

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete



RECEIVED
February 28, 2012
KW Planning Dpt

Development Plan

Major _____

Minor X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 313 Margaret Street and 908 James Street
- 2) Name of Applicant Fury Management, Inc. / Michael Ingram
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
- 5) Applicant's Phone # 305.292.7722 Email _____
- 6) **Email Address:** mingram@mbi-k2m.com
- 7) Name of Owner, if different than above Fury Management, Inc.
- 8) Address of Owner 412 White Street, Key West, Florida 33040
- 9) Owner Phone # 305.294.2437 Email scottsaunderskw@me.com
- 10) Zoning District of Parcel HRCC-2 RE# 282 and 283
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval 11/9 and 11/23 HARC approval # H11-01-1445
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).
Retain and repurpose existing concrete block building and at corner of Margaret and James Streets;
historic shed at James Street. Demolish storage shed / workshop (930 sq. ft.). Building new 945 sq.
ft. office and connection to existing. James Street shed for restaurant having no consumption area.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720**



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

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 X

If Yes, describe and attach relevant documents.

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

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

December 15, 2011

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director



RECEIVED

December 15, 2011

KW Planning Dpt

**Re: 313 Margaret Street
Minor Development Plan Application**

108.229 – Project Description:

- Pre-Application meeting with Don Craig, Tuesday, October 18, 2011 at 4:00pm
 - Use by Right: Office / Restaurant
 - FAR = 0.54 existing; 0.46 proposed
 - Landscape area: Increase from existing
 - Provide refuse and recycling area
 - Parking: Substitution at 4 bikes = 1 vehicle
 - Proximity of City garage of no credit
 - 1 car / 300 s.f. office
 - Total existing = 3,859 s.f. Margaret Street site
 - 2,923 s.f. including mezzanine
 - 936 s.f. metal shed
 - Total existing = 724 James Street historic metal building
- Project Description:
 - Zone: HRCC-2
 - Site Size: After unity of title 82 x 70 + 60 x 45 = 8,484 s.f.
 - Legal: See survey
 - Building size:
 - Total on site: 4,241 s.f.
 - Proposed work: 3,517 s.f.
 - Metal building to remain: 724 s.f.
 - FAR: Permitted 0.50 max / Proposed 0.46
 - Lot Coverage: Required 0.50 max / Proposed 0.50
 - Impervious: Required 0.60 max / Proposed 0.91
 - Landscape: Required 0.20 min / Proposed 0.09
 - Parking: Required 0 (Parking Waiver Zone) / Proposed 7 car + 2 scooter + 12 bicycle
 - Existing development type: Retail 2,923 s.f.; Storage / workshop 936 s.f.; storage / workshop 724 s.f.
 - Proposed development type: Office 3,234 s.f.; Restaurant 726 s.f. without seats
 - See plan for existing and proposed building locations

- Two phases of construction:
 - Phase I - Renovation of Margaret Street building with addition and site development
 - Phase II – Renovation of historic metal building to restaurant use
 - 50% storage / 50% food prep

108.230 – Other Project Information:

- Granting of approvals – HARC, DRC, Landscape Waiver
- Construction: 6 months with completion December 2012
- Project:
 - Conversion of existing retail to office with access on East and West sides, removal of existing storage and repositioning to allow required 7.5 foot side setback. New construction will be 43% required circulation / ADA compliance; FEMA requirements will be met or exceeded.
 - Existing historic metal shed (James Street) to be utilized as support to historic Bight 'Cuban Coffee Queen' operation – preparation and take-out without seating – on-site preparation of food and coffee.
 - Refuse / recycling area provided.
 - Floor area of 3,234 s.f. office to be above FEMA flood plain of 7.0 feet – construction to follow guidelines as published August 2008 – Technical Bulletin #2 by *FEMA*

108.232 – Intergovernmental Coordination:

- South Florida Regional Planning (SFRPC) – N/A
- City electric system (CES) – Power available at pole; proposed underground to site
- State department of environmental protection (DEP) – N/A
- Army Corps of Engineers (ACOE) – N/A
- South Florida Water Management District (SFWMD) – N/A
- State department of transportation (DOT) – N/A; no discernable impact to evacuation model
- State department of community affairs (DCA) – N/A
- Florida Keys Aqueduct Authority (FKAA) – Service exists
- State fish and wildlife conservation commission (F&GC) – N/A
- The county – N/A

108.233 – Concurrency:

The site is currently served by electric, water, sewer, and waste collection services. New improvements for insulation, lighting, energy efficient a/c, zoning of utility by use shall provide a net zero increase for most utilities. Solid waste will be reduced from retail levels. Occupancy is projected at 20 – 22 persons 5 days a week, reduced to 4 persons on weekends.

Stormwater:

All surface / roof water will be contained and managed thru a combination of swales and underground drain fields.

Solid waste:

Previous operation generated large amounts of packing material (retail) consisting of plastics, cardboard, and wood solids.

Proposed office use is primarily computer operation with moderate clean paper waste. Small kitchen facilities will have disposal for organic waste. Recycle area to be provided.

'Restaurant' operation is for consumables to leave premises resulting in moderate organic and solids on site.

Roadway:

Proposed office use is arrival in the AM, departure in the PM. Moderate vendor and client trip generation.

Development will not impact current service ratings existing. Trip generation is projected to be reduced from retail operation for vehicles, especially larger delivery type.

Recreation: N/A

Fire Protection: All codes will be met

Reclaimed Water: N/A

Public Facilities:

Project is within Caroline Street Corridor Sub-Area CRA and will meet criteria. Benefit to the community will be realized thru increased taxes, patronage of area businesses, stabilization of environment, public safety thru occupancy of abandoned building(s) and preservation of important historic building fabric of Key West (Sec 102.281).

Building will meet flood zone requirements, will be ADA compliant without reliance of mechanical devices and will provide resources to the City thru its life expectancy. Use will provide employment to area residents and is located so as to support and enhance core business at the Historic Bight area.

108.244 – On-Site and Off-Site Parking:

- On-site bicycle and scooter parking provided; currently none exist
- Project is in a Parking Waiver Zone
- Accessible parking is provide adjacent main building entrance
- Parking capacity increased from current provided

Subject: FW: 313 Margaret Street

From: Anthony Sarno [mailto:asarno@mbi-k2m.com]
Sent: Wednesday, February 08, 2012 2:37 PM
To: Nicole Malo
Subject: RE: 313 Margaret Street

Nicole,

These calculations are correct as noted. The mezzanine will be removed as indicated below.

Thank you.

Anthony D. Sarno, R.A., NCARB | Project Manager

mbi | k2m Architecture, Inc.

1001 Whitehead Street, Key West, FL 33040

P 305.292.7722 **F** 305.292.2162

www.mbi-k2m.com | [Building Relationships Based on Trust and Results](#)

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From: Michael B. Ingram [mailto:mingram@mbi-k2m.com]
Sent: Monday, November 07, 2011 5:09 PM
To: nmalo@keywestcity.com
Subject: 313 Margaret Street

Dear Nicole,

Please find the following clarification for use in our application process for the above referenced address which currently includes three distinct structures:

Building 1. Existing storage & workshop (15.6' x 59.9') =934.44 s.f.

Building 2. Existing retail w/ mezzanine (40.1 x 60.2) footprint + 526 mezzanine = 3425 s.f.

Building 3. Existing storage & workshop (18x40.1) = 721.80 s.f.

Total existing square feet = 5081.24

Proposed existing and new (relocated) construction:

Building 1. Office use = 3425 s.f.

Building 2. Existing to commercial use = 721.80 s.f.

Total proposed new floor area = 4146.8 s.f.

NET REDUCTION IN TOTAL S.F. = 934.44 s.f.

Please note that the mezzanine is removed in its entirety.

Michael

Michael B. Ingram, R.A. | Director

mbi | k2m Architecture, Inc.

1001 Whitehead Street, Key West, FL 33040

P 305.292.7722 **F** 305.292.2162

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January 27, 2012

City of Key West
Planning Department
Key West, Florida 33040
Attn: Nicole Malo, Planner – sent via email nmalo@keywestcity.com



RECEIVED
January 25, 2012
KW Planning Dpt

**RE: SCOTT SAUNDERS BUILDING RENOVATION AND ADDITION
313 MARGARET STREET
LANDSCAPE WAIVER REQUEST**

Dear Nicole,

We would like to request a waiver to the landscape requirements for the aforementioned project, specifically the following Land Development Regulations:

Section 108.421 - Minimum Landscaping Requirements:

This section requires a minimum of 20% of the building site area to be landscaped. This project is unable to meet this requirement due to the small size of the existing site, building area required to meet the project program, and parking lot requirements.

Section 108.413 - Requirements along Street Frontage:

The site size is less than 0.5 acre and requires a 10 foot landscape strip along the right of way. Due to the existing site configuration of parking and buildings on the property line, this requirement cannot be met.

Section 108.415 – Perimeter Landscape Requirements:

The project site area is 8,484 square feet and therefore requires a 5 foot perimeter landscaping area. The project cannot comply with this requirement due to existing site conditions with the buildings and parking located on the property line and the proposed parking lot.

Section 108.450 – Landscape Screening:

A landscape strip is required along the entire perimeter of all storage, parking or accessory vehicular areas except where screened by a building on the project site. Due to the tight configuration of the site, this requirement cannot be met at all locations.

In accordance with **Section 118-68 Criteria for Consideration**, the project complies with the requirements as follows:

General Criteria – Consistent with purpose and intent and comprehensive plan: The waiver request will allow the existing historic structures to remain on the property with building setbacks and density typical to the area.

General Criteria – Impact on public interest, adjacent property: Approval of the waiver permits the re-use of the historic structure which will provide enhancement to the existing neighborhood.

General Criteria – Non discriminatory: Granting of this request will allow for the re-use of the historic buildings with setbacks consistent with the neighborhood for commercial use.

Specific Standards – Protection of significant features: To preserve the historic buildings on the project site, the landscape waivers are required to maintain existing setbacks and building placement.

Specific Standards – Deprivation of reasonable use: Strict compliance of the landscape requirements would require significant changes to the existing buildings and minimize the usable square footage, limiting the use of the property.

Specific Standards – Relationship to proposed development or its impacts: Approval of the waiver permits the 50+ year old historic structures to remain and be repurposed, maintaining the historic fabric of the neighborhood.

We request approval of this landscape waiver as noted herein. Should you have any questions please do not hesitate to contact our office.

Best Regards,

A handwritten signature in blue ink, appearing to read "Michael B. Ingram". The signature is fluid and cursive, with a large loop at the end.

Michael B. Ingram, R.A., Director

Cc: file

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, SCOTT SAUNDERS, in my capacity as PRESIDENT
(print name) (print position; president, managing member)
of FURY MANAGEMENT, INC.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

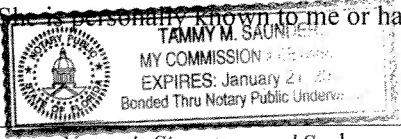
313 MARGARET ST / 907 JAMES ST
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Feb 9, 2012 by
[Signature]
Name of Authorized Representative
date

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



Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

[Previous on List](#) [Next on List](#) [Return To List](#)[Events](#)**No Name History**

Detail by Entity Name

Florida Profit Corporation

FURY MANAGEMENT, INC.

Filing Information

Document Number P96000006998
FEI/EIN Number 650625937
Date Filed 01/23/1996
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 11/17/2004
Event Effective Date NONE

Principal Address

201 FRONT ST, BLDG 21, SUITE 109
KEY WEST FL 33040

Mailing Address

P O BOX 1238
KEY WEST FL 33041 US

Changed 04/15/2005

Registered Agent Name & Address

HALPERN, MICHAEL
209 DUVAL STREET
KEY WEST FL 33040 US

Name Changed: 11/17/2004

Address Changed: 11/17/2004

Officer/Director Detail

Name & Address

Title PSD

SAUNDERS, SCOTT
201 FRONT ST, BLDG 21, SUITE 109
KEY WEST FL 33040

Title VTD

HALPERN, MICHAEL
209 DUVAL STREET
KEY WEST FL 33040

Annual Reports

Report Year Filed Date

2009	04/01/2009
2010	03/30/2010
2011	04/06/2011

Document Images

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[01/23/1996 -- DOCUMENTS PRIOR TO 1997](#)

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Note: This is not official record. See documents if question or conflict.

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Entity Name Search

[Events](#)

No Name History

Submit

Authorization Form

Deed



Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stoues & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 11-226-Keys

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of December, 2011 between The Board of the National Credit Union Administration as Conservator for Keys Federal Credit Union, a Florida Credit Union whose post office address is 553 Peary Court Road, Key West, FL 33040, grantor, and Fury Management, Inc., a Florida corporation whose post office address is 412 White Street, 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:

Parcel I (313 Margaret Street)

LYING IN THE COUNTY OF MONROE, STATE OF FLORIDA On the Island of Key West, and known on William A. Whitehead's Map delineated in February, A.D., 1829, as part of Lot 3, in Square 20, and more particularly described by metes and bounds as follows:

Commencing at the Southerly corner of said Lot 3 in said Square 20, being at the corner of James and Margaret Streets, and running thence in a Northwesterly direction on the Northeasterly side of Margaret Street 70 feet; thence at right angles in a Northeasterly direction 82 feet; thence at right angles in a Southeasterly direction 70 feet to James Street; thence along the Northwesterly side of James Street in a Southwesterly direction 82 feet back to the Point of Beginning.

AND ALSO:

Parcel II (907 James Street)

That certain piece, parcel or lot of land on the Island of Key West, County and State aforesaid, and is part of Lot Three (3) in Square Twenty (20) according to Wm. A. Whitehead's Map or plan of said Island, and commencing at a point on James Street (a street which was formerly a twenty foot street but made a forty foot street by James R. Curry and is so laid out on Chas. W. Tiff's Map of the City of Key West) distant eighty-two (82) feet from the corner of Margaret Street; and running thence parallel with Margaret Street in a northwesterly direction sixty (60) feet; thence in a northeasterly direction forty-five (45) feet; thence in a southeasterly direction sixty (60) feet to James Street; thence along James Street in a southwesterly direction forty-five (45) feet back to the Place of Beginning.

Parcel Identification Number: 00002820-000000 and 00002830-000000

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

DoubleTree

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, 2011.

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:

Keys Federal Credit Union, a Florida Credit Union by its Conservator, The Board of the National Credit Union Administration.

By: Kathy Houtz
Kathy Houtz, Sub-Agent

Tiffany Barrios
Witness Name: Tiffany Barrios

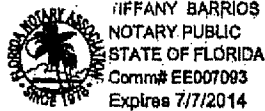
Francesca Bentley
Witness Name: Francesca Bentley

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 20th day of December, 2011 by Kathy Houtz, Sub-Agent of The Board of the National Credit Union Administration as Conservator for Keys Federal Credit Union, a Florida Credit Union, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Tiffany Barrios
Notary Public

Printed Name: Tiffany Barrios

My Commission Expires: _____

2012 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Feb 09, 2012
Secretary of State**

DOCUMENT# S54144

Entity Name: FURY CATAMARANS, INC.

Current Principal Place of Business:

201 FRONT STREET
BLDG 21 STE 109
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

P.O. BOX 1238
KEY WEST, FL 33041

New Mailing Address:

FEI Number: 65-0278542 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

HALPERN, MICHAEL
209 DUVAL STREET
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

OFFICERS AND DIRECTORS:

Title: PTD
Name: SAUNDERS, SCOTT
Address: 412 WHITE STREET
City-St-Zip: KEY WEST, FL 33040

Title: VSD
Name: HALPERN, MICHAEL
Address: 209 DUVAL STREET
City-St-Zip: KEY WEST, FL 33040

Title: D
Name: MARIUS, VENTER L
Address: 201 FRONT STREET, BLDG 21, STE 112
City-St-Zip: KEY WEST, FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT SAUNDERS

PTD

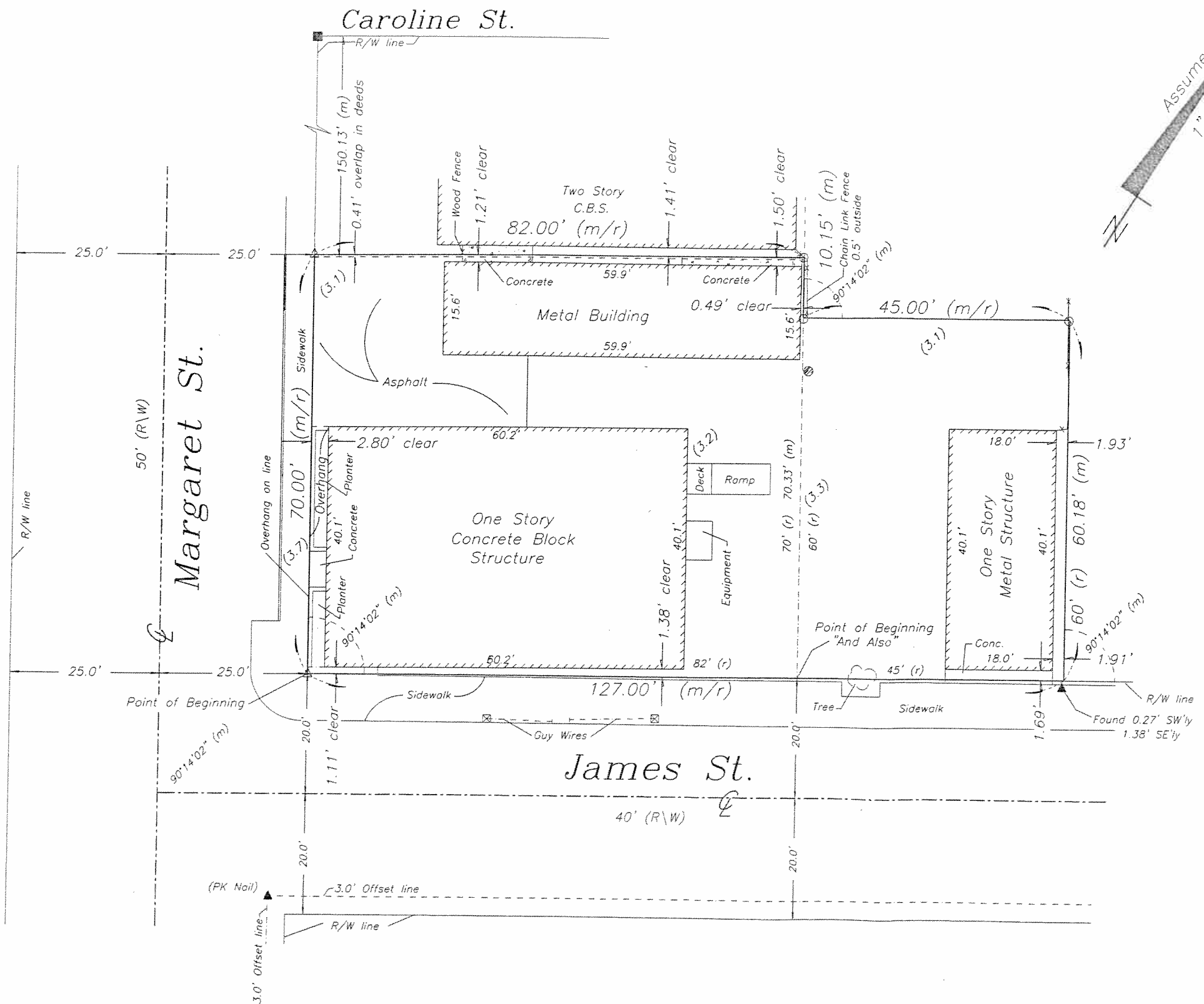
02/09/2012

_____ Electronic Signature of Signing Officer or Director

_____ Date

Survey

Boundary Survey Map of part of Lot 3, Square 20, Island of Key West



LEGEND

- Found Bolt
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (FHH) (PK nail)
- △ Set Nail & Disc (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- R\W Right of Way
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Light Pole
- P- Overhead Utility Lines

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 3, Square 20, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 313 Margaret Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
9. Date of field work: October 23, 2011
10. Adjoiners are not furnished.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lying in the County of Monroe, State of Florida: On the Island of Key West, and known as William A. Whitehead's Map delineated in February 1829 as a part of Lot 3 in Square 20 and more particularly described by metes and bounds as follows: COMMENCING at the Southerly corner of said Lot 3 in said Square 20, being at the corner of James and Margaret Streets, and running thence in a Northwesterly direction on the Northeasterly side of Margaret Street 70 feet; thence at right angles in a Northeasterly direction 82 feet; thence at right angles in a Southeasterly direction 70 feet to James Street; thence along the Northwesterly side of James Street in a Southwesterly direction 82 feet back to the Point of Beginning.

AND ALSO;

That certain piece, parcel or lot of land on the Island of Key West, County and State aforesaid, and is part of Lot Three (3) in Square Twenty (20) according to Wm. A. Whitehead's Map or plan of said Island, and commencing at a point on James Street (a street which was formerly a twenty foot street but made a forty foot street by James R. Curry and is so laid out on Chas. W. Tift's Map of the City of Key West) distant Eighty-two (82) feet from the corner of Margaret Street; and running thence parallel with Margaret Street in a Northwesterly direction Sixty (60) feet; thence in a Northeasterly direction Forty-five (45) feet; thence in a Southeasterly direction Sixty (60) feet to James Street; thence along James Street in a Southwesterly direction Forty-five (45) feet back to the Place of Beginning.

BOUNDARY SURVEY FOR: Scott Saunders;

J. LYNN O'FLYNN, INC.


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

October 23, 2011

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Elevation Certificate

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Saunders, Scott	For Insurance Company Use:
	Policy Number
	Company NAIC Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 313 Margaret Street	
City Key West State FL ZIP Code 33040	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 RE: 00002820-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential
 A5. Latitude/Longitude: Lat. 24.5605 N Long. 81.7993 W Horizontal Datum: NAD 1927 NAD 1983
 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) NA sq ft
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A8.b NA sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage NA sq ft
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A9.b NA sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State FL	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
 C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized BASIC Vertical Datum 1929
 Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 4.4 feet meters (Puerto Rico only)
 b) Top of the next higher floor 11.8 feet meters (Puerto Rico only)
 c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
 d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 3.7 feet meters (Puerto Rico only)
 f) Lowest adjacent (finished) grade next to building (LAG) 3.2 feet meters (Puerto Rico only)
 g) Highest adjacent (finished) grade next to building (HAG) 3.7 feet meters (Puerto Rico only)
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.2 feet meters (Puerto Rico only)

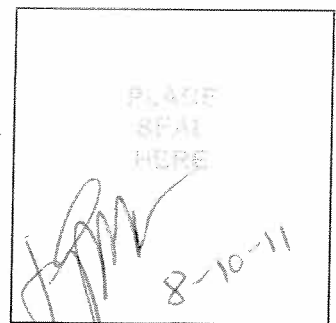


SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name J. Lynn O'Flynn		License Number 6298	
Title Professional Surveyor & Mapper	Company Name J. Lynn O'Flynn, Inc.		
Address 3430 Duck Ave.	City Key West	State FL	ZIP Code 33040
Signature <i>[Signature]</i>	Date 8/10/11	Telephone (305) 296-7422	





DRC
Minutes & Comments

Minutes of the Development Review Committee of the City of Key West November 18, 2011

APPROVED – December 16, 2011

Page 2 of 6

Brendon Cunningham presented the project which is for an amendment to a project that has been completed. Mr. Cunningham stated that the project was approved with the stipulation that the park be available for public use. The playground equipment had been previously removed from the area. The applicant would like to modify the development agreement to have the requirement for public access to the park be removed and provide monies for the purchase of playground equipment for another public park in Key West. Mr. Cunningham stated he did not see an issue with this request.

Applicant:

The applicant Ginny Stones was present to respond to questions as needed. The part is approximately 1/6 of an acre with minimal use. There has been much discussion concerning the playground equipment at this site not being utilized. Ms. Stones stated that the applicant feels this is the appropriate time to place the equipment in a place where it would be utilized. Ms. Stones added that they applicant had looked at the approved plans for Nelson English Park and reviewed the equipment list and prices in an effort to determine a valid dollar amount to offer. Ms. Stones stated that the area will remain as "open space" for the development.

DRC Member Comments:

Mr. Don Craig requested clarification of the location of the park. Mr. Cunningham responded that it was located at the corner of Caroline and Whitehead. Mr. Craig also inquired as to the square footage of the area. Mr. Cunningham said he did not have that information but could calculate it. Mr. Craig asked for the record if there was any direct access to the area from Whitehead Street. Mr. Cunningham responded "no" not at this time – the park must be entered from Caroline Street. Mr. Craig inquired if having an entrance from Whitehead Street was at any time part of the agreement. Mr. Cunningham responded that it was not.

Mr. Craig asked Ms. Stones what if any was the exact plans for the "open space" such as landscaping. Ms. Stones stated she did not know what the plans are but would get that information prior to this being presented to the Planning Board.

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

3 Minor Development Plan - 313 Margaret Street (RE Number 00002820-000000) and 907 James Street (RE Number 00002830-000000) - A request for a Minor Development Plan for property located in the HRCC-2 zoning district per Section 108-91(A.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Nicole Malo presented the project which is for a minor development plan. Ms. Malo stated that some of the structures will be relocated on the site. Ms. Malo added that due to the relocation of the storage shed and work shop as well the removal of the interior mezzanines from the existing retail space, no new floor area would be added then therefor no new parking is required. Ms. Malo stated that the following items need to be addressed to complete the application:

- The Comments concerning the variances need to be removed;
- A site data table needs to be included on the site plans;
- A request to waive the landscape requirements is required;

Minutes of the Development Review Committee of the City of Key West November 18, 2011

APPROVED – December 16, 2011

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- A landscape architect is required to supply signed and sealed plans;
- Unity of title needs to be included;
- The open space requirement listed is incorrect and needs to be changed to 50%;
- The parking lot material needs to be coordinated with Engineering and HARC;
- Verify that the proposed application meets FEMA requirements and clarify within the application.
- Clarify the square footage proposed for food prep and food storage in proposed catering shed;
- Clarify whether retail use on the site is being removed.

Applicant:

The applicant Michael Ingram was present to respond to questions. Mr. Ingram explained that the adjacent properties are being acquired and will be unified under one title. Mr. Ingram reviewed the project details for the DRC members. Mr. Ingram explained that this will be a phased project. Mr. Ingram stated that they are looking for an alternative material for the parking lot. The applicant does not expect the parking lot to be gravel. A drainage system is planned for the site. Mr. Ingram stated that HARC approval has been received for the project. The James Street area is expected to become the food prep and the coffee roasting area. Mr. Ingram added that the food will be prepared on-site but sold off-site. Mr. Ingram stated that it is the applicant's hopes that the structure at 908 James Street will be designated as a Historic structure.

DRC Member Comments:

Ms. Karen DeMaria reviewed the vegetation currently on the site. Ms. DeMaria stated that the plans show the removal of a tree and explained will require a permit. Mr. Ingram responded that the tree currently has power lines running through it and that he had already informally asked the Tree Commission staff to look at the tree. Mr. Ingram added that there is a city tree that overhangs the 908 James Street structure and they plan to ask the city do some maintenance to that tree.

Ms. Torregrosa asked Mr. Ingram to add the HARC number to the application – H11-01-1445. Ms. Torregrosa also stated that approval for demolition is scheduled for the second HARC reading at the November 23rd HARC Meeting. HARC has approved only the Margaret Street part of the project but not the James Street portion of the project.

Mr. Alan Averette had no Fire Department concerns but asked for clarification concerning what changes are proposed to the northern structure. Mr. Ingram responded that the building is proposed for demolition and to be replaced with a new structure.

Ms. Elizabeth Ignoffo stated that the applicant should schedule a meeting with Engineering to review the site plans for drainage and parking. Ms. Ignoffo added that a complete parking plan will be required as well as drainage and landscaping plans.

Since the ADA Coordinator could not attend due to other assignments, Ms. Ignoffo mentioned several items which need to be reviewed and dimensions added for accessibility. Mr. Ingram responded that per the plans submitted the Margaret Street building will be brought up to ADA code. Ms. Ignoffo reminded Mr. Ingram that he needs to keep track of the ADA improvements since 20% of the construction cost need to go to ADA improvements.

Since the FEMA Coordinator was not in attendance, Ms. Ignoffo reminded Mr. Ingram that the Air Conditioning equipment needs to be elevated to achieve FEMA requirements. Mr. Ingram responded that he has been working with the City FEMA Coordinator and that the plans submitted have been reviewed by him. Mr. Craig stated he would like confirmation

**Minutes of the Development Review Committee of the City of Key West
November 18, 2011**

APPROVED – December 16, 2011

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regarding FEMA coordination.

Mr. Craig stated that this will be a phased project and that the applicant expects to have the shed on James Street remain at the present elevation if it is determined that the shed is historic. Mr. Craig recommended that the applicant add the intended use for the shed to the application. Mr. Craig stated that he would prefer a floor plan and the floor area of each use (i.e. storage, cooking, and prep). Mr. Craig also reminded Mr. Ingram that the information included on all of the plans needs to be consistent.

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

4 Variance - 906 Johnson (RE Number 00058740-000000) - A request for variances to building coverage, impervious surface ratio, front and side setbacks and in the Single Family (SF) zoning district per Sections 122-238 (4)(a)(2), (4)(b)(1), (6)(a)(1) and (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Ashley Monnier presented the project which is for a variance for a new carport. The application does trigger variances for impervious surfaces and building coverage. Ms. Monnier stated that she had advertised that it would also require setback variances but because carports have special regulations in the supplementary district setbacks would not be calculated as part of the variance.

Ms. Monnier commented to the applicant that the carport size was a concern and she suggested some neighborhood coordination to make sure there are not any problems with the immediate neighbors. Ms. Monnier also suggested the possibility of changing the design to be more compatible with the area.

Applicant:

The applicant Robert Delaune, the architect representing the owner, was present to respond to questions and take notes as needed. Mr. Delaune stated that the application is actually for an open carport. The variance is triggered because the site due to the existing building coverage. Mr. Delaune added that the home owner currently parks his cars on the street and this would allow him off street parking. This application would bring the property into compliance by allowing the off street parking of two vehicles.

Mr. Delaune responded to Ms. Monnier's concern about the size of the garage/carport by stating that the twenty square foot carport cannot be smaller and still hold two (2) cars. Mr. Delaune added that the garage/carport does not have an overly high roof.

DRC Member Comments:

Ms. Karen DeMaria stated that the palms have already been approved by the Tree Commission.

Ms. Enid Torregrosa stated that this site is not in the HARC District but added that does appear the carport is larger in scale to the size of the house.

Ms. Elizabeth Ignoffo stated that the plan meets the requirements for drainage.

From: Paul Williams
Sent: Wednesday, February 08, 2012 10:12 AM
To: Nicole Malo
Subject: Re: 313 Margaret St Landscape Waiver Request
Nicole,

I reviewed Section 108-517, the proposed landscape plan and made a field inspection of the property.

In my opinion, **this request meets the requirements of the City Code** with one condition:

The project manager and landscape architect shall work with the Urban Forestry Manager on any tree or landscaping issues during construction thru C/O.

Paul Williams
Urban Forestry Manager
Landscape Division
Planning Department

On Mon, Feb 6, 2012 at 8:10 PM, Nicole Malo <nmalo@keywestcity.com> wrote:

Paul,
Attached please find a waiver request for specific provisions in the Landscape Ordinance. Please provide your comments when you have a moment. In your opinion does the request meet the requirements for a waiver per Section 108-517? The Plan was reviewed by the Tree Commission on January 10, 2012. I have attached the comments below.

Thank you!

<<...>>

<<...>>

<<...>> <<...>>

Nicole Malo

Planner

City of Key West Planning Department

[305-809-3778](tel:305-809-3778)



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Date: January 18, 2012
To: Nicole Malo, Planning
From: Karen DeMaria, Interim Urban Forestry Manager
RE: 313 Margaret Street

Regarding the proposed development at 313 Margaret Street, at the DRC meeting it was noted that a large diameter Sapodilla tree was located within a proposed parking lot area and was planned for removal. The applicant was informed of the need to secure a permit from the Tree Commission for removal of the tree. Subsequently, a landscape plan was submitted for your review.

On January 10, 2012, a permit was issued for the removal of the Sapodilla tree (copy attached). The permit requires the applicant to replace the tree with 21 caliper inches of Florida Native trees.

After reviewing the landscape plan on December 20, 2011, I noted that the existing landscape plan included 16 caliper inches of Florida native trees to be planted on-site. I did contact the landscape architect and informed him of the need for additional native tree inches in the landscape plan. As of today, I have not seen an updated plan so therefore, the project is still deficient 5 caliper inches.



CITY OF KEY WEST

TREE PERMIT

Permit# 5887 Date Issued 01/10/2012

Address 908 James Street

This is to certify that Scott Saunders or Kenneth King

has permission to Remove (1) Sapodilla tree. Replace with 21 caliper inches of native canopy trees of choice, Fl #1, to be planted on site and planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call Landscape office for tree replacement inspection. All replacement trees shall be maintained as trees in perpetuity.

as per application approved 01/09/2012

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY _____

Niels Weise, chair

City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764

From: Karen DeMaria
Sent: Tuesday, December 20, 2011 11:45 AM
To: Anthony Sarno
Cc: Nicole Malo
Subject: Re: 313 Margaret St
Anthony:

I have looked at the Sapodilla tree and rated it as per Tree Commission guidelines. The removal of the Sapodilla tree will require a permit from the Tree Commission and the replacement value at the present time would be 21" dbh. From what I see on the landscape plans, 2-2" dbh Paradise trees and 6-2" dbh Pigeon Plum trees are to be installed in the landscape. That would total 16" replacement dbh. The plans do not indicate what size dbh the Jamaica Capers will be, therefore, as of right now, the plan is deficient 5" replacement dbh.

Sincerely,

Karen DeMaria
Interim Urban Forestry Manager
City of Key West
305-809-3768

On Wed, Dec 14, 2011 at 9:09 AM, Anthony Sarno <asarno@mbi-k2m.com> wrote:

Nicole,

Tomorrow I will be delivering two sets of signed / sealed drawings to your office along with an updated minor development application and supporting project information to complete the submission to the Planning Department. In addition, I have touched base with the various departments – Landscape, FEMA, ADA, and Engineering. A summary of those communications and how we are proceeding is noted below.

Landscape – Karen will receive a set of plans tomorrow for her review. Per our communications, the plans will include landscape plans and schedule indicating the material to be planted with caliper inches for mitigation of the Sapodilla tree.

FEMA – Scott will receive a set of plans tomorrow for his review. Per our communications, the raised floor above the 7'-0" elevation on fill is compliant with the requirements.

ADA – Diane prefers to hold her review until the submission to the Building Department for Permit since construction details are not fully developed until that time. She will not receive a set of plans at this time.

Engineering – Rick Milelli (Civil Engineer) and Elizabeth have been in communication on this project and my understanding is the design is in accordance with the code requirements. Elizabeth will receive a set of drawings tomorrow for her review of the updated plans.

Thank you.

Anthony D. Sarno, R.A., NCARB | Project Manager

mbi | k2m Architecture, Inc.

1001 Whitehead Street, Key West, FL 33040

P [305.292.7722](tel:305.292.7722) F [305.292.2162](tel:305.292.2162)

www.mbi-k2m.com | [Building Relationships Based on Trust and Results](#)

Cleveland | Key West | Charlotte | Southwest Florida | Washington DC

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From: Nicole Malo [mailto:nmalo@keywestcity.com]
Sent: Tuesday, December 13, 2011 12:44 PM
To: Anthony Sarno; Michael B. Ingram
Cc: Elizabeth Ignaffo; Diane Nicklaus; sfraser@keywestcity.com; Karen DeMaria; Don Craig
Subject: 313 Margaret St



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

November 15, 2011

Arch. Michael Ingram
#1001 Whitehead Street
Key West, Florida 33040

**RE: RENOVATE BUILDING FOR OFFICE USE AND NEW ADDITION
WITH RAMP. DEMOLITION OF REAR WALL TO BE STRUCTURAL
REPLACED WITH NEW OPENINGS
FOR: #313 MARGARET STREET - HARC APPLICATION # H11-01-1445
KEY WEST HISTORIC DISTRICT**


Dear Architect Ingram:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for the above mentioned project on the public hearing held on Wednesday, November 9, 2011. The Commissioners motioned to approve your application based on the submitted plans and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, November 23, 2011, 6:00 pm at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Subject: FW: FW: 11 084 - 313 Margaret - Revised Planning Submission Drawings and Response Letter

From: Elizabeth Ignaffo [mailto:eignaffo@keywestcity.com]

Sent: Tuesday, January 24, 2012 9:36 AM

To: Nicole Malo

Cc: Anthony Sarno; Don Craig; Rick Milelli, P.E.

Subject: Re: FW: 11 084 - 313 Margaret - Revised Planning Submission Drawings and Response Letter

To All,

Thank you for the site and drainage plan re-submittal. The revisions address all items listed in the January 10, 2012 review and comments memorandum.

Thanks.

Elizabeth

Elizabeth Ignoffo, E.I.

Permit Engineer

City of Key West

3140 Flagler Avenue

Key West, Florida 33040

(305) 809-3966

eignaffo@keywestcity.com



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Nicole Malo, Planner I

CC: Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: January 10, 2012

**SUBJECT: Scott Saunders Building Renovation and Addition
313 Margaret Street
Site and Drainage Plan Review & Comments**

Scott Saunders Building Renovation and Addition Site and Drainage Plans, dated December 14, 2011, for the properties located at 313 Margaret Street and 908 James Street were reviewed.

The site plan shows renovation of an existing structure and ADA van accessible parking space, replacement of one structure and one structure to remain; construction of a parking lot, to consist of five (5) standard vehicle spaces, one (1) compact vehicle space, two (2) scooter spaces and bicycle parking. The drainage system consists of one exfiltration trench, to be located in the parking lot.

The following comments regarding the site and drainage plans are noted:

1. Project Statistics table lists 12 proposed bicycle parking spaces. The site plan shows 11 bicycle parking spaces. Please revise the table.
2. The Project Statistics table lists post-development impervious surface to be less than existing impervious surface. The proposed parking lot area encompasses approximately 3,000 square feet, impacting an existing grassed pervious area. Please revise the Project Statistics table and Drainage Calculations.
3. City of Key West Code of Ordinances Sec. 122-720 requires a 0.5 minimum open space ratio. Please list the open space requirement in the Project Statistics table.
4. Sheet A2.1.1 shows the proposed entrance ramp length to be 15 feet and the rise to be 1.3 feet, equating to a 1:12 slope. Sheet A1.1.1 shows the same proposed entrance ramp slope to be 10%. Please revise the plans.
5. The proposed entrance ramp width is 42 inches. In accordance with FL Building Code Chapter 11-4.8, egress ramps shall be 44 inches wide. Please revise the plans to show a 44 inch wide ramp and handrails along both sides of the ramp with 1-1/2 inches clear space.
6. Based on 2.5 inches times the percent impervious surface, subtracting the roof areas, 0.4 ac-in of stormwater runoff treatment volume is required.
7. The proposed exfiltration trench provides 0.15 ac-in of treatment volume. Please revise the Drainage Plan and calculations to provide sufficient stormwater runoff volume.
8. Bicycle area lighting shall be provided, in accordance with City of Key West Code of Ordinances Sec. 108-643.

From: Scott Fraser
Sent: Wednesday, February 08, 2012 8:20 AM
To: Nicole Malo
Subject: Re: FW: Plans: 313 Margaret St.
Yes.

Scott

Scott Fraser
FEMA Coordinator/Floodplain Administrator
305-809-3810 o.
305-923-4964 c.
sfraser@keywestcity.com

On Tue, Feb 7, 2012 at 6:26 PM, Nicole Malo <nmalo@keywestcity.com> wrote:

Scott,
based on the revised proposal are you comfortable with the attached site plans ?

Thank you

Nicole Malo
Planner
City of Key West Planning Department
305-809-3778

From: Scott Fraser [mailto:sfraser@keywestcity.com]
Sent: Thursday, December 15, 2011 4:42 PM
To: Nicole Malo
Subject: Plans: 313 Margaret St.

Floodplain Management
Plan Review Comments
313 Margaret St.

From: Scott Fraser

Sent: Thursday, December 15, 2011 4:42 PM

To: Nicole Malo

Subject: Plans: 313 Margaret St.

Follow Up Flag: Follow up

Flag Status: Red

Floodplain Management

Plan Review Comments

313 Margaret St.

- Plans don't show how first finished floor will be elevated
 - Prior conversations advised floors would be elevated on fill, thus flood vents not required. If no flood vents, then plans need to show floor substructure on fill.

- Typo Page A1.1.1:
 - Reads "Flood Zone AO requires 7'-1inch" should read "Flood Zone AE requires 7'-1inch"

- Future Phased Elevation Certificates (E/C) Required
 - 1st E/C requirement (Construction Drawings phase) met with land surveyor's survey on plans submitted (Page A1.1.1)
 - 2nd E/C required (Under Construction phase) upon rough of first finished interior floor
 - 3rd E/C (Finished Construction phase) upon completion to qualify for C/O.

Scott

Scott Fraser

FEMA Coordinator/Floodplain Administrator

305-809-3810 o.

305-923-4964 c.

sfraser@keywestcity.com

- Plans don't show how first finished floor will be elevated
 - Prior conversations advised floors would be elevated on fill, thus flood vents not required. If no flood vents, then plans need to show floor substructure on fill.

- Typo Page A1.1.1:
 - Reads "Flood Zone A**O** requires 7'-1inch" should read "Flood Zone A**E** requires 7'-1inch"

- Future Phased Elevation Certificates (E/C) Required
 - 1st E/C requirement (Construction Drawings phase) met with land surveyor's survey on plans submitted (Page A1.1.1)
 - 2nd E/C required (Under Construction phase) upon rough of first finished interior floor
 - 3rd E/C (Finished Construction phase) upon completion to qualify for C/O.

Scott

Scott Fraser

FEMA Coordinator/Floodplain Administrator

305-809-3810 o.

305-923-4964 c.

sfraser@keywestcity.com

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1002917 Parcel ID: 00002820-000000

Ownership Details

Mailing Address:
 FURY MANAGEMENT INC
 412 WHITE ST
 KEY WEST, FL 33040-6960

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 313 MARGARET ST KEY WEST
Legal Description: KW PT LT 3 SQR 20 OR9-102/03 OR232-202/04 OR410-790/91 OR812-788 OR1135-698D/C OR1248-1330/36PET/WILL OR1809-479D/C OR1830-142RESIGN OR1898-2353/55P/R OR2054-863/64 OR2054-865/66P/R OR2054-867/68 OR2464-1862/63C/T OR2547-1780/81

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			8,440.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 3120
Year Built: 1943

Building 1 Details

Building Type
Effective Age 28
Year Built 1953
Functional Obs 0

Condition A
Perimeter 200
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 35
Grnd Floor Area 2,400

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

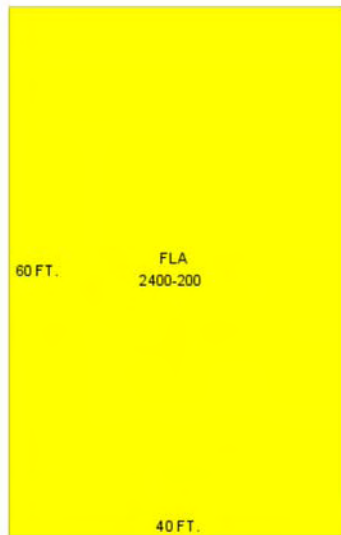
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					2,400

Building 2 Details

Building Type
Effective Age 36
Year Built 1943
Functional Obs 0

Condition E
Perimeter 116
Special Arch 0
Economic Obs 0

Quality Grade 200
Depreciation % 45
Grnd Floor Area 720

Inclusions:

Roof Type
Heat 1
Heat Src 1

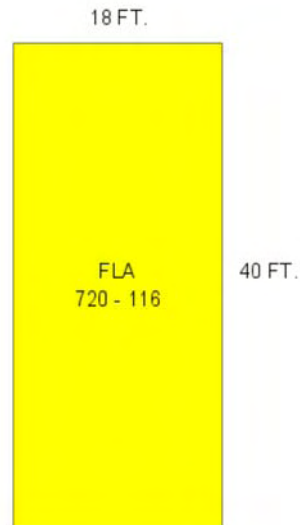
Roof Cover
Heat 2
Heat Src 2

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 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
0	FLA	8 METAL/ALUM		1943				720

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	944 SF	59	16	1981	1982	1	50
2	CL2:CH LINK FENCE	420 SF	70	6	2006	2007	2	30

Appraiser Notes

AK 1002925 (RE 00002830-000000) IS NOW COMBINED WITH THIS PARCEL COMPLETED FOR ASSESSMENT PURPOSES, DONE FOR THE 2012 TAX ROLL. (2/6/2012 SCJ)

2006/03/01 BUILDING IS OWNER OPERATED AS PASCAL DELISSE INTERIOR DESIGN & THE MEADOWS OF KEY WEST INC. REAL ESTATE OFFICE. ML

14-1 VALUE REDUCED FROM \$798,913

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
3	99-2893	08/16/1999	11/15/1999	8,000	Commercial	BUILTUP ROOF
2	97-2180	07/01/1997	08/01/1997	800	Commercial	ELECTRICAL
1	97-1468	05/01/1997	08/01/1997	2,500	Commercial	CENTRAL AC
5	06-4828	09/07/2006	10/04/2006	1,000	Commercial	INSTALL TEMPORARY CHAIN LINK FENCE 6" AROUND REAR OF PROPERTY
6	07-4008	08/17/2007		1,800	Commercial	INSTALL ONE WALL SIGN 16SQ FT
7	07-5052	11/13/2007		1,000	Commercial	PERMIT EXTENSION #06-4828 TO INSTALL CHAIN LINK FENCE
4	01-1658	04/18/2001	10/18/2001	2,800	Commercial	PLUMBING

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
2011	270,099	3,705	604,793	878,597	878,597	0	878,597
2010	284,130	3,871	598,042	886,043	886,043	0	886,043
2009	284,130	4,038	661,474	949,642	925,872	0	949,642
2008	298,161	4,213	861,000	841,702	841,702	0	841,702
2007	197,830	4,351	861,000	841,702	841,702	0	841,702
2006	135,108	3,682	545,300	785,402	785,402	0	785,402
2005	138,287	3,823	430,500	572,610	572,610	0	572,610
2004	128,111	3,965	344,400	476,476	476,476	0	476,476
2003	128,111	4,106	132,020	264,237	264,237	0	264,237

2002	128,111	4,248	132,020	264,379	264,379	0	264,379
2001	129,583	4,390	132,020	265,993	265,993	0	265,993
2000	129,583	2,417	120,540	252,540	252,540	0	252,540
1999	113,385	2,492	120,540	236,417	236,417	0	236,417
1998	75,767	2,568	120,540	198,875	198,875	0	198,875
1997	75,767	2,883	109,060	187,710	187,710	0	187,710
1996	68,879	2,959	109,060	180,898	180,898	0	180,898
1995	68,879	3,064	109,060	181,003	181,003	0	181,003
1994	68,879	3,170	109,060	181,109	181,109	0	181,109
1993	62,224	1,817	109,060	173,101	173,101	0	173,101
1992	62,224	1,941	109,060	173,225	173,225	0	173,225
1991	62,224	2,042	109,060	173,326	173,326	0	173,326
1990	36,360	983	91,840	129,183	129,183	0	129,183
1989	36,360	983	91,840	129,183	129,183	0	129,183
1988	34,508	983	80,360	115,851	115,851	0	115,851
1987	33,554	983	42,763	77,300	77,300	0	77,300
1986	33,707	983	41,328	76,018	76,018	0	76,018
1985	32,569	983	21,238	54,790	54,790	0	54,790
1984	31,655	983	21,238	53,876	53,876	0	53,876
1983	31,655	983	21,238	53,876	53,876	0	53,876
1982	25,312	983	21,238	47,533	47,533	0	47,533

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
12/20/2011	2547 / 1780	655,000	WD	02
5/7/2010	2464 / 1862	100	CT	12
10/5/2004	2054 / 867	890,000	WD	M
9/24/2004	2054 / 863	1,500	QC	M
2/1/1969	410 / 790	21,500	00	Q

This page has been visited 9,232 times.

Monroe County Property Appraiser

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., February 16, 2012 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:

Minor Development Plan - 313 Margaret Street (RE# 00002820-000000) and 907 James Street (RE# 00002830-000000) - A request for a Minor Development Plan for property located in the HRCC-2 zoning district per Section 108-91(A).(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Minor Development Plan - 313 Margaret Street (RE# 00002820-000000) and 907 James Street (RE# 00002830-000000)**
- A request for a Minor Development Plan for property located in the HRCC-2 zoning district per Section 108-91(A.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Michael Ingram	Owner:	Keys Federal Credit Union
Project Location:	313 Margaret	Date of Hearing:	Thursday, February 16, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

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

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

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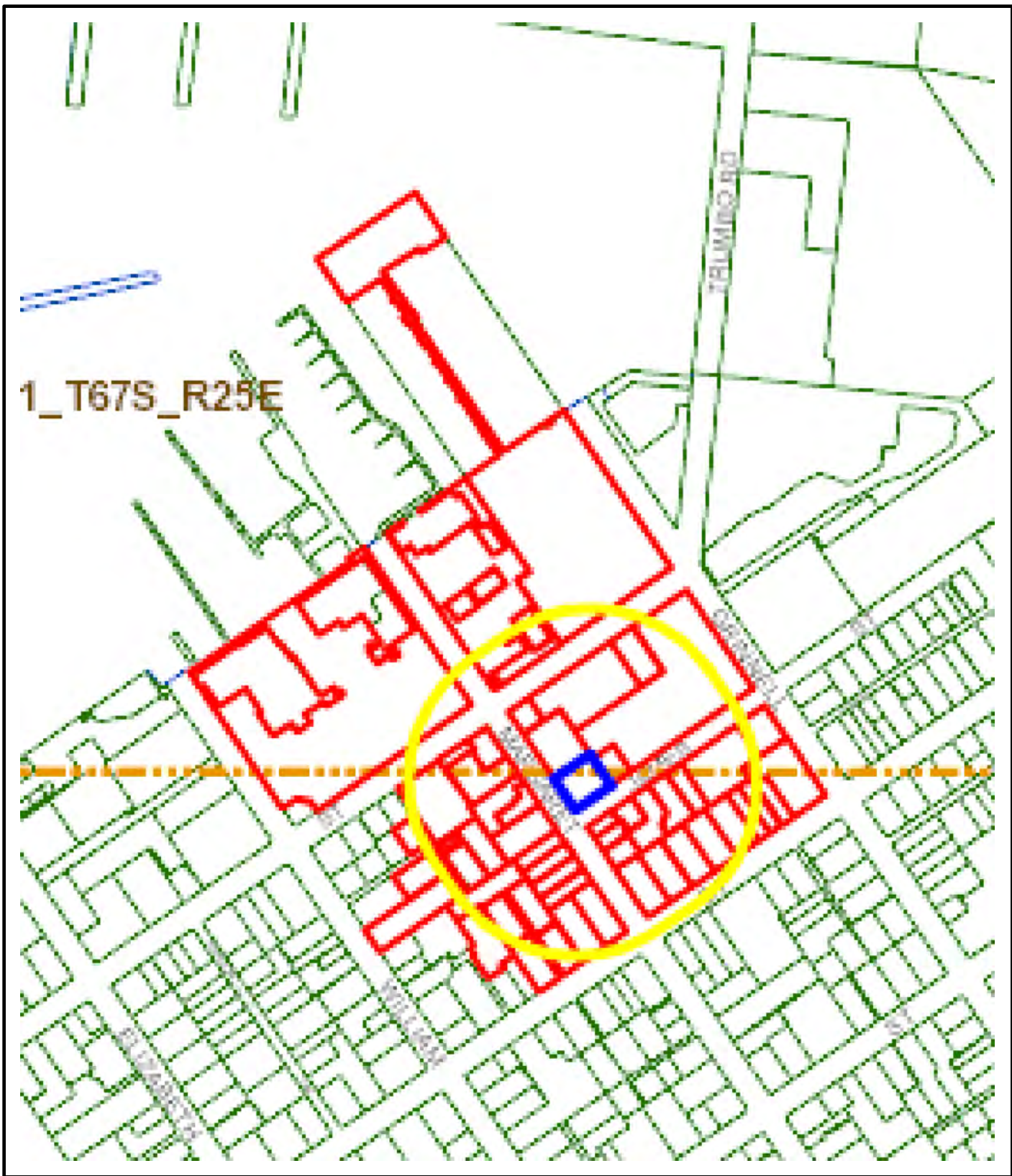
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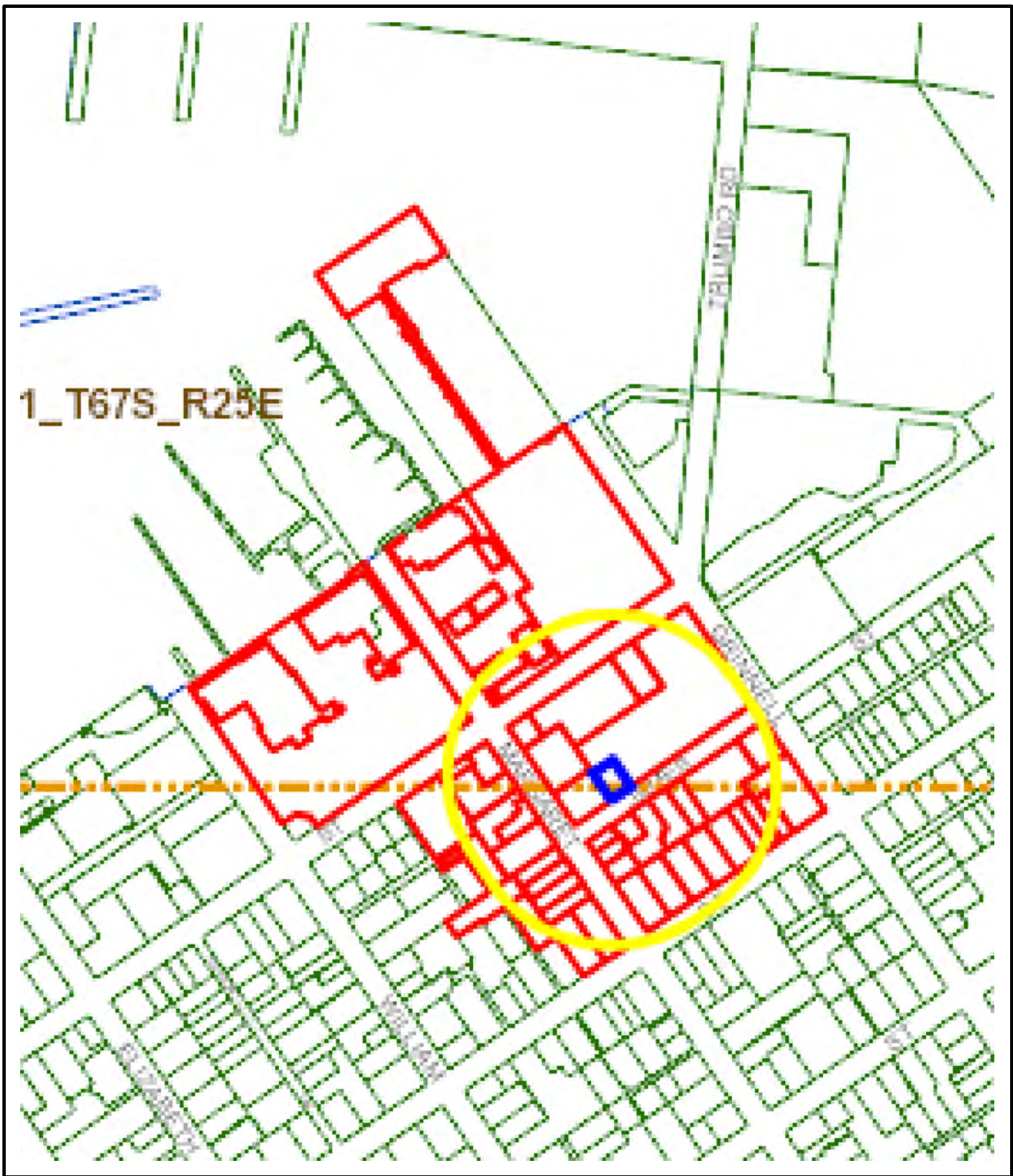
Monroe County, Florida

Printed: Feb 02, 2012

313 Margaret

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.





Monroe County, Florida

Printed: Feb 02, 2012

907 James

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 FURY MANAGEMENT INC	412 WHITE ST		KEY WEST	FL	33040-6960	
2 CLARK CHRISTOPHER M AND FRANCES W	1726 STONE BRIDGE CT		MARIETTA	GA	30064-4765	
3 BAERT JOSEPH S	818 SAWYER LN		KEY WEST	FL	33040	
4 MIXTER ROGER C AND SUZANNE M F	810 SAWYERS LN		KEY WEST	FL	33040-6902	
5 ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
6 MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
7 OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
8 CLARKE KALO & PEDERSON KIM (H/W)	29 FRONT ST #2		MARBLEHEAD	MA	1945	
9 HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
10 HOLDER JOHN B	322 MARGARET ST		KEY WEST	FL	33040-6938	
11 LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938	
12 DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
13 MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	
14 JONES DAN MICHAEL	1111 12TH ST	STE 103	KEY WEST	FL	33040	
15 RAGONESE JOSEPH J	152 D ST SE		WASHINGTON	DC	20003-1810	
16 817 EATON STREET UNIT 4 LLC	10669 CARDINGTON LN		RALEIGH	NC	27614-7017	
17 SALMINEN JYRKI	912 JAMES ST	UNIT 1	KEY WEST	FL	33040	
18 JAMES STREET CONDOMINIUM	912 JAMES ST		KEY WEST	FL	33040	
19 NAKONECZNA ANNA L/E	912 JAMES ST REAR	UNIT 2	KEY WEST	FL	33040	
20 ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312	
21 MORRIS DONAL SR	916 JAMES ST		KEY WEST	FL	33040-6934	
22 915 EATON STREET LLC	915 EATON ST		KEY WEST	FL	33040	
23 1993 SUSAN MCCALL TRUST	22431 GILMORE RD		WEST HILLS	CA	91307-3707	
24 BANK OF NEW YORK MELLON	2900 N MADERA RD		SIMI VALLEY	CA	93065-6230	
25 BERUBE TIMOTHY RYAN	511 SMITHSTONE RD SE		MARIETTA	GA	30067-6741	
26 PAPACCIO JAMES P AND ANN MARIE	309 PROSPECT AVE		NEPTUNE	NJ	7753	
27 GARRIDO HUMBERTO J AND OFELIA E	818 CAROLINE ST		KEY WEST	FL	33040	
28 EYNON LAWRENCE E MD	550 LIBERTY HILL		CINCINNATI	OH	45210	
29 830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
30 DILLON JOHN R III AND JEAN H	1507 19TH ST		KEY WEST	FL	33040	
31 HARRIS DANIEL G	12303 BLAIR RIDGE RD		FAIRFAX	VA	22033-1820	
32 KUNZLER PETER AND RHODA	829 EATON ST		KEY WEST	FL	33040-6920	
33 LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
34 HRABETOVA JITKA	329 MARGARET ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 FALCONE ANTHONY V	823 EATON ST		KEY WEST	FL	33040	
36 HATFIELD MICHAEL AND DEBORAH	2235 SOTA WAY		SEBASTOPOL	CA	95472-9047	
37 817 EATON STREET CONDOMINIUM	817 EATON ST		KEY WEST	FL	33040	
38 KEELEY KEVIN R	4015 BAYSHORE BLVD	UNIT 15F	TAMPA	FL	33611	
39 OKEEFE BRIAN AND JANICE M	817 EATON ST APT 1		KEY WEST	FL	33040-6983	
40 MYCHALCEWYCZ ROMAN	P O BOX 1212		KEY WEST	FL	33041-1212	
41 PETRICK JOSEPH S	61 BALSAM RD		WAYNE	NJ	07470-5046	
42 PHELPS LORRAINE	32 KEY HAVE DR		KEY WEST	FL	33040	
43 GAULT THEODORE MICHAEL AND CAROL ANN	PO BOX 501853		MARATHON	FL	33050-1853	
44 SAYLOR CLIFFORD H	321 MARGARET ST		KEY WEST	FL	33040	
45 JELLCLE INVESTORS INC	5 KIMBERLY TER		LYNNFIELD	MA	1940	
46 MACKENZIE DREW IRA	191 PEARL AVE		TAVERNIER	FL	33070-2421	
47 BUDZYN BERNARD R TR 1/22/2004	904 JAMES ST		KEY WEST	FL	33040-6934	
48 FAZIO CRAIG	509 SOUTH ST		KEY WEST	FL	33040	
49 ROGERS PATRICIA L	324 MARGARET ST		KEY WEST	FL	33040	
50 CIARDI MARGARET F TRUST 2006 11/17/2006	815 SAWYERS LN		KEY WEST	FL	33040-6901	
51 CARDENAS ROBERT H JR AND DEBORAH S	917 EATON ST		KEY WEST	FL	33040	
52 825 EATON ST LLC	231 NORTH AVE W UNIT 387		WESTFIELD	NJ	07090-1482	
53 PIZZO JOSEPH A TRUST 12/22/98	909 EATON ST		KEY WEST	FL	33040	
54 CONCH HARBOR RETAIL CENTER LLC	951 CAROLINE ST		KEY WEST	FL	33040-6636	
55 WEST DAVID M	903 EATON ST		KEY WEST	FL	33040-6922	
56 KENT CHRISTOPHER AND KATHRYN M	4 GECKO LN		KEY WEST	FL	33040-6986	
57 SPARACIO MARY	813 EATON ST	REAR HO	KEY WEST	FL	33040	
58 THE HUNTER N HARDEN LIVING TRUST 7/27/2011	1065 BOCA CHICA RD		KEY WEST	FL	33040-6343	