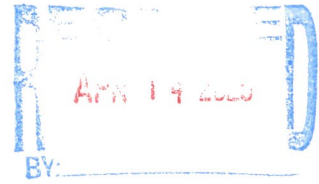


APPLICATION

April 9, 2025



City of Key West
Planning Department
1300 White Street
Key West, FL 33040
ATTN: Benjamin Gagnon

RE: Conditional Use Permit for Oasis Restaurant at 1019 White Street

Dear Mr. Gagnon:

Enclosed please find the following:

- Application and check for the Conditional Use Permit increasing the existing seating at Oasis Restaurant from 50 to 75.
- Verification Form of Ownership.
- Occupancy Load letter from the Key West Fire Department rating the occupancy at 75.
- Survey of the property.
- Plan showing current and proposed seating occupancy that denotes service area of 2,270 sq.ft. (excluding washrooms), which calculates to 30 sq.ft. per seat for the proposed 75 seats.

In addition, Oasis Restaurant has been successfully serving the community for more than 10 years and the last 5 years under the committed direction of Atajan Allaberdiyev. The increased seating is necessary to continue the ongoing profitable operations of the restaurant.

Thank you for your consideration of the application.

Sincerely,



Glen E. Wood
2955 Vallejo, LLC



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 1019 White St Key West FL 33040
- 2) Name of Applicant: 2955 Vallejo LLC % Glen E. Wood
- 3) Applicant is:
Property Owner: X
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1139 Sandstone Dr #5 Wail Co 331657
- 5) Applicant's Phone #: 970 390 1592 Email: canwestwail@gmail.com
- 6) Email Address: canwestwail@gmail.com
- 7) Name of Owner, if different than above: _____
- 8) Address of Owner: 1139 Sandstone Dr #5 Wail Co 331657

- 9) Owner Phone #: 970 390-1592 Email: canwestvail@gmail.com
10) Zoning District of Parcel: H N C. 1 RE# _____
11) Is Subject Property located within the Historic District? Yes X No _____

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Increase seating of restaurant from
50 to 75 seats
No other changes to building, landscaping
or parking or floor area (service area inside
and patio is approximately 4000 sq ft)

- 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.

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

PROPERTY CARD

Monroe County, FL

PROPERTY RECORD CARD

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 00033810-000000
 Account# 1034711
 Property ID 1034711
 Millage Group 10KW
 Location 1019 WHITE St, KEY WEST
 Address
 Legal Description KW PT OF TR14 TT-327 OR385-644/46 OR795-1171 OR1328-859 /60 OR1384-1427/1428 OR1384-1429/1430 OR1614-244/246 OR1614-247/249 OR1670-2214/16 OR1670-2217/19 OR1845-2202/04 OR1845-2205/07 OR1858-1608/10 OR1858-1611/12 OR2663-43/45 OR2850-1905/06 OR3101-2213
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

2955 VALLEJO STREET LLC
 1139 Sandstone Dr
 Unit 5
 Vail CO 81657

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$347,222	\$336,341	\$346,601	\$303,012
+ Market Misc Value	\$17,184	\$17,720	\$18,267	\$18,814
+ Market Land Value	\$1,540,000	\$1,540,000	\$875,000	\$523,250
= Just Market Value	\$1,904,406	\$1,894,061	\$1,239,868	\$845,076
= Total Assessed Value	\$1,500,239	\$1,363,854	\$1,239,868	\$845,076
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,904,406	\$1,894,061	\$1,239,868	\$845,076

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,540,000	\$347,222	\$17,184	\$1,904,406	\$1,500,239	\$0	\$1,904,406	\$0
2023	\$1,540,000	\$336,341	\$17,720	\$1,894,061	\$1,363,854	\$0	\$1,894,061	\$0
2022	\$875,000	\$346,601	\$18,267	\$1,239,868	\$1,239,868	\$0	\$1,239,868	\$0
2021	\$523,250	\$303,012	\$18,814	\$845,076	\$845,076	\$0	\$845,076	\$0
2020	\$523,250	\$303,012	\$19,361	\$845,623	\$845,623	\$0	\$845,623	\$0
2019	\$659,750	\$313,612	\$19,909	\$993,271	\$993,271	\$0	\$993,271	\$0
2018	\$669,175	\$304,702	\$20,428	\$994,305	\$994,305	\$0	\$994,305	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	10,000.00	Square Foot	100	100

Buildings

Building ID	2687	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1924
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1998
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2868	Roof Type	GABLE/HIP
Finished Sq Ft	1364	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	212	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	384	0	0
FLA	FLOOR LIV AREA	1,364	1,364	0
OPU	OP PR UNFIN LL	420	0	0
OUU	OP PR UNFIN UL	700	0	0
TOTAL		2,868	1,364	0

Building ID	40071	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1939
Building Type	RESTAURANT & CAFETR / 21C	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	2024	Roof Type	GABLE/HIP
Finished Sq Ft	1291	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	
Perimeter	172	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	1
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,291	1,291	0
OPU	OP PR UNFIN LL	222	0	0
OPF	OP PRCH FIN LL	511	0	0
TOTAL		2,024	1,291	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1983	1984	0 x 0	1	2 UT	2
WALL AIR COND	1987	1988	0 x 0	1	2 UT	1
RES POOL	1999	2000	13 x 10	1	130 SF	5
FENCES	1999	2000	6 x 55	1	330 SF	2
BRICK PATIO	1999	2000	4 x 14	1	56 SF	2
CONC PATIO	1999	2000	40 x 22	1	880 SF	2
WATER FEATURE	2000	2001	0 x 0	1	1 UT	1
FENCES	2000	2001	4 x 54	1	216 SF	2
LC UTIL BLDG	2005	2006	6 x 8	1	48 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/28/2021	\$1,300,000	Warranty Deed	2322680	3101	2213	01 - Qualified	Improved		
4/13/2017	\$1,200,000	Warranty Deed	2119231	2849	1905	01 - Qualified	Improved	MEG AND JAYS BISTRO IN THE SUN LLC	
12/12/2013	\$950,000	Warranty Deed		2663	43	01 - Qualified	Improved		
8/1/1979	\$60,000	Conversion Code		795	1171	Q - Qualified	Improved		

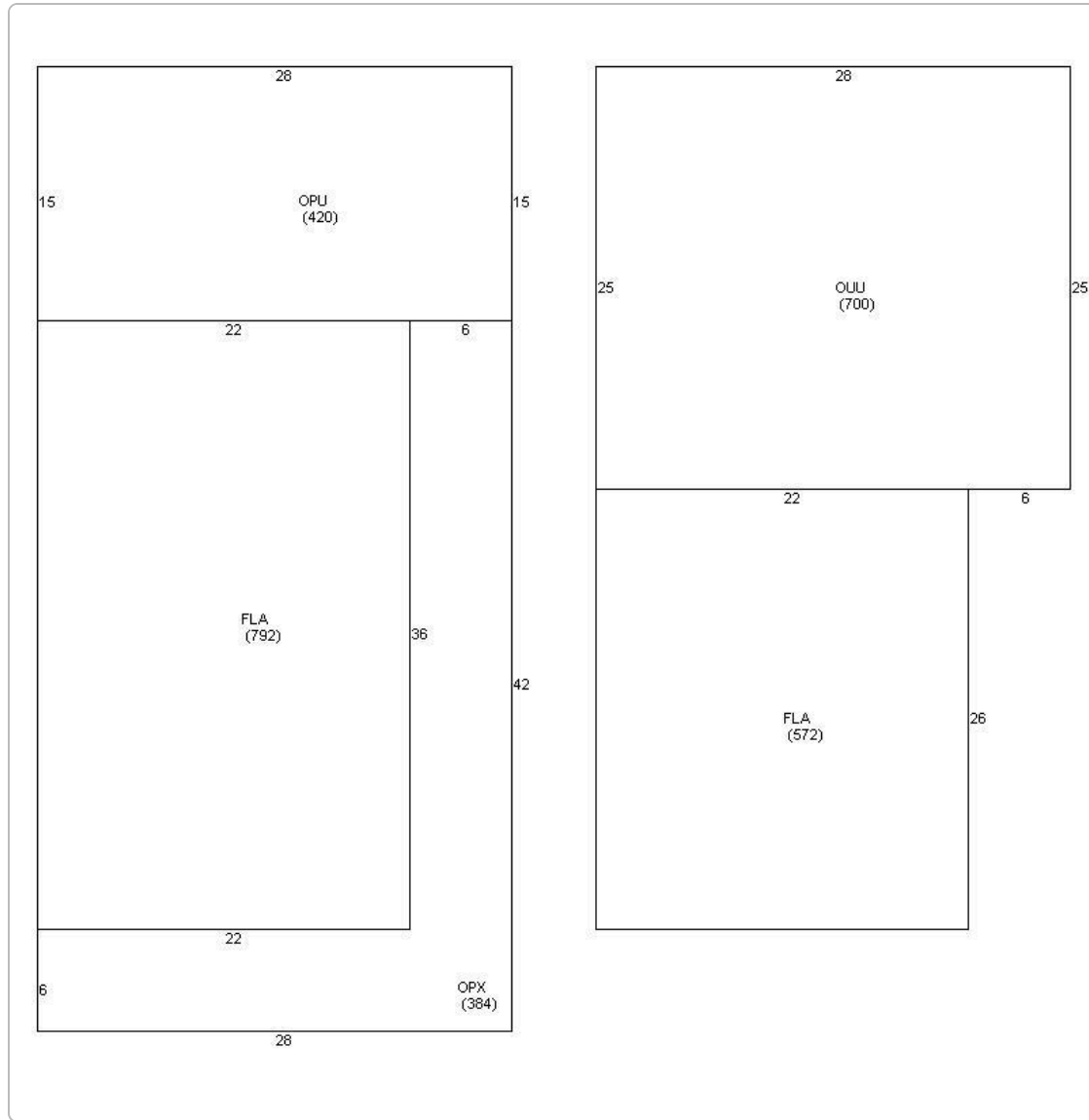
Permits

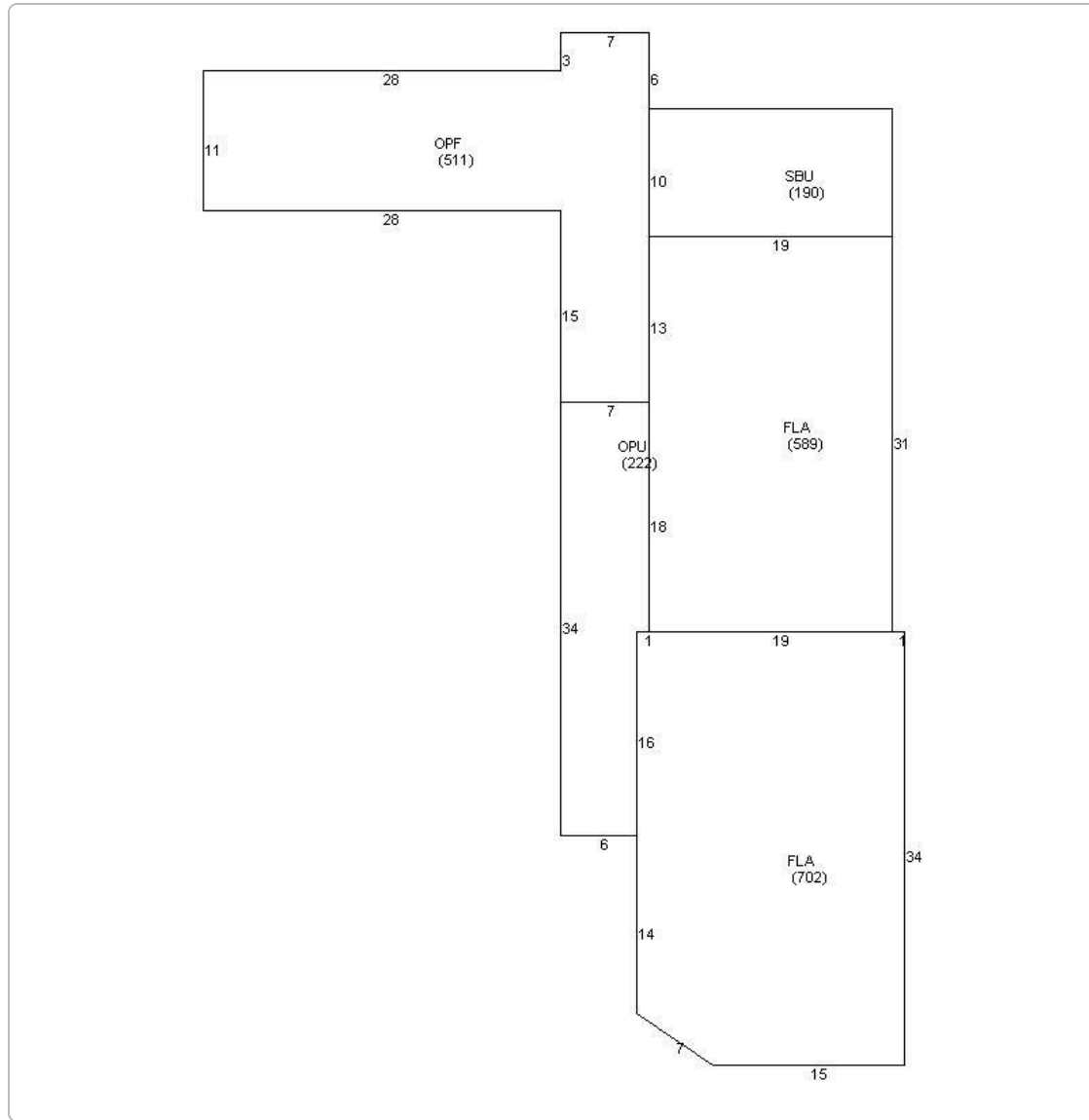
Number	Date Issued	Status	Amount	Permit Type	Notes
23-112	04/18/2023	Active	\$12,000	Residential	Roof replacement, roof coating. Remove existing roofing system from the flat roof at rear of the house. Install new underlayment. Install new TPO roofing system. Apply GAF Traffic Walk coating to the flat roof. Pressure wash the metal shingle roof. Apply Brite Aluminum coating to the shingle roof.
BLD2020-0859	03/24/2020	Active	\$0	Commercial	REPLACE APPROXIMATELY 4' OF FIRE DAMAGED WALL IN KITCHEN. REMOVE EXISTING WOOD, DRYWALL AND STAINLESS WALL ASSEMBLY. REPLACE WITH METAL STUDS, 5/8 FIRE SHIELD DRYWALL AND STAINLESS SHEETING.
12-3711	10/16/2012	Completed	\$1,000	Commercial	INSTALL 8X10 PREFAB SHED @ REAR OF PROPERTY ACCORDING TO MANUFACTURES SPECS.
12-3513	10/02/2012	Completed	\$2,000	Commercial	4 SQUARES: REPAIR HURRICANE DAMAGE TO FLAT ROOF USING MODIFIED RUBBER.
12-3290	09/12/2012	Completed	\$2,389	Commercial	DEMO STORM DAMAGED ROOFING MATERIALS AND PLYWOOD. REPAIR 2X6 JOISTS, INSTALL NEW PLYWOOD DECKING AND PAINT TO MATCH EXISTING APPROX 144SF.
10-3893	12/13/2010	Completed	\$500		install torch dow rubber to connect vcrimp roof to flat roof.
09-3783	11/03/2009	Completed	\$200	Commercial	INSTALLATION OF ONE A/C DUCT OPENING AND ONE BATHROOM EXHAUST FAN OPENING
09-3684	10/27/2009	Completed	\$250	Commercial	INSTALL 6 OUTDOOR GROUND LIGHTS & 4 SPOT LIGHTS
093500	10/14/2009	Completed	\$500	Commercial	INSTALL ELECTRIC FOR NEW BATHROOM, CEILING LIGHTS AND SWITCH. ONE EHAUST FAN AND ONE ADA STROBE
06-5461	10/02/2006	Completed	\$1,850	Residential	INSTALL GUTTER & DOWNSPOUT.
06-3809	07/26/2006	Completed	\$2,400	Commercial	INSTALL ACCORDIAN SHUTTERS ON 4 OPENINGS.
06-2370	04/17/2006	Completed	\$32,500	Residential	MODIFY EXISTING ROOF & BUILD NEW 2ND STORY PATIO.
06-2264	04/10/2006	Completed	\$5,795	Residential	ADD 11 WOODEN SHUTTERS.
06-1131	02/24/2006	Completed	\$3,000	Residential	INSTALL 6 SQS OF V-CRIMP ROOFING
06-0706	02/06/2006	Completed	\$8,500	Commercial	INSTALL A/C'S
2006-00000256	01/18/2006	Active	\$1,000	Residential	REWIRING EXISTING RECEPTACLES, LIGHTS & SWITCHES, INSTALL SMOKE DETECTOR'S WHERE NEEDED
05-5989	12/30/2005	Completed	\$16,830	Residential	REPAIRS TO 2ND.FLOOR
05-5609	12/14/2005	Completed	\$4,500	Commercial	REPLACE DOORS
05-4582	12/09/2005	Completed	\$15,000	Residential	REWIRE HOUSE AND ADDITION, INSTALL TEMPORARY POWER POLE
05-3549	08/22/2005	Completed	\$8,988	Commercial	INSTALL 1,399SF OF V-CRIMP ROOFING
05-2740	07/05/2005	Completed	\$39,100	Residential	COVERED PORCH & STAIRS.
05-0260	02/02/2005	Completed	\$7,900	Commercial	EXPAND RESTURANT BY 315 SF TO 30 SEATS
05-0254	01/28/2005	Completed	\$195,000	Residential	ADDITION TO RESIDENCE, DECK.
04-3786	12/28/2004	Completed	\$29,500	Residential	INSTALL INGROUND GUNITE POOL
04-1529	06/15/2004	Completed	\$7,791	Commercial	WALK-IN FREEZER
04-1430	05/07/2004	Completed	\$5,000	Commercial	R&R FRONT WINDOW
03-1937	10/20/2003	Completed	\$69,200	Residential	ADDITION & CONVERSION
03-2556	08/12/2003	Completed	\$6,000	Residential	INSTALL 10 X 9 COOLER
03-2384	07/08/2003	Completed	\$2,900	Residential	INSTALL STUCCO WOOD FRAME
03-1731	05/16/2003	Completed	\$1,500	Residential	RENOVATION
02-0345	02/14/2002	Completed	\$2,375	Residential	PORCH REPAIRS
00-0535	03/02/2000	Completed	\$700	Residential	PAINT THE ROOF
99-1695	05/25/1999	Completed	\$2,800	Residential	ADD NEW DECK
99-1465	05/13/1999	Completed	\$600	Residential	BAHAMA SHUTTERS
99-0999	03/25/1999	Completed	\$8,500	Residential	DECK ON SIDE
99-0439	02/05/1999	Completed	\$2,800	Residential	REPLACE FOUNDATION PADS
98-3766	12/30/1998	Completed	\$750	Residential	CONCRETE SLAB/DRIVEWAY
97-0561	02/01/1997	Completed	\$2,600	Residential	PAINTING
95-0172	12/01/1995	Completed	\$1		ELECTRIC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos





Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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Last Data Upload: 5/13/2025, 1:55:27 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Glen Wood as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 2955 Vallejo, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 5/12th/2025
Date

by Glen Wood Oropeza
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented Col. Dr. Lic. as identification.

[Signature]
Notary's Signature and Seal

Sarah Marie F. Vazquez
Name of Acknowledger typed, printed or stamped

11.19.2027
Commission Number, if any

SARAI MARIE F VAZQUEZ
Notary Public - State of New York
NO. 01VA6178036
Qualified in New York County
My Commission Expires Nov 19, 2027

**VERIFICATION
FORM**



**City of Key West
Planning Department**

Verification Form

(Where Owner is the applicant)

Glen E Wood
I, Principal of 2985 W. Key L.L.C., being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1019 White St Key West FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 Owner

STATE OF COLORADO
COUNTY OF DADE

Subscribed and sworn to (or affirmed) before me on this 27th of March 2025 by
date

GLEN E WOOD
Name of Owner

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

[Signature]
Notary's Signature and Seal

SARA ANN NEWSAM
Name of Acknowledger typed, printed or stamped

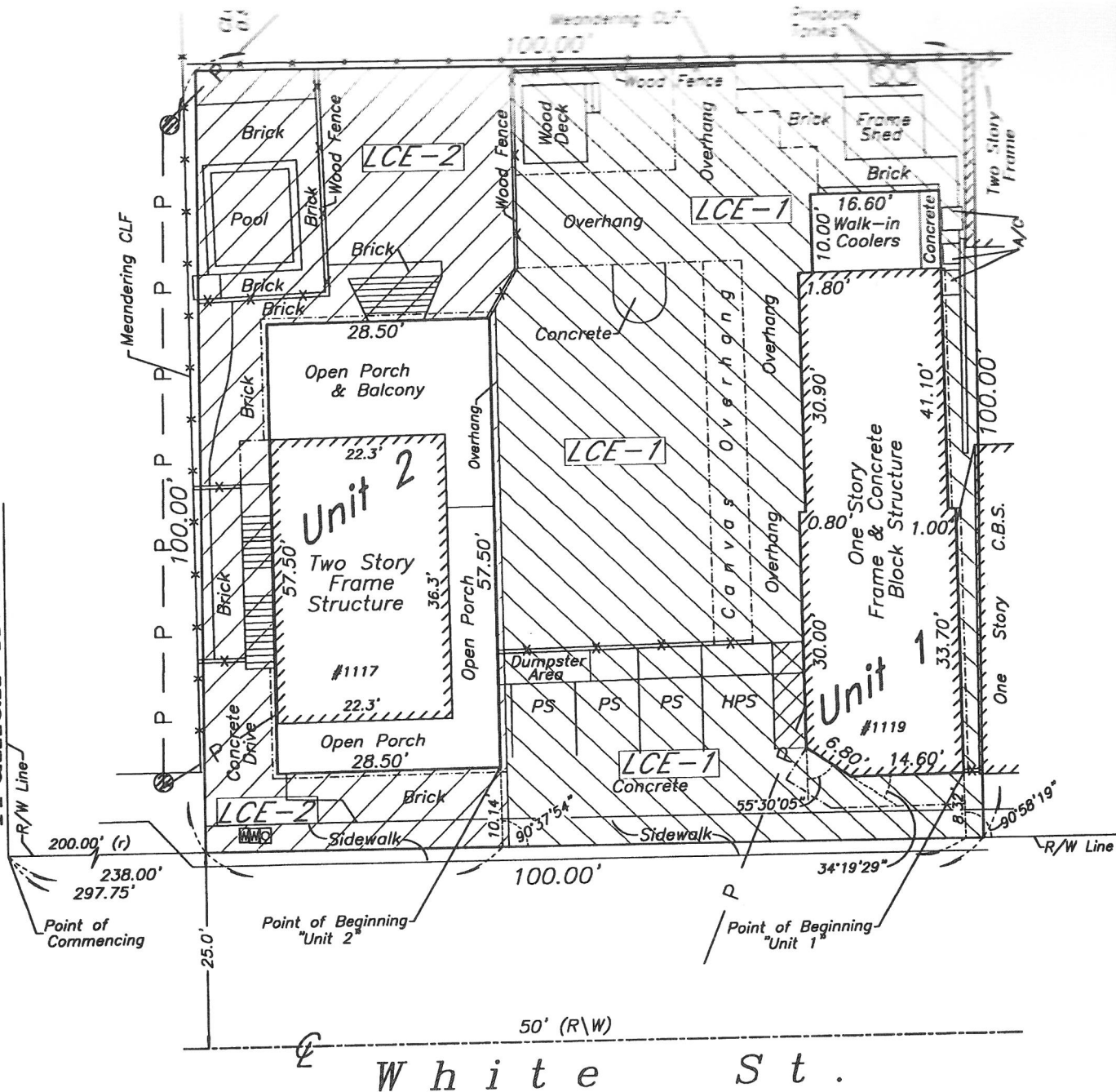
20234018556

Commission Number, if any

SARA ANN NEWSAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234018556
MY COMMISSION EXPIRES 05/17/2027

SURVEY

(aka Division St.)
Truman Ave.



AREA:

Unit 1:	1,408+/-	S.F.
Unit 2:	1,639+/-	S.F.
LCE-1:	4,692+/-	S.F.
LCE-2:	2,261+/-	S.F.

No.	Revision/Issue	Date
Checked By: DD	Date: 1/25/21	
Drawn By: JLO	Scale: 1" = 20'	

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

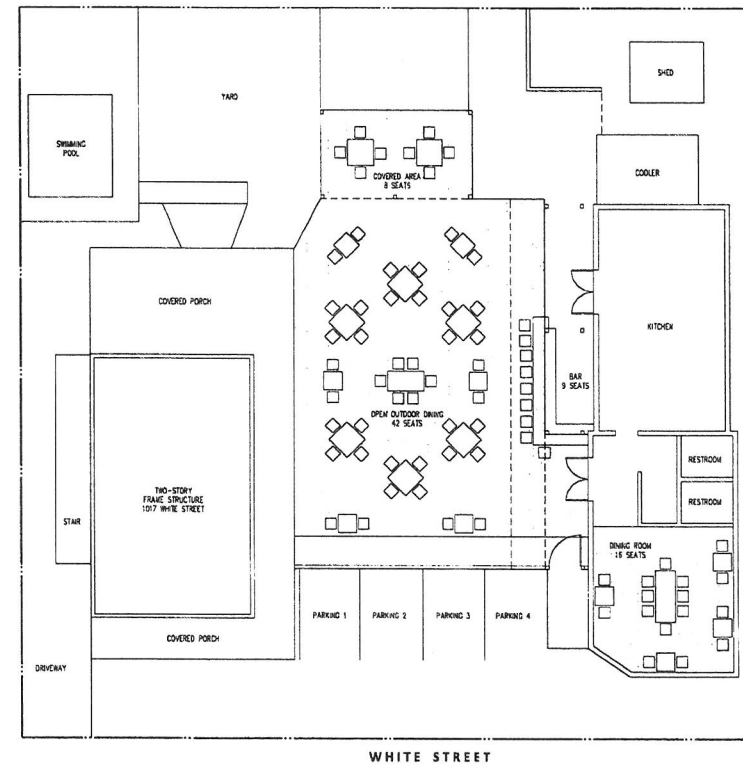
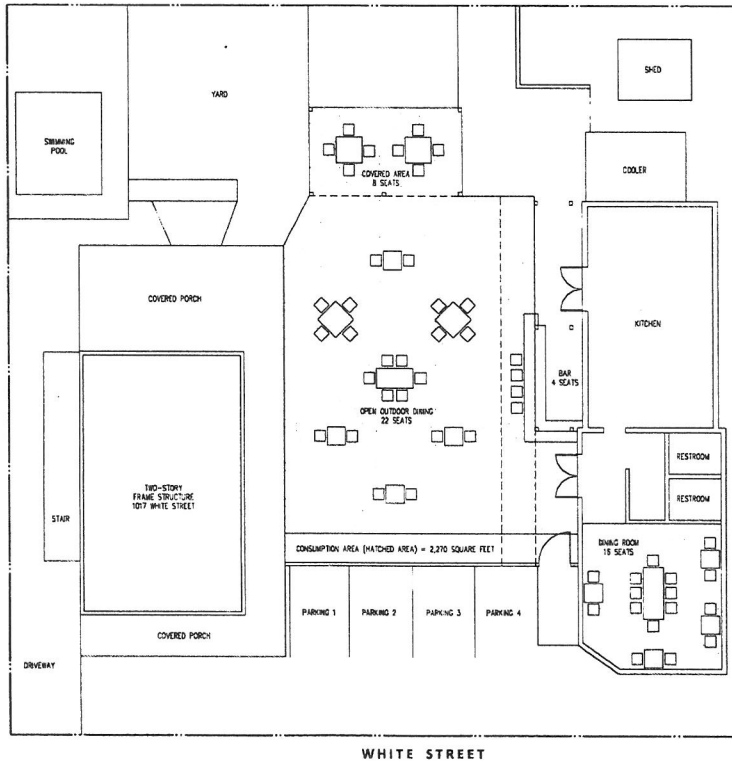
UNIT
BOUNDARIES

1017-1019 White St.
Key West, FL

Sheet No.:

7 of 9

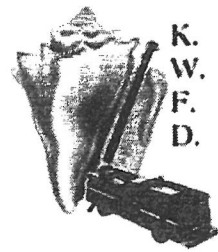
SITE PLAN



Oasis Restaurant
1019 White Street
Key West, Florida 33040

Date 4.7.25
Project #

Licenses



THE CITY OF KEY WEST

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

To: Oasis Mediterranean Cuisine

Address: 1019 White Street

From: The City of Key West Fire Dept. Fire Prevention Bureau

Date: 03/8/2019

Reference: Occupancy Load

This is to advise you that based on our inspection of your property your occupancy load is as follows:

Inside occupancy load is: 19

Outside occupancy load is: 56

Total Maximum Occupancy Load is: 75

A sign must be posted in plain view within the establishment stating this maximum allowable occupancy load. The sign shall have dimensions of not less than six inches in height and eighteen inches in length. The statement "Occupancy Load" followed by the number assigned above shall be printed clearly in red letters and numerals upon a white background. The letters and numbers shall not be less than two inches in height.

Your cooperation in this matter of public safety is greatly appreciated. If you have any questions regarding this occupancy load please contact our office.

Danny Blanco, Fire Marshal

Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
aaverett@cityofkeywest-fl.gov

Serving the Southernmost City

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.