

Application



ARTIBUS DESIGN

ENGINEERING AND PLANNING

Article III. Conditional Uses
Sec. 122-61 and 122.62

Coffee Shop and Wine Bar,
713 Caroline St,
Key West, FL 33040

Memorandum accommodating conditional use application

Summary of the application

This conditional use application is for an additional use on the property previously used as coffee shop to include wine bar

Proposed expansion of the use: 20 café and bar consumption area seating. Currently there are no permanent seating licensed with the property.

According to Sec. 122-688 Conditional Uses (for HMDR - HRCC-1 Duval Street gulfside district) "(9) Bars and lounges" occupancies are permitted.

The conditional use application is accompanied with Alcohol Sales Special Exception application for the same location.

Specific Criteria for approval

(1) a. Floor Area Ratio:

No changes are proposed to existing FAR.

(1) b. Traffic Generation:

It is anticipated no significant increase in regular traffic pattern. The wine bar will be oriented to cater to existing neighborhood hotel and guest house visitors and locals leaving in the vicinity. The property is located in heavy pedestrian traffic area.



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(1) c. Square feet of enclosed building each specific use:

±1,098 SQ.FT. consumption area – Bars and lounges.

(1) d. Proposed Employment:

Proposed 2 (two) full time positions (two shifts), 1 (one) part time position + shop/bar manager.

(1) e. Proposed number and type of service vehicles

N/A

(1) f. Off-street parking needs.

Not required. Per Sec. 108-573. "(c)Change of existing commercial pedestrian oriented uses. No additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change from one type of commercial use to another type of commercial use, so long as no additional or expanded floor area is created..."

Currently total of 6 parking spaces are assigned to the commercial property 713 Caroline St. 5 Spots in the open parking lot with one (1) accessible space and one (1) space for employee parking under the residential units in the rear.

(2) a. Utilities.

No improvements to current utilities are necessary.

(2) b. Public Facilities.

N/A

(2) c. Roadway or signalization improvements.

N/A

(2) d. Accessory Structures or facilities.

N/A

(2) e. Other unique facilities/structures proposed as part of site improvements.

N/A

(3) a. Open Space.

n/A



(3) b. Setbacks from adjacent properties;

N/A

(3) c. Screening and buffers;

N/A

(3) d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites;

N/A

(3) e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

N/A

(C) Criteria for conditional use review and approval.

(1) Land use Compatibility.

The proposed use as "bar and lounge" is conditionally permitted use for this zoning district. There are multiple restaurants and bars in the immediate vicinity of the property serving wine and beer on premises (Onlywood Grill, B.O.'s, The Marker Hotel Bar, Harpoon Harry's, The Waterfont Brewery, Schooner Wharf Bar etc.

Proposed use expansion is very typical for this zoning district and doesn't change nature of the neighborhood in any way.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.

The existing property has sufficient square footage for safe indoor and outdoor sitting even observing current health distancing regulations. Existing plumbing infrastructure already has a grease trap installed.

(3) Proper use of mitigative techniques.

Existing commercial parking can serve as an overflow parking overnight for residential part of the property.

(4) Hazardous waste.

N/A

(5) Compliance with applicable laws and ordinances.

Compliance with all applicable state, county and city laws and ordinances is anticipated.



(6) Additional criteria applicable to specific land uses.

a. Land uses within a conservation area

N/A

b. Residential development.

N/A

c. Commercial or mixed use development.

Compliance with development use requirements for bars is anticipated.

d. Development within or adjacent to historic district.

Compliance with current HARC guidelines is anticipated.

e. Public facilities or institutional development.

N/A

f. Commercial structures, uses and related activities within tidal waters.

N/A

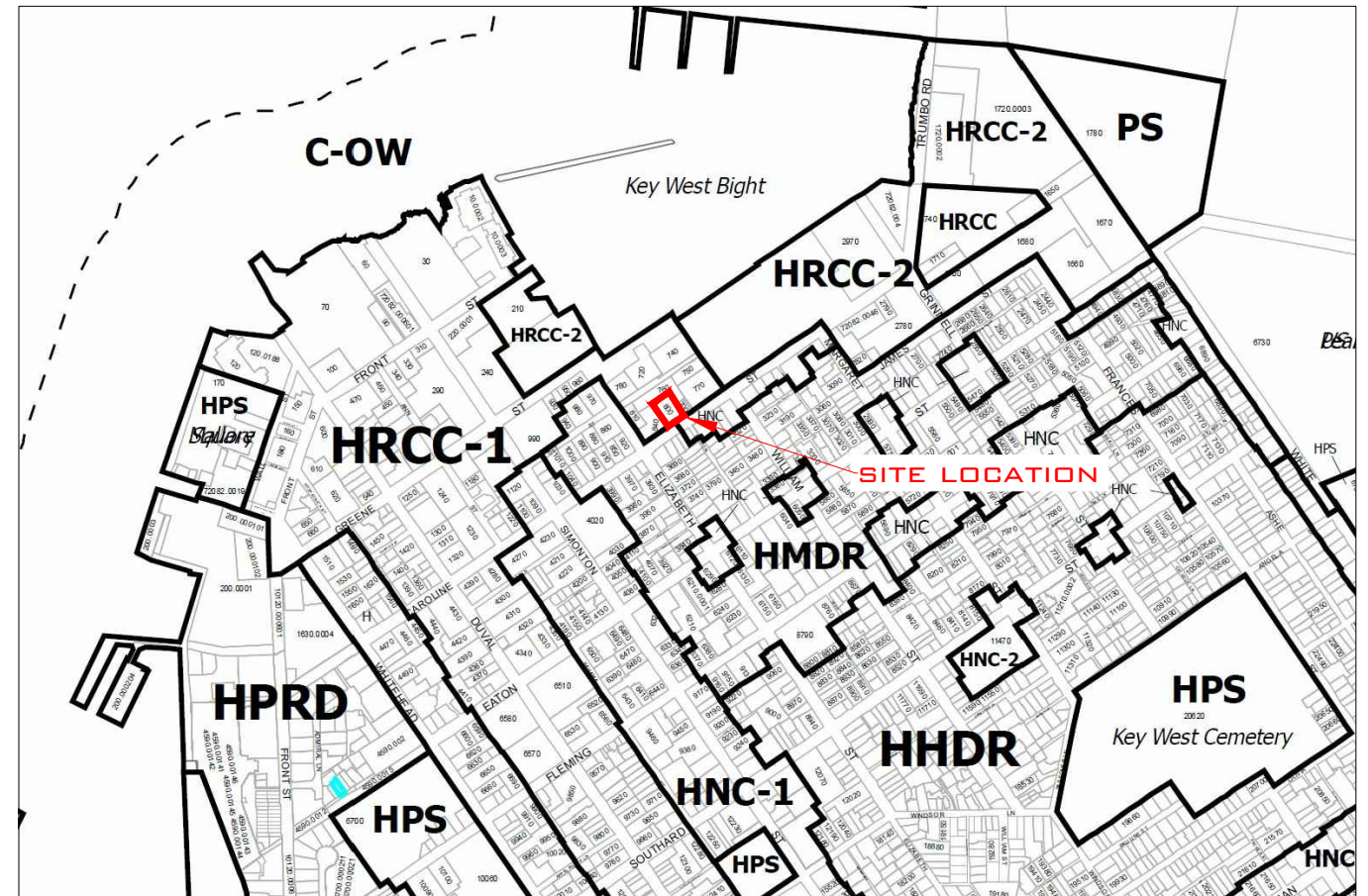
g. Adult entertainment establishments

N/A



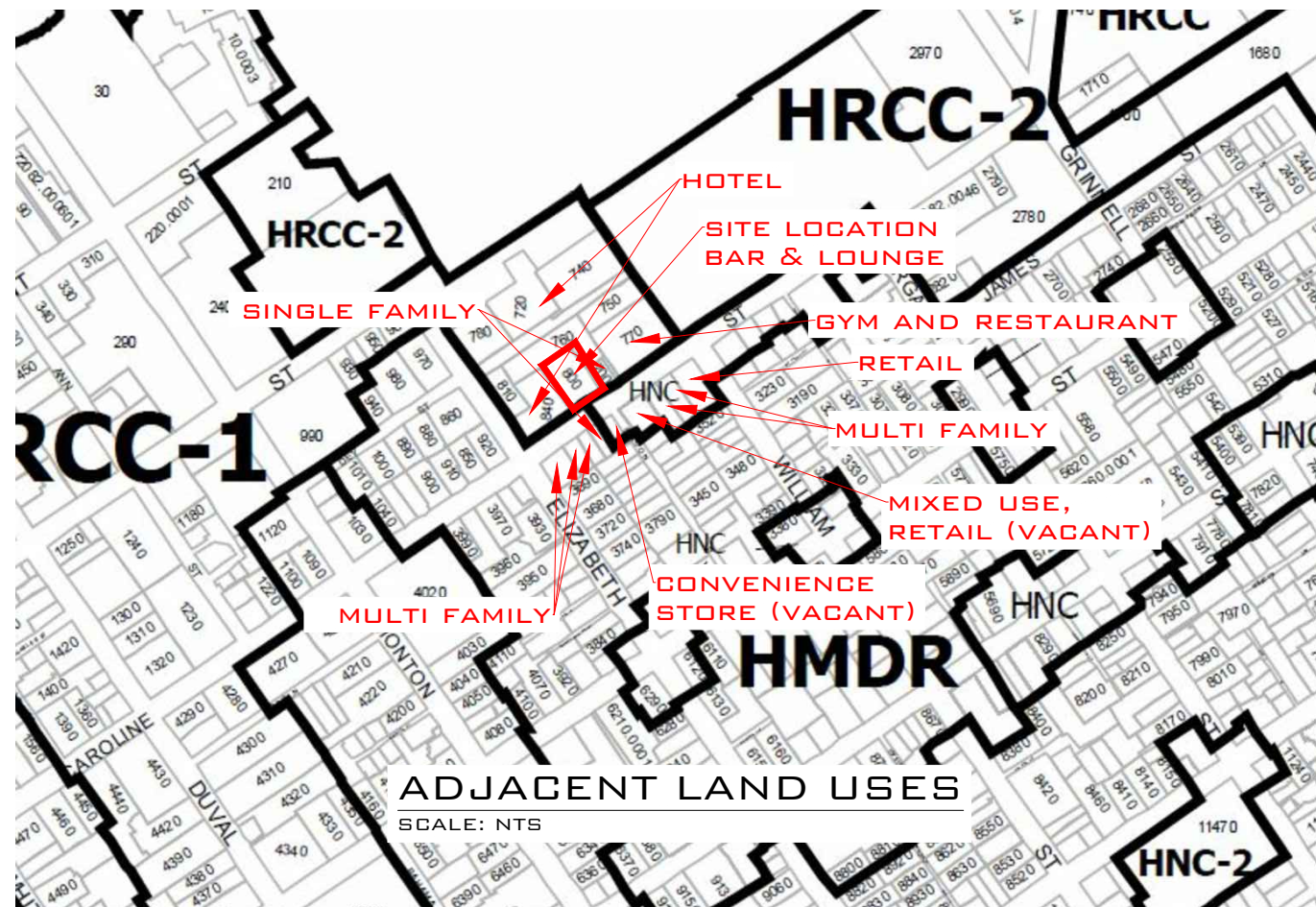
AERIAL PHOTO

SCALE: NTS



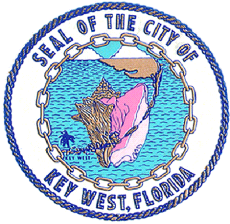
PARTIAL ZONING MAP

SCALE: NTS



ADJACENT LAND USES

SCALE: NTS



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

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Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	\$ 4,000.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

_____ ✓

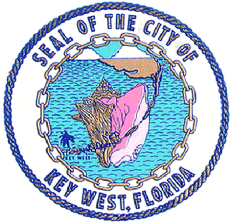
Historic District

Yes _____ ✓

No _____

Please print or type:

- 1) Site Address: 713 Caroline St
- 2) Name of Applicant: Serge Mashtakov
- 3) Applicant is:
Property Owner: _____
Authorized Representative: _____ ✓
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 3710 Pearlman Terrace
Key West, FL 33040
- 5) Applicant's Phone #: (305) 304-3512 Email: serge.mashtakov@gmail.com
- 6) **Email Address:** serge.mashtakov@gmail.com
- 7) Name of Owner, if different than above: John F Calleja, Alice Calleja
- 8) Address of Owner: 1404 Petronia St, Key West, FL 33040
- 9) Owner Phone #: (305) 923-6199 Email: grace.epperly@icloud.com



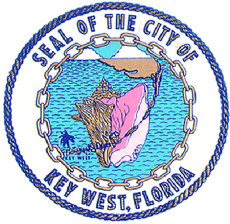
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- 10) Zoning District of Parcel: HRCC-1 RE# 1000817
- 11) Is Subject Property located within the Historic District? Yes No
If Yes: Date of approval N/A
HARC approval # N/A
OR: Date of meeting N/A
- 12) Description of Proposed Development and Use. Please 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).
Existing coffee shop to be also used as wine/beer bar with 20 seats. Currently assigned with the space 5 customer parking spaces including 1 accessible space + 1 employ parking in garage under rear building.
- 13) Has subject Property received any variance(s)? Yes No
If Yes: Date of approval N/A Resolution # N/A
Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes No
If Yes, describe and attach relevant documents.
N/A
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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



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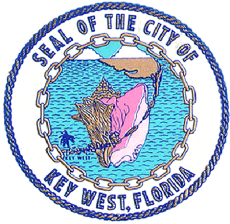
Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

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

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



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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

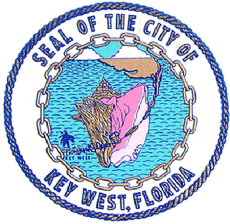
The development plan shall contain the following pertaining to identification of key persons:

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

Sec. 108-229. Project description.

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

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



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

Sec. 108-230. Other project information.

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

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

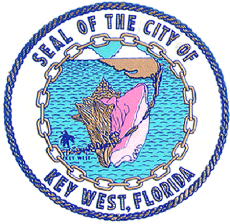
Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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



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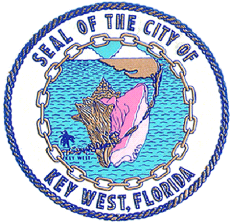
CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

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

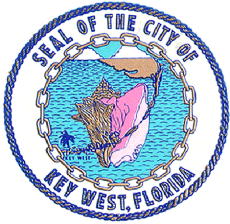


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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale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



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



Florida Department of Agriculture and Consumer Services
Division of Food Safety

NICOLE "NIKKI" FRIED
COMMISSIONER

ANNUAL FOOD PERMIT

Chapter 500, Florida Statutes
Rule Chapter 5K-4.020 Florida Administrative Code
1 (800) HELP FLA | www.FDACS.gov

November 30, 2020

PERMIT TYPE: 153
PERMIT NUMBER: 2021-R-1893498
FOOD ENTITY NUMBER: 396534

PERMITTED LOCATION ADDRESS:

Funky Rooster Coffee
713 Caroline ST
Key West, FL 33040-6648

Funky Rooster Coffee LLC
3710 Pearlman Ter,
Key West, FL 33040-4223

The Annual Food Permit is attached below.

The attached permit will expire on December 31, 2021

This annual food permit must be detached and shall be displayed in a conspicuous location at your food establishment. Failure to conspicuously display the permit may result in administrative action for violation of 5K - 4.020, F.A.C.

This permit is non-transferrable.

The renewal fee for all food permits shall be the same as the food permit fee required by subsection 5K-4.020(4), F.A.C., and shall be due annually by January 1. A Food Establishment will be assessed a \$100 late fee in accordance with Chapter 500, F.S., if its renewal fee is received by the Department after January 30. This fee is in addition to the food permit fee required by subsection 5K-4.020(4), F.A.C.

It is the business owner's responsibility to ensure the accuracy of their account. Updates to the owner contact information, email, and mailing addresses can be made at <https://foodpermit.fdacs.gov> or at 1-800- HELP FLA (1-800-435-7352).

JACS-14414 Rev 05/20

CITY OF KEY WEST, FLORIDA
Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name: FUNKY ROOSTER COFFEE LLC
Location Addr: 713 CAROLINE ST
Lic NBR/Class: LIC2020-000720 FOOD SERVICE
Issued Date: 12/8/2020 Expiration Date: September 30, 2021

RESTAURANT WITH 16 TO 40 SEATS

Comments: AUTHORIZED FOR 20 SEATS
Restrictions: DEPT OF AG 396534 (12/31/21)

FUNKY ROOSTER COFFEE LLC
C/O IRINA BAKALA
3710 PEARLMAN TERR
KEY WEST, FL 33040

This document must be prominently displayed.

FUNKY ROOSTER COFFEE LLC

Warranty Deed

WARRANTY DEED

DOC. STAMP - .70
Record - 10.50
11.20

THIS INSTRUMENT PREPARED BY:
William L. Richards, Jr., Esquire
Post Office Box 392
Mount Dora, Florida 32756

FILE # 1382284
BK# 1907 PG# 1227

RCD Jul 11 2003 10:38AM
DANNY L KOLHAGE, CLERK

MADE THIS 20th day of May, 2003, BETWEEN Carlos Calleja and Grace Calleja, his wife, of the County of Monroe, in the State of Florida, party of the first part, and John F. Calleja and Alice Calleja, his wife, 1404 Petronia Street, Key West, Florida 33040, of the County of Monroe in the State of Florida, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to him, her, or them in hand paid by the said party by the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his, her, or their heirs forever, the following described land, situated lying and being in the County of Monroe, State of Florida, to wit:

In the City of Key West and known as Part of Lot 2, of Square 11, according to the Map or Plan of the Island of Key West delineated in February A.D. 1829, by William A. Whitehead, and being more particularly described as follows:

COMMENCING at the point of intersection of the Northerly right-of-way boundary line of Caroline Street with the Easterly right-of-way boundary line of Elizabeth Street and thence Northeasterly along Caroline Street 120 Feet to the Point of Beginning of the parcel of land herein described; thence continue Northeasterly along Caroline Street 81 feet to a point; thence Northwesterly at right angles 120 feet to a point; thence Southwesterly at right angles, 81 feet to a point; thence Southeasterly at right angles 120 feet back to the Point of Beginning; ; LESS AND EXCEPT THE FOLLOWING:

COMMENCE at the intersection of the NW'LY right-of-way-line (ROWL) of Caroline Street with the SW'LY ROWL of William Street and run thence in a SW'LY direction along the NW'LY ROWL of the said Caroline Street for a distance of 201 feet; thence NW'LY and at right angles for a distance of 60.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NW'LY along a prolongation of the preceding course for a distance of 57.20 feet; thence NE'LY and at right angles for a distance of 6.50 feet; thence SE'LY and at right angles for a distance of 57.20 feet; thence SW'LY and at right angles for a distance of 6.50 feet back to the POINT OF BEGINNING, said parcel containing 372 feet. THE HEREIN DESCRIBED REAL PROPERTY DEEDED BY GRANTORS TO GRANTEEES IS DEEDED LESS AND EXCEPT ALL IMPROVEMENTS LOCATED ON THE DESCRIBED PROPERTY.

Subject To: Taxes for the year 2003 and all previous and subsequent years.

Subject To: Restrictions, conditions, limitations, easements, public utility easements, together with zoning restrictions.

Subject To: The effect of zoning ordinances and county zoning ordinances, together with the result of the exercise of governmental police powers of the City of Key West, the County of Monroe, and the State of Florida.

Subject To: Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

DEED DOC STAMP
07/11/2003
DRP CLK
0.70

Property Appraiser's Parcel Identification Number: **Alternate Key Number 1000817**

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Erasto Perez
Witness to Carlos and Grace Calleja

ERASTO PEREZ
Witness Print Name

Hortensia Perez
Witness to Carlos and Grace Calleja

Hortensia Perez
Witness Print Name

Carlos Calleja
Carlos Calleja

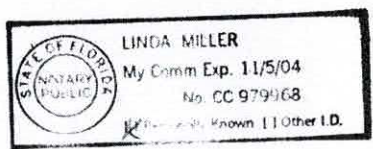
Grace Calleja
Grace Calleja

STATE OF FLORIDA

COUNTY OF MONROE

I Herby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Carlos Calleja and Grace Calleja to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the County of Monroe, and State of Florida, this 26th day of May, 2003.



Linda Miller
Notary Public

My Commission Expires:

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, John F Calleja, Alice Calleja authorize
Please Print Name(s) of Owner(s) as appears on the deed

Serge Mashtakov

Please Print Name of Representative

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

John Calleja
Signature of Owner

Alice Calleja
Signature of Joint/Co-owner if applicable

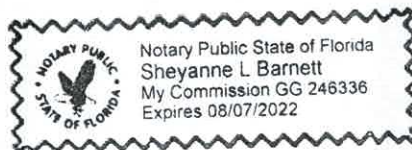
Subscribed and sworn to (or affirmed) before me on this 8 Oct 2020
Date

by John & Alice Calleja
Name of Owner

FL DL C420 466 443640

He/She is personally known to me or has presented FL DL C420 033456740 as identification.

Sheyanne L Barnett
Notary's Signature and Seal



Sheyanne Barnett
Name of Acknowledger typed, printed or stamped

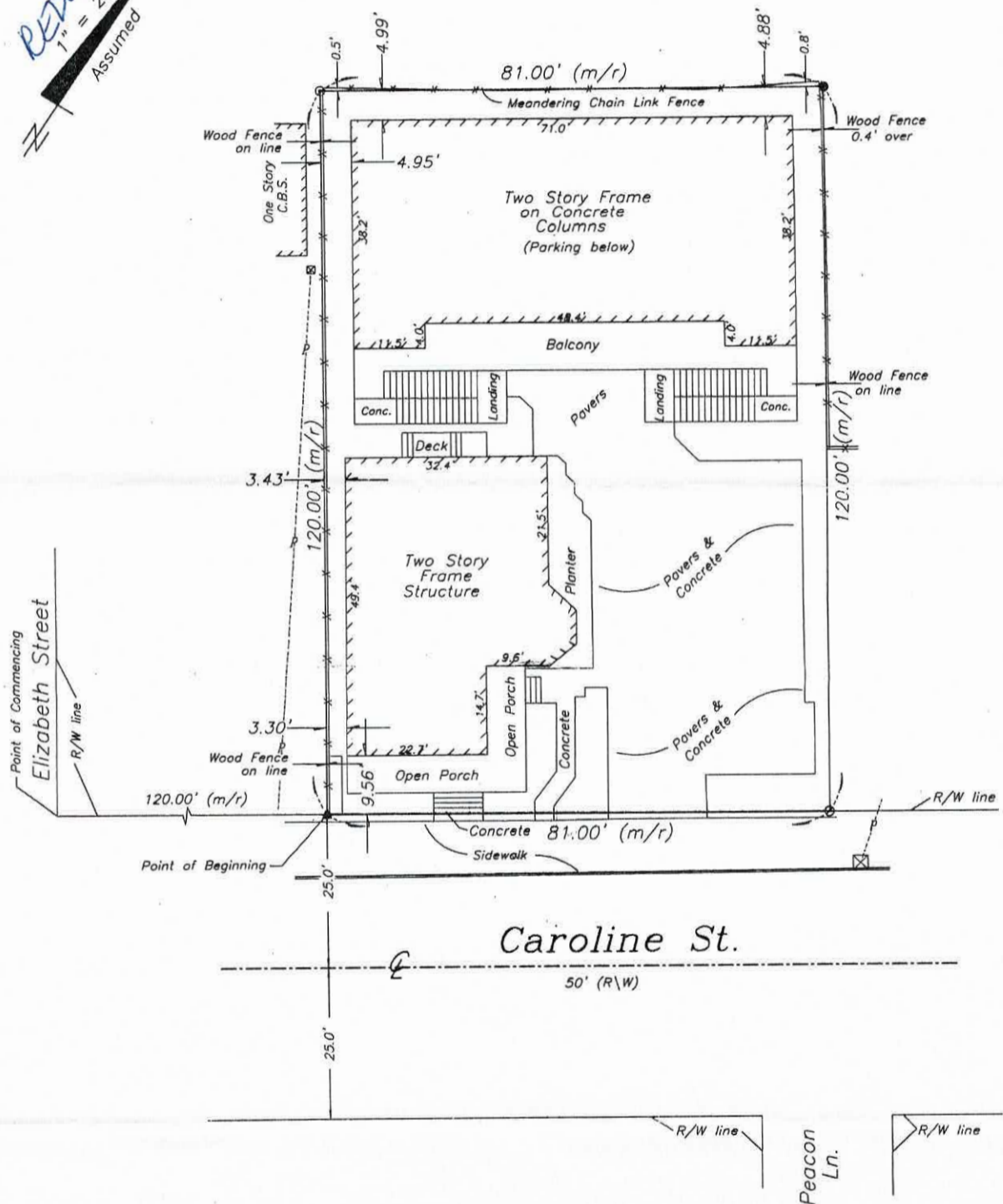
GG 246336
Commission Number, if any

Verification Form

Site Plans

Boundary Survey Map of part of Lot 2, Square 11, Island of Key West, Florida

REDUCED
1" = 20'
Assumed



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (LB 7131)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

0-3614

Boundary Survey Report of part of Lot 2, Square 11,
Island of Key West, Florida


NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 715 Caroline 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. This survey is not assignable.
9. Date of field work: January 25, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West known as part of Lot 2, of Square 11, according to the Map or Plan of Key West delineated in February, A.D. 1829 by William A. Whitehead, and being more particularly described as follows:
COMMENCING at the point of intersection of the Northerly right-of-way boundary line of Caroline Street with the Easterly right-of-way boundary line of Elizabeth Street and thence Northeasterly along Caroline Street 120 feet to the Point of Beginning of the parcel of land herein described; thence continue Northeasterly along Caroline Street 81 feet to a point; thence Northwesterly at right angles 120 feet to a point; thence Southwesterly at right angles 81 feet to a point; thence Southeasterly at right angles 120 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Dr. John Calleja;

J. LYNN O'FLYNN, INC.



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

January 25, 2006

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

0-3614

CONSTRUCTION PLANS FOR 713 CAROLINE ST COFFEE SHOP

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
713 CAROLINE ST,
KEY WEST, FL 33040

CLIENT:
FUNKY ROOSTER COFFEE LLC

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
FUNKY ROOSTER COFFEE LLC

PROJECT:
713 CAROLINE ST

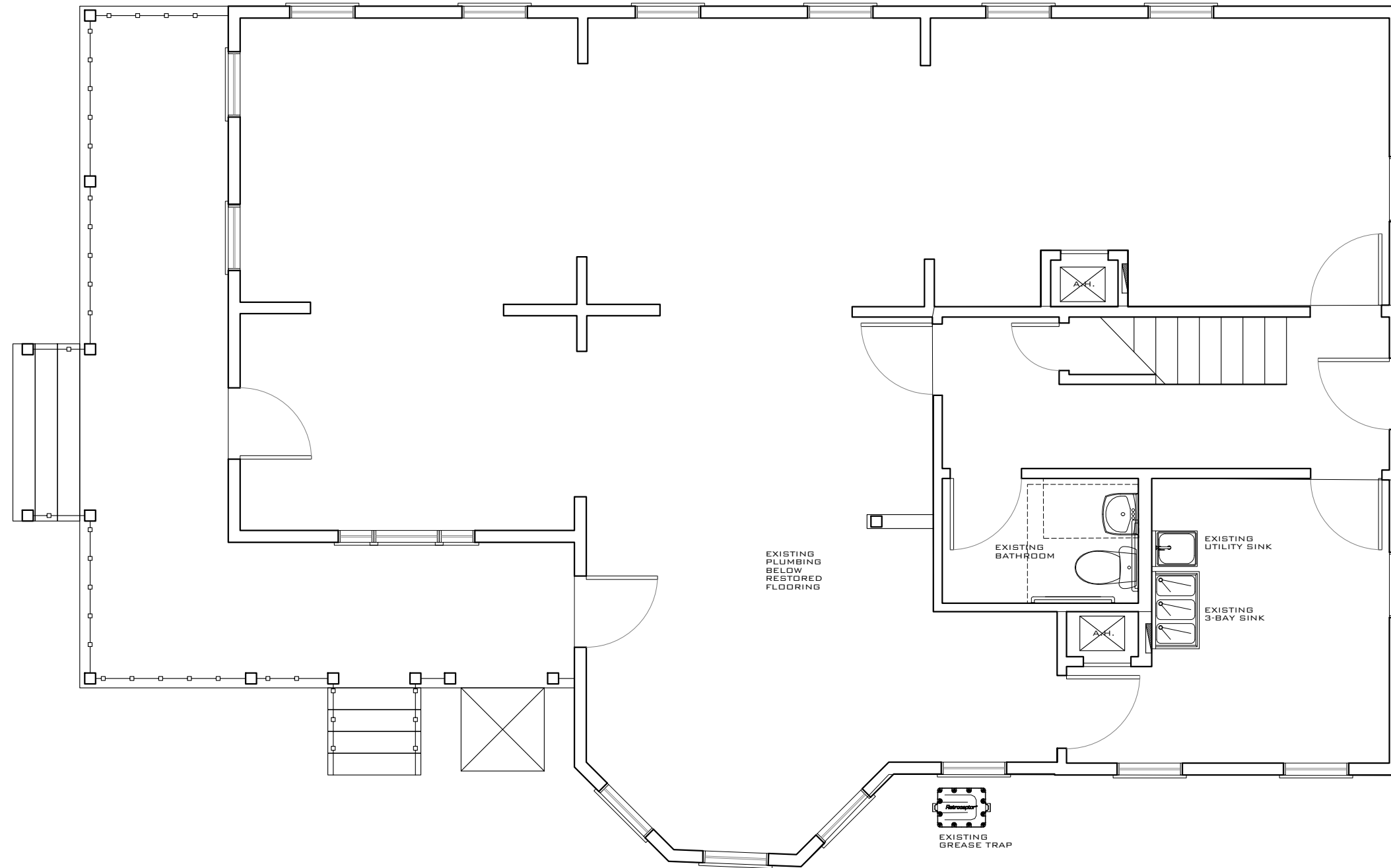
SITE:
713 CAROLINE ST,
KEY WEST, FL 33040

TITLE:
COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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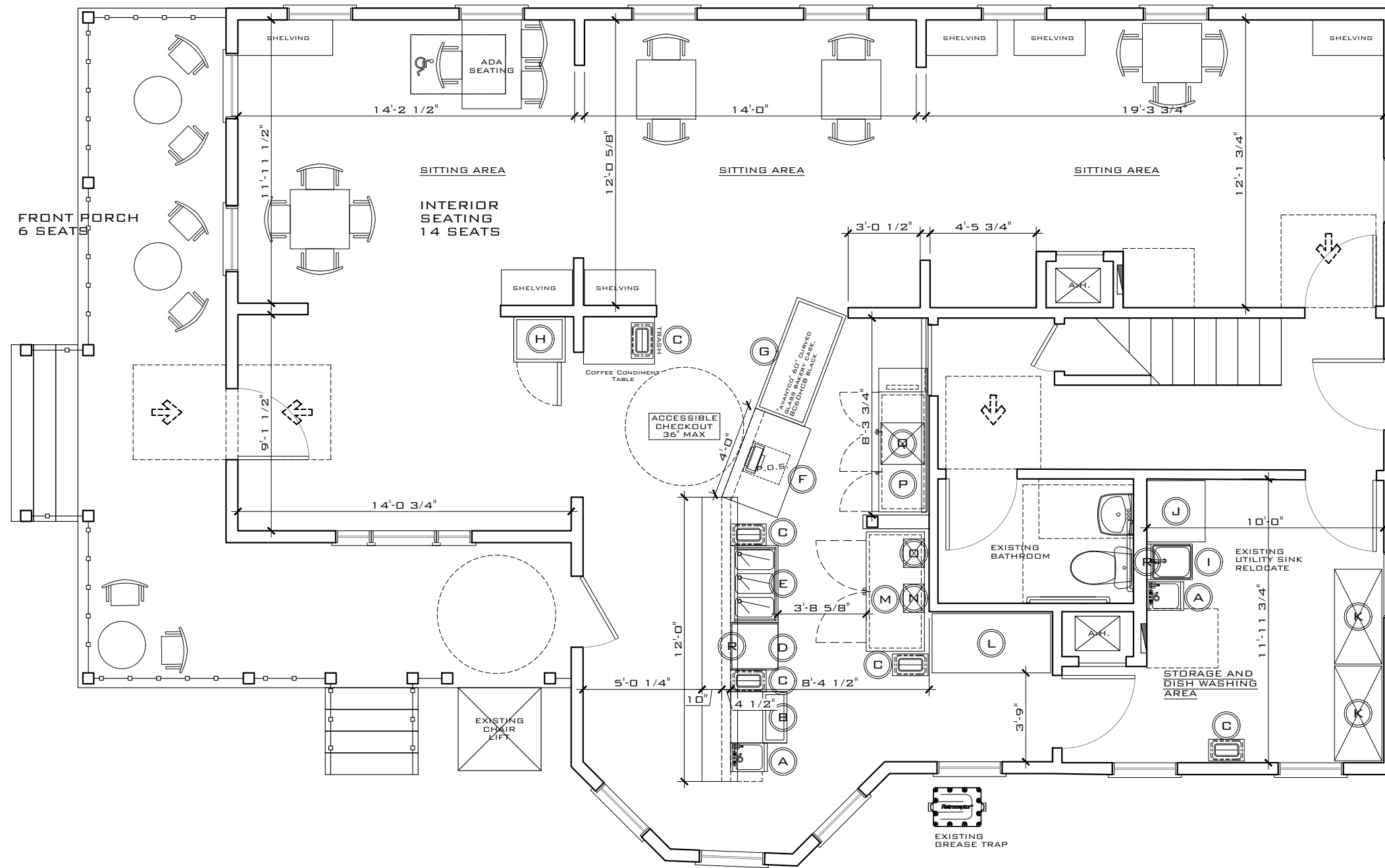
CLIENT:
FUNKY ROOSTER COFFEE LLC

PROJECT:
713 CAROLINE ST

SITE:
713 CAROLINE ST,
KEY WEST, FL 33040

TITLE:
EXISTING FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	A-101	1	



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

CONSUMPTION AREA = ±243 SQ.FT.
 FRONT PORCH = ±855 SQ.FT.
 INTERIOR = ±855 SQ.FT.
 NOT INCLUDING BATHROOM, STORAGE AND PREP AREAS
 TOTAL CONSUMPTION AREA = ±1,098 SQ.FT.
 MAX OCCUPANTS IN = 1,123/15 = 73 PERSONS
 TOTAL SEATS PROPOSED = 20 SEATS
 TOTAL STAFF = 2

TABLE	LIST OF EQUIPMENT
A	REGENCY 1 BOWL UNDERBAR HAND SINK WITH SWIVEL FAUCET - 14 1/2" x 18 3/4"
B	MANITOWOC UDF0140A NEO 26" AIR COOLED UNDERCOUNTER DICE CUBE ICE MACHINE WITH 90 LB. BIN - 115V, 135 LB.
C	LAVEX JANITORIAL 23 GALLON GRAY SLIM TRASH CAN AND GRAY DROP SHOT LID
D	REGENCY 24" x 24" 16-GAUGE STAINLESS STEEL COMMERCIAL WORK TABLE WITH 4" BACKSPLASH AND UNDERSHELF
E	RELOCATE EXISTING 3 BAY SINK
F	REGENCY 30" x 48" 16-GAUGE 304 STAINLESS STEEL COMMERCIAL WORK TABLE WITH UNDERSHELF + ADDITIONAL UNDERSHELF
G	"AVANTCO" 60" CURVED GLASS BAKERY CASE, 1938C60HC8 BLACK
H	AVANTCO GDC-15-HC 25 5/8" BLACK SWING GLASS DOOR MERCHANDISER REFRIGERATOR WITH LED LIGHTING
I	RELOCATE EXISTING UTILITY SINK
J	NOBLE WAREWASHING I-E SINGLE RACK LOW TEMPERATURE DOOR-TYPE DISH MACHINE - 115V
K	REGENCY 24" x 48" NSF CHROME 4-SHELF KIT WITH 74" POSTS
L	REGENCY 30" x 60" 16-GAUGE STAINLESS STEEL COMMERCIAL WORK TABLE WITH 4" BACKSPLASH AND UNDERSHELF
M	AVANTCO SS-WT-60F-HC 60" TWO DOOR WORKTOP FREEZER WITH 3 1/2" BACKSPLASH
N	VITAMIX 62827 VITA-PREP 2.3 HP BLENDER WITH 64 OZ. CONTAINER
O	HAMILTON BEACH 24633 EXTRA-WIDE SLOT 4 SLICE BAGEL TOASTER
P	AVANTCO UBB-72G-HC 73" BLACK COUNTER HEIGHT NARROW GLASS DOOR BACK BAR REFRIGERATOR
Q	ESPRESSO MACHINE 240V
R	ECSMART PDU 3.5 POINT OF USE ELECTRIC TANKLESS WATER HEATER, 3.5KW@120-VOLT

REV: DESCRIPTION: BY: DATE:
 STATUS: FINAL



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 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 FUNKY ROOSTER COFFEE LLC

PROJECT:
 713 CAROLINE ST

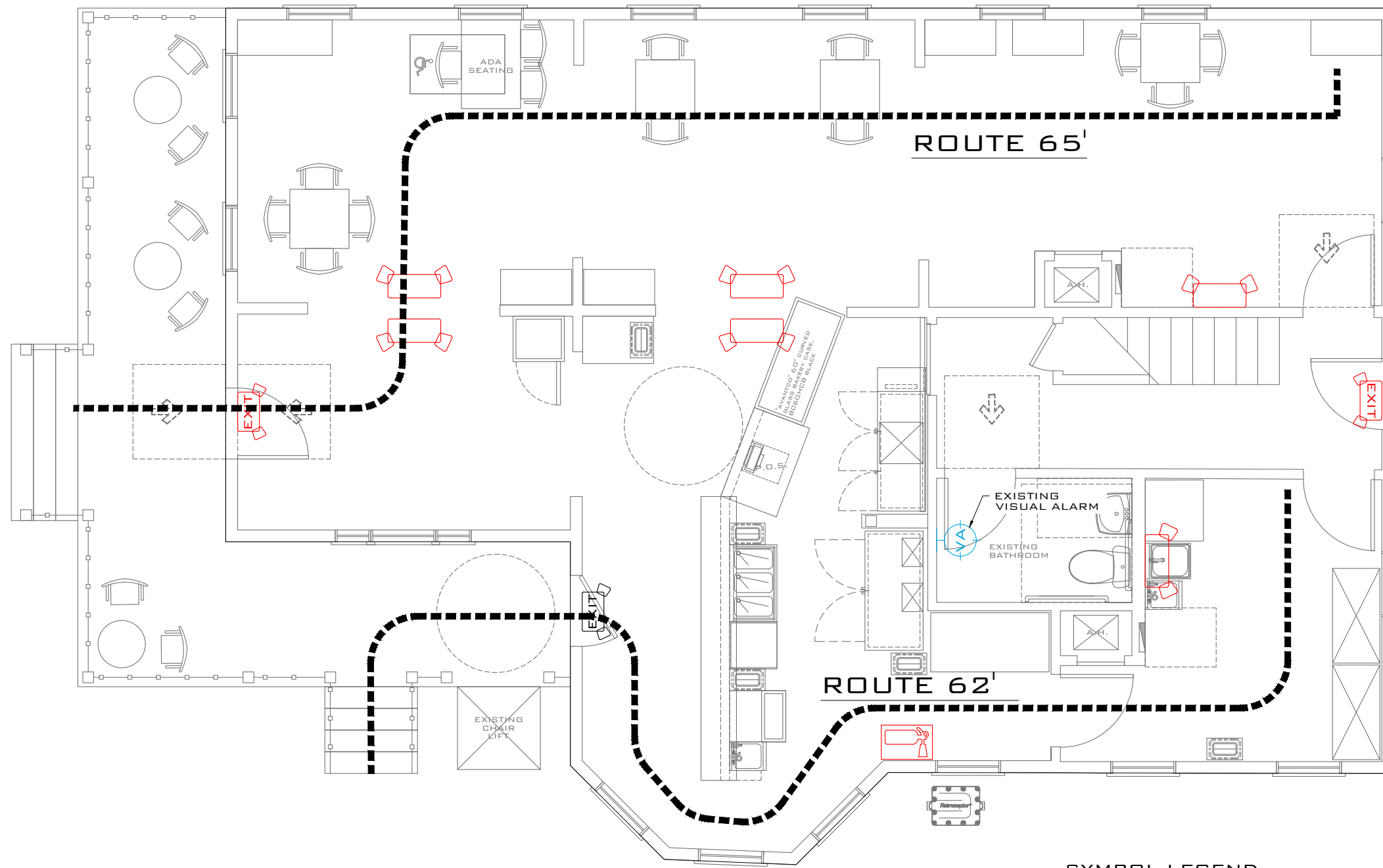
SITE:
 713 CAROLINE ST,
 KEY WEST, FL 33040

TITLE:
 PROPOSED FLOOR PLAN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	A-102	1	



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN ON BATTERY BACKUP
	VISUAL ALARM
	CLASS 2-A FIRE EXTINGUISHERS (1) TOTAL

DESIGN DATA:
 1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 6TH EDITION (2017)
 2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-10
 FLOOR LIVE LOAD: 100 PSF
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 180 MPH
 EXPOSURE: D
 STRUCTURAL CATEGORY: II
 ASCE 24-05 FLOOD RESISTANT DESIGN AND CONSTRUCTION

LEVEL 1 ALTERATIONS
OCCUPANCY:
 ASSEMBLY GROUP A-2 (MIXED USE BUILDING, OFFICES UPSTAIRS)

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY A-2, WITHOUT SPRINKLER SYSTEM: 200 FT
MAXIMUM ROUTE: ±65 FT

CONSTRUCTION TYPE:
 TYPE V - B

ITEM	EXISTING	FBC TABLE 504.3	PROPOSED
CONSTRUCTION TYPE	TYPE V - B	TYPE V - B	NO CHANGE
MAX HEIGHT (FEET)	<40'	40'-0"	NO CHANGE
OCCUPANCY	GROUP A-2	GROUP A-2	NO CHANGE
MAX STORIES	1.5	1	NO CHANGE
MAX AREA	2,325 SF	6,000 SF	NO CHANGE

OCCUPANCY LOAD:
 PER TABLE 1004.1.2 FBC

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROPOSED
NET			
855 SF (INDOOR DINING) MAX 57 (1 PER 15 SQ FT)		(58) X (0.20) = 11.6" WIDTH	14
336 SF (PREP) MAX 1 (1 PER 200 SQ FT)			

UNSPRINKLERED AREA PER 903.2.1.2 (2)

STAFF	02
TABLE DINING	20 SEATS

22 PERSONS TOTAL

FBC TABLE 906.3(1)
 FIRE EXTINGUISHERS CLASS: 2-A
 MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP A-2

THE BUILDING SHALL NOT BE EQUIPPED WITH A FIRE ALARM & DETECTION SYSTEM PER FBC (F) 907.2.1 - GROUP A OCCUPANCY UNDER 300 PERSONS

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT:
 FUNKY ROOSTER COFFEE LLC

PROJECT:
 713 CAROLINE ST

SITE:
 713 CAROLINE ST,
 KEY WEST, FL 33040

TITLE:
 LIFE SAFETY PLAN

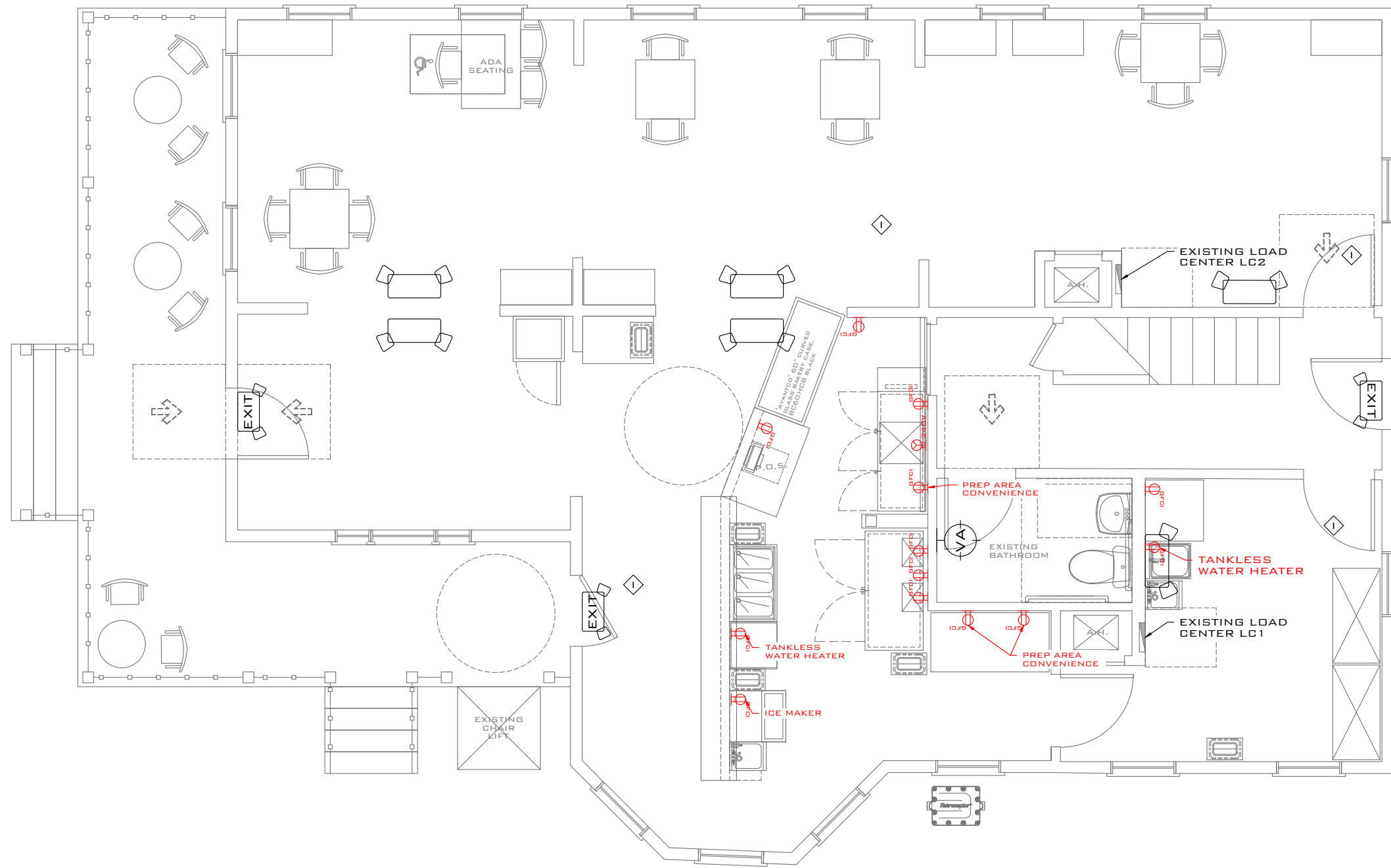
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SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	A-103	1	



PROPOSED ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

NOTE: 1. ONLY NEW OR RELOCATED SPECIAL PURPOSE OUTLETS ARE SHOWN, ALL EXISTING CONVENIENCE OUTLETS AND LIGHT FIXTURES ARE TO REMAIN INCLUDING SMOCK DETECTORS IN EVERY SPACE.

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SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT:
FUNKY ROOSTER COFFEE LLC

PROJECT:
713 CAROLINE ST

SITE:
713 CAROLINE ST,
KEY WEST, FL 33040

TITLE:
PROPOSED ELECTRIC PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	E-101	1	

ELECTRICAL SYMBOL LEGEND			
	20A/120V DUPLEX RECEPTACLE W/ GROUNDING		PHOTOCELL
	20A/120V SINGLE RECEPTACLE W/ GROUNDING		RECESSED LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/120V SPLIT WIRED DUPLEX RECEPTACLE W/ GROUNDING		CEILING MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/120V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET		WALL MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/120V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET W/ WATERPROOF COVER		WALL MOUNT LIGHT FIXTURE WATERPROOFED, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/120V FLOOR DUPLEX RECEPTACLE W/ GROUNDING		EMERGENCY LIGHT FIXTURE, RECHARGEABLE BATTERY TYPE
	SPECIAL PURPOSE OUTLET, SUBSCRIPT FOR IDENTIFICATION		CEILING MOUNT EXIT SIGN
	SINGLE POLE SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		WALL MOUNT EXIT SIGN
	2-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		TWO SIDE EXIT SIGN
	3-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN
	4-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN W/ LIGHT
	DIMMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		SERVICE RATED NON-FUSIBLE DISCONNECT SWITCH
	TIMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		GENERATOR
	JUNCTION BOX, WALL MOUNT		TV CABLE OUTLET
	JUNCTION BOX, CEILING MOUNT		TELEPHONE OUTLET
	DOOR BELL		TELEPHONE/DATA OUTLET
	TANKLESS WATER HEATER		TRACK LIGHTING SYSTEM LBL MONDRAIL SYSTEM LAMP: MDDO FINISH: BRONZE BULB: MR16 LAMP (6w LED) (OWNER SHALL APPROVE ALL FIXTURES PRIOR TO ORDERING AND INSTALL)
	EXTERIOR WALL SCONCE		UTILITY POLE

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PER NATIONAL ELECTRIC CODE, FBC 6TH EDITION (2017), LOCAL POWER COMPANY RULES AND ANY OTHER APPLICABLE STANDARDS.
2. DRAWINGS SHOWN ARE DIAGRAMMATIC IN NATURE AND WILL NOT SHOW ALL FITTINGS, BENDS AND ACCESSORIES REQUIRED FOR THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING FIELD CONDITIONS PRIOR COMMENCING THE WORK.
3. CONTRACTOR SHALL VERIFY AND TEST GROUNDING AND INSURE IT COMPLIES WITH LATEST NEC.
4. ELECTRICAL CONDUIT SHALL BE BEDDED IN COMPACTED CLEAN PEA-ROCK 6" ALL SIDES MINIMUM.
5. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR TEST.
6. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED PER NEC.
7. ALL HARDWARE AND EQUIPMENT SHALL BE UL LABELED AND UV RATED FOR EXTERIOR USE.
8. CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
9. MINIMUM WIRE SIZES SHALL BE #12 THHN/THWN UNLESS OTHERWISE IS SPECIFIED.
10. ALL CONDUCTORS SHALL BE COPPER RUN IN GALVANIZED METALLIC CONDUITS UNLESS OTHERWISE IS SPECIFIED.
11. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
12. ALL CONDUCTORS SHALL BE RAN WITHOUT SPLICES.
13. ALL FIXTURES SHALL BE SUPPORTED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND PER NEC.
14. SMOKE DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACK-UP. INTERCONNECTION OF THE DETECTORS SHALL ALLOW ALL TO SOUND AT ONCE.
15. ALL BREAKERS SHALL BE COMBINATION AFCI UNLESS OTHERWISE IS PERMITTED BY THE LATEST NEC.
16. ALL RECEPTACLES IN BATHROOMS, KITCHEN AND GARAGE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED TYPE (GFCI).
17. ALL OUTDOOR RECEPTACLES SHALL BE WATER AND TAMPERPROOF GFCI TYPE.
18. BRANCH CIRCUITS SHALL BE PROPERLY BALANCED.
19. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS AND PROVIDE FUNCTIONAL SYSTEM.
20. FOUNDATION REINFORCEMENT SHALL BE BONDED WITH GROUNDING PER NEC.
21. ALL ELECTRICAL EQUIPMENT SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
22. STYLES OF ALL ELECTRICAL FIXTURES, OUTLETS, SWITCHES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR ANY PURCHASING OR INSTALLATION.

LC#1, EXISTING SQUARE D QO 125 AMPS 120/240 VOLT 24 SPACE												
KVA	WIRE	POLE	BRK	DESCRIPTION	CKT	CKT	DESCRIPTION	BRK	POLE	WIRE	KVA	
N/A			125	MAIN (UPGRADE)	01	02	EVAPORATOR (A/C)	30	2	8	3.5	
					03	04						
1.0	12	1	20	RECEPT. FRONT AREA	05	06	CONDENSER (A/C)	30	2	8	6.5	
2.0	12	1	40	RECEPT. FRONT AREA	07	08						
0.5	12	1	20	LIGHTS. FRONT AREA	09	10	RECEPT. REAR AREA	20	1	12	1.0	
0.5	12	1	20	LIGHTS. REAR AREA	11	12	CONVENIENCE OUTLETS PREP TABLE AREA	20	1	12	1.5	
1.5	12	1	20	REAR CONVENIENCE	13	14	NOBLE DISH MACHINE	20	1	12	1.5	
0.37	12	1	20	SS-WT-60F-HC 60	15	16	EGOSMART PDU #3.5 WATER HEATER #1	30	1	10	3.5	
4.7	10	2	30	TWO DOOR WORKTOP FREEZER	17	18	EGOSMART PDU #3.5 WATER HEATER #2	30	1	10	3.5	
				ESTELLA CAFFE EC6M2 ESPRESSO MACHINE	19	20	ICE MACHINE	20	1	12	0.6	
1.4	12	1	20	2.3 HP BLENDER	21	22	AVANTCO UBB-72G-HC BACK BAR REFRIGRATOR	20	1	12	0.5	
1.6	12	1	20	HAMILTON BEACH 24633	23	24						
13.6	SUBTOTAL					SUBTOTAL					22.6	
											TOTAL	36.2
											FIRST 10 KVA @ 100% DEMAND	10.0
											16.2 KVA @ 40% DEMAND	6.5
											DEMAND	16.5
											A/C DEMAND	10.0
											TOTAL DEMAND	26.5

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT (FOR EXPOSED)
* ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.

26.5 KVA * 1000 / 240V = 110.5 AMPS
24 CIRCUIT 125 AMP PANEL

LC#2, EXISTING SQUARE D QO 125 AMPS 120/240 VOLT 24 SPACE												
KVA	WIRE	POLE	BRK	DESCRIPTION	CKT	CKT	DESCRIPTION	BRK	POLE	WIRE	KVA	
N/A			70	MAIN (EXISTING)	01	02	RECEPT. ROOM 2	20	1	12	1.0	
					03	04	RECEPT. ROOM 3	20	1	12	1.0	
3.5	8	2	30	EVAPORATOR (A/C)	05	06	RECEPT. ROOM 1	20	1	12	1.0	
					07	08	RECEPT. ENTRY	20	1	12	1.0	
6.5	8	2	30	CONDENSER (A/C)	09	10	LIGHTS ENTRY	20	1	12	0.5	
					11	12	LIGHTS ROOM 1&2	20	1	12	1.0	
0.5	12	1	20	LIGHTS. ROOM 3	13	14	LIGHTS ROOM 3	20	1	12	0.5	
					15	16	RECEPT. REAR ROOM	20	1	12	1.0	
					17	18	POINT OF SALE RECEPT.	20	1	12	1.0	
					19	20	CURVED GLASS BAKERY CASE	20	1	12	0.5	
					21	22						
					23	24						
10.5	SUBTOTAL					SUBTOTAL					9.0	
											TOTAL	19.5
											FIRST 10 KVA @ 100% DEMAND	10.0
											9.5 KVA @ 40% DEMAND	3.5
											DEMAND	13.5
											A/C DEMAND	10.0
											TOTAL DEMAND	13.5

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT (FOR EXPOSED)
* ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.

13.5 KVA * 1000 / 240V = 56 AMPS
24 CIRCUIT 125 AMP PANEL

RED TEXT INDICATES PROPOSED CHANGES

RED TEXT INDICATES PROPOSED CHANGES

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
FUNKY ROOSTER COFFEE LLC

PROJECT:
713 CAROLINE ST

SITE:
713 CAROLINE ST,
KEY WEST, FL 33040

TITLE:
ELECTRIC NOTES,
LOAD CENTERS

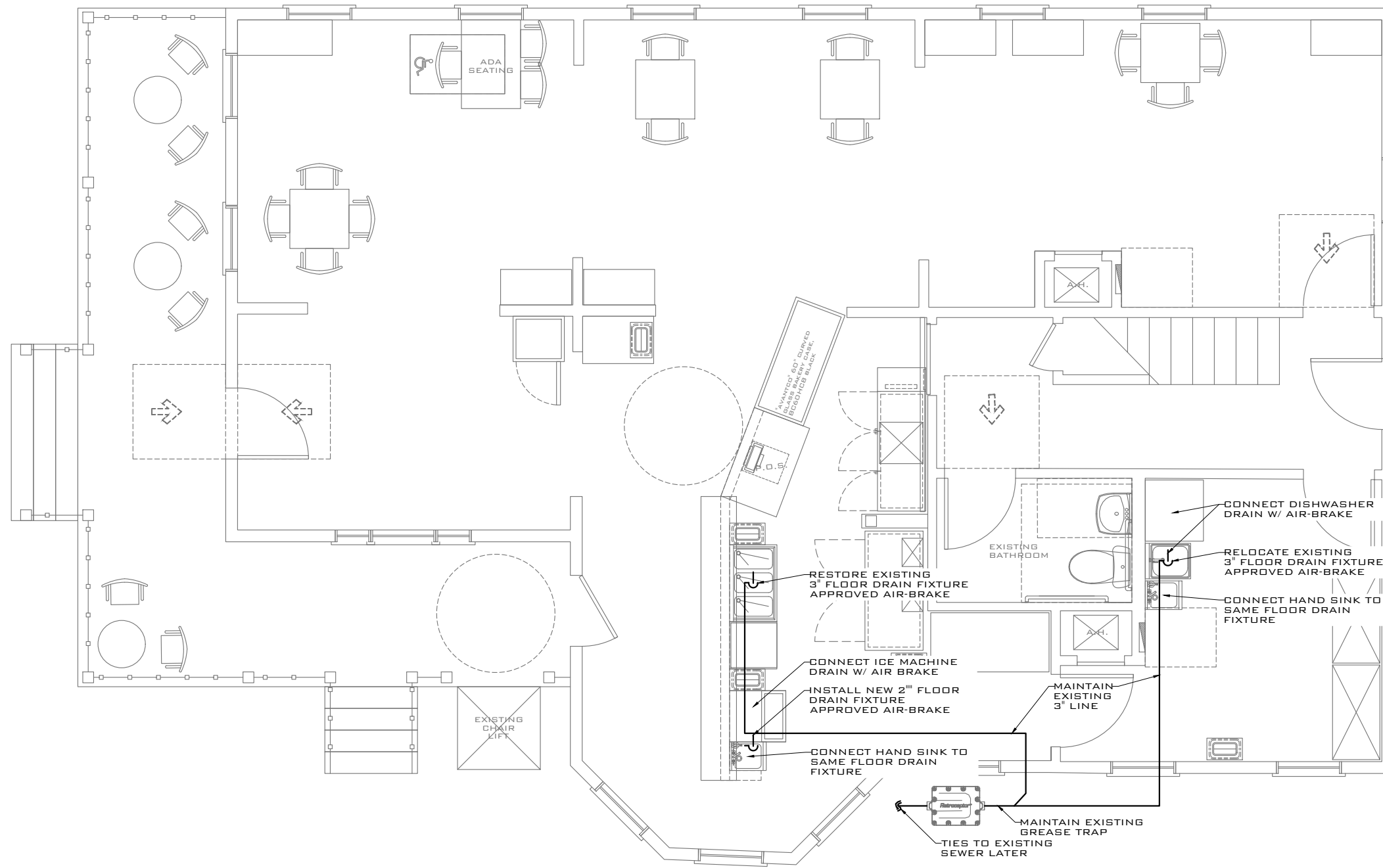
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	E-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

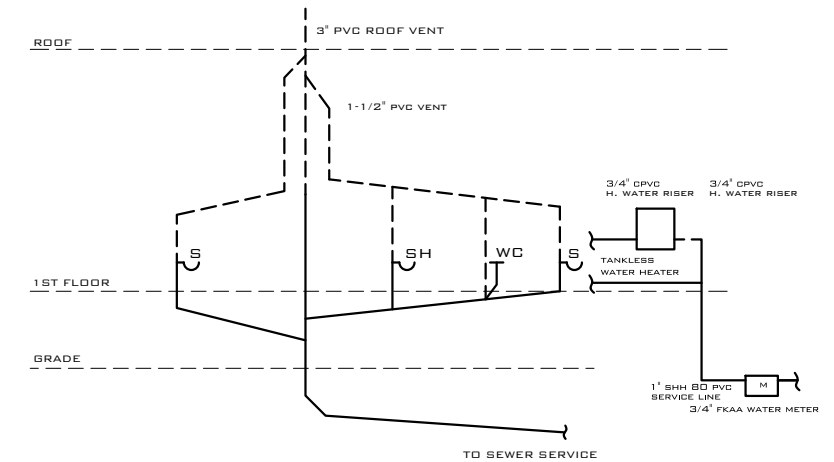
SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED PLUMBING PLAN
SCALE: 3/16" = 1'-0"



TYPICAL PLUMBING RISER
SCALE: NTS

- PLUMBING NOTES:**
1. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH FBC 2017 PLUMBING AND LOCAL STANDARDS.
 2. ALL SANITARY SEWER PIPING SHALL BE SCH 40 PVC.
 3. ALL INTERIOR WATER SUPPLY PIPING SHALL BE CPVC.
 4. PLUMBING CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERATIONS SYSTEM.
 5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY OWNER PRIOR PURCHASING AND INSTALLATION.
 6. THE SYSTEM SHALL BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH FBC PLUMBING 2014 SECTION 312. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER, UTILITY REPRESENTATIVE AND BUILDING INSPECTOR (UNLESS APPROVED OTHERWISE).
 7. WATER HEATER SHALL BE INSTALLED WITH ALL NECESSARY VACUUM BREAKERS AND PRESSURE RELIEF VALVES AS RECOMMENDED BY THE MANUFACTURER AND REQUIRED BY CODE.

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN
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PROJECT:
713 CAROLINE ST

SITE:
**713 CAROLINE ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED PLUMBING PLAN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/05/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2009-14	P-101	1	

Site Visit



Additional Information



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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000800-000000
 Account# 1000817
 Property ID 1000817
 Millage Group 12KW
 Location 713 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 11 G42-351/352 G70-56/57 OR635-342L/E OR837-1110Q/C
 Description OR1175-1818/1819L/E OR1185-425C OR1523-614/15L/E OR1907-1221/22Q/C OR1907-1223/24Q/C OR1907-1225/26 OR1907-1227/28 OR1965-320D/C OR2358-1654(PROB44-08-CP-84-K)
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[CALLEJA JOHN F](#)
 1404 Petronia St
 Key West FL 33040

[CALLEJA ALICE](#)
 1404 Petronia St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,037,529	\$1,088,765	\$1,058,299	\$1,058,299
+ Market Misc Value	\$18,076	\$18,635	\$19,195	\$19,753
+ Market Land Value	\$1,069,200	\$801,900	\$748,440	\$748,440
= Just Market Value	\$2,124,805	\$1,909,300	\$1,825,934	\$1,826,492
= Total Assessed Value	\$2,100,230	\$1,909,300	\$1,825,934	\$1,826,492
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,124,805	\$1,909,300	\$1,825,934	\$1,826,492

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	9,720.00	Square Foot	81	120

Commercial Buildings

Style REST/CAFET-A- / 21A
 Gross Sq Ft 2,592
 Finished Sq Ft 1,469
 Perimeter 432
 Stories 1
 Interior Walls DRYWALL
 Exterior Walls REIN CONCRETE with 76% AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type IRR/CUSTOM
 Roof Material METAL
 Exterior Wall1 REIN CONCRETE
 Exterior Wall2 AB AVE WOOD SIDING
 Foundation CONCR FTR
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover SFT/HD WD
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED with 0% NONE
 Year Built 2005
 Year Remodeled
 Effective Year Built 2005

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	243	0	98
FAT	FINISHED ATTIC	856	0	148
FLA	FLOOR LIV AREA	1,469	1,469	166
OPF	OP PRCH FIN LL	24	0	20
TOTAL		2,592	1,469	432

Style APTS-A / 03A
Gross Sq Ft 9,240
Finished Sq Ft 5,020
Perimeter 1,140
Stories 2
Interior Walls DRYWALL
Exterior Walls AB AVE WOOD SIDING with 51% REIN CONCRETE
Quality 450 ()
Roof Type GABLE/HIP
Roof Material METAL
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2 REIN CONCRETE
Foundation WD CONC PADS
Interior Finish DRYWALL
Ground Floor Area
Floor Cover SFT/HD WD
Full Bathrooms 12
Half Bathrooms 0
Heating Type FCD/AIR DUCTED with 0% NONE
Year Built 2005
Year Remodeled
Effective Year Built 2005

Condition Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	2,982	0	226
OPX	EXC OPEN PORCH	1,088	0	388
FLA	FLOOR LIV AREA	5,020	5,020	452
SBF	UTIL FIN BLK	150	0	74
TOTAL		9,240	5,020	1,140

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	150 SF	2
TILE PATIO	2005	2006	1	1800 SF	1
TILE PATIO	2005	2006	1	315 SF	1
CONC PATIO	2005	2006	1	427 SF	2
FENCES	2011	2012	1	846 SF	2

Permits

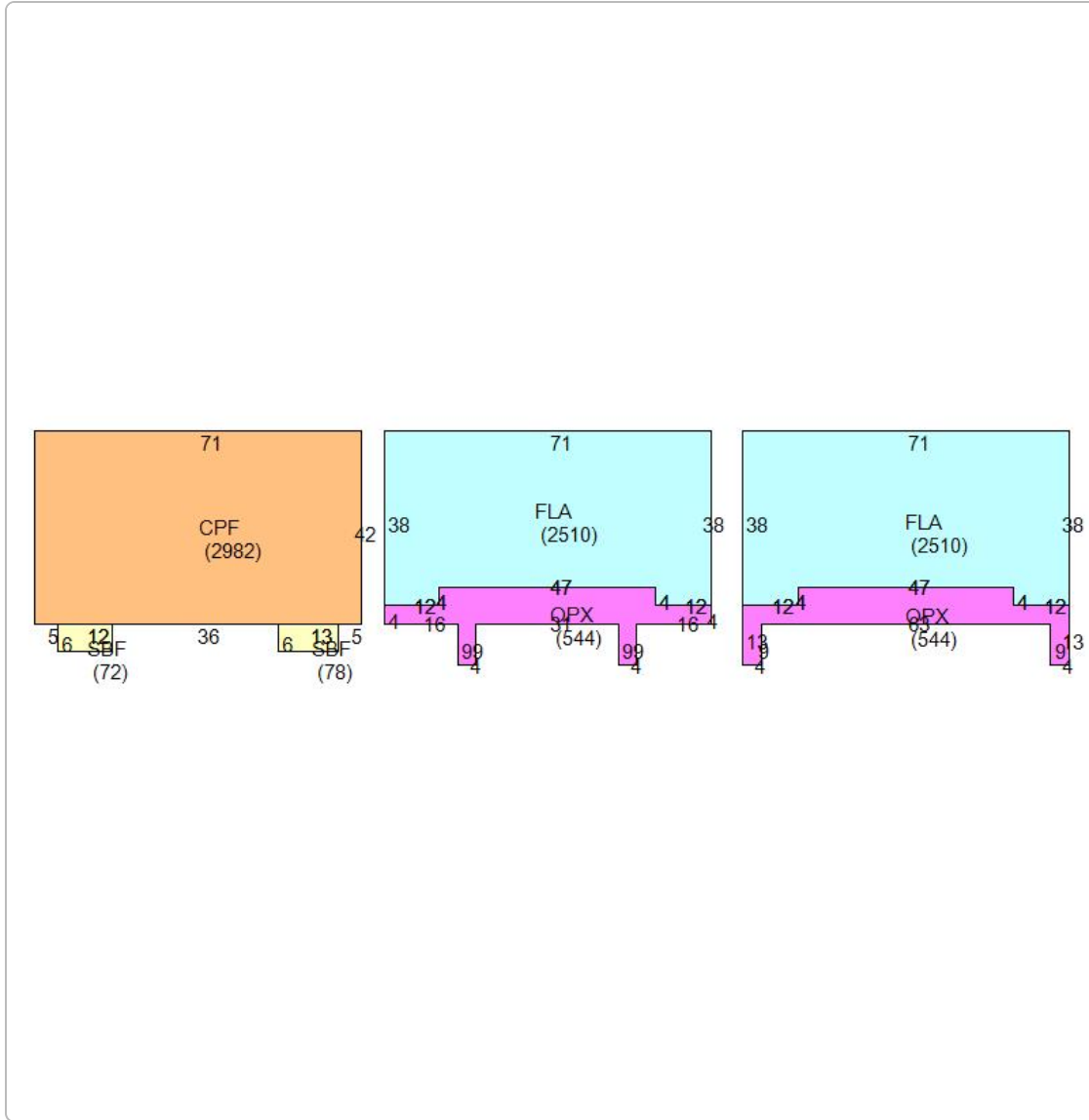
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1749	6/12/2020		\$10,470	Commercial	R&R DAMAGED BR TITLE, REPAIR ROTTED SASH, PAINT TO MATCH EXISTING
14-4771	1/15/2015		\$2,300		INSTALL FLOOD PANEL TO PROTECT ELECTRICAL PANEL
13-0606	2/15/2013		\$2,100	Commercial	REPLACE ROTTING WINDOW, REPLACE HURRICANT SHUTTER, REPAIR WEAR AND TEAR ON FRONT PORCH DECKING
11-0086	1/13/2011	2/3/2011	\$7,985		BUILD NEW 6'H FENCE AT REAR OF PROPERTY TO MATCH EXISTING FENCE APPROX 81'. REMOVE PICKETS @ EXISITNG EAST SIDE FENCE & REPLACE TO MATCH NEW.BUILD/INSTALL 2 NEW GATES. PAINT WHITE.
07-1745	4/13/2007	2/26/2008	\$3,000	Commercial	REPLACE 300 SF OF PORCH DECKING
06-2646	4/26/2006	7/7/2006	\$700	Commercial	INSTALL DEDUCT WATER METER
05-4243	12/5/2005	12/13/2005	\$2,000	Commercial	INSTALL FIRE ALARM
05-5395	11/30/2005	12/13/2005	\$900	Commercial	INSTALL 3 CEILING FANS
05-1410	6/29/2005	12/13/2005	\$11,000	Commercial	WHEELCHAIR LIFT
05-1576	5/11/2005	12/13/2005	\$16,326	Commercial	V-CRIMP ROOFING
04-2633	8/10/2004	12/13/2005	\$1,190,910	Commercial	BUILD A 3 STORY BUILDING
04-2627	8/5/2004		\$150		TEMP.ELECTRIC SERVICE
04-2204	7/22/2004	12/2/2004	\$2,000	Commercial	FENCE
04-2204	7/22/2004	12/2/2004	\$10,000	Commercial	DEMO & REMOVE CBS BLDG.
04-2204	7/22/2004	12/2/2004	\$13,000	Commercial	MOVE WOOD BLDG., TO FRONT
00-1176	5/8/2000	7/1/2000	\$4,400	Commercial	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions, Sales.

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