	0	78,834
1983	55,937	0	22,950	78,887	78,887	0	78,887
1982	57,092	0	21,420	78,512	78,512	0	78,512

## 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
6/7/2013	2638 / 1343	642,400	WD	30
3/28/2001	1701 / 0148	191,000	WD	K

This page has been visited 24,713 times.

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