

APPLICATION



SMITH/HAWKS
ATTORNEYS AT LAW

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VIA HAND DELIVERY

March 14, 2025

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

Re: **Parking Variance Application for 3820 N Roosevelt Blvd., Key West, Florida 33040
(the "Property")**

Dear Katie,

Please allow this letter and enclosed materials to serve as KW 3820 Owner LLC's (the "Applicant") application for a parking variance ("Application") to install pickle ball courts at the Property that is commonly known as 24° North.

Most of 24° North guests fly into Key West airport and do not rent a car. 24° North provides shuttle services to guests every hour to and from downtown, according to the bussing schedule attached as Exhibit A. Therefore, the Property has significant underutilized parking areas even when all of the 145 guest rooms are occupied. The Applicant is proposing to repurpose some of the parking spaces to add an amenity to guests. The proposal will increase the amount of pervious surface on the site and will not change all other site statistics, except parking spaces. The proposal also includes the addition of two electrical car charging stations.

Thank you for your consideration and please let us know of any questions.

Sincerely,


Anthony J. Davila



VARIANCE AND AFTER THE FACT VARIANCE 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

Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: KW 3820 Owner LLC

Zoning District: CG

Real Estate (RE) #: 00065530-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Smith Hawks, PL Mailing Address: 138 Simonton St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-296-7227 Office: _____ Fax: _____

Email: aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: KW 3820 Owner LLC Mailing Address: 3820 N. Roosevelt Blvd.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 561-400-0791 Office: _____ Fax: _____

Email: mstone@revantage.com

Description of Proposed Construction, Development, and Use:

Addition of pickle ball court as an amenity to hotel guests.

List and describe the specific variance(s) being requested:

Parking variance

Are there any easements, deed restrictions or other encumbrances attached to the property? ☒ Yes ☐ No

If yes, please describe and attach relevant documents: _____

2016 Parking Variance Resolution 2016-56

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No
If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? ☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table See Site Plan

	Code Requirement	Existing	Proposed	Variance Request
Zoning	CG			
Flood Zone				
Size of Site	133,861 SF			
Height			No change	
Front Setback			No change	
Side Setback			No change	
Side Setback			No change	
Street Side Setback			No change	
Rear Setback			No change	
F.A.R			No change	
Building Coverage			No change	
Impervious Surface	Max 60%	61.4% - 82,270 sf	61.1% - 81,795 sf	No
Parking	146*	133	117	Yes
Handicap Parking	5	6	6	No
Bicycle Parking	51	70 bike+12 scooter	70 bike+12 scooter	No
Open Space/ Landscaping			No change	
Number and type of units			No change	
Consumption Area or No. of seats			No change	

*reduced to 133 per 2016 variance

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

24 N hotel has been operating at and near full capacity for years and most of the parking lot goes unused everyday.
Guests choose not to drive to the hotel or rent a car in Key West, keeping parking demand low.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The conditions leading to low parking demand were not created by the Applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

The granting of the variance will not confer special privileges.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the land development regulations cause unnecessary, underutilized gray space at the property.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance is requested.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of the variance will not be injurious to public welfare. It will allow guests the opportunity to participate in a healthy recreational activity. Applicant has high degree of confidence that the proposed parking spaces will easily be able to handle the parking demand for the hotel.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other properties shall not be considered basis for approval.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☐ Pre-application meeting form
- ☐ Notarized verification form signed by property owner or authorized representative. **Tab A**
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner. **Tab A**
- ☐ Copy of recorded warranty deed **Tab B**
- ☐ Monroe County Property record card **Tab C**
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application) **Tab D**
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect) **Tab E**
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request
 - Guest Bus Schedule **Tab F**
 - 2016 Variance Resolution 2016-56 **Tab G**

24° North Bussing Schedule

Available every day of the year

Departure Times From 24 North & Gates

Morning: 9AM, 10AM, 11AM

Afternoon: 12PM, 1PM, 2PM, 3PM, 4PM

Evening: 5PM, 6PM, 7PM, 8PM, 9PM

Shuttle Return Times From Old Town

Morning: 9:30AM, 10:30AM, 11:30AM

Afternoon: 12:30PM, 1:30PM, 2:30PM,
3:30PM, 4:30PM

Evening: 5:30PM, 6:30PM, 7:30PM,
8:30PM, 9:30PM, 10:30PM

Destination & Pick Up Location

233 William Street (3 Blocks from Duval)



City of Key West
1300 White Street
Key West, FL 33040

RE: Parking at 24° North Hotel at 3820 North Roosevelt Blvd

Since the beginning of this year, we have been recording the number of guests each day that have brought a vehicle to the hotel. We found that less than one-third of our guests arrive at the hotel with a vehicle that they own or are renting. The data collected is consistent with previous years. Our parking lots are usually mostly empty.

The data collected is attached and is summarized below:

Parking Summary: January 1 - April 28, 2025	Capture Rate*	Average No. Occupied	Occupied Rate** (133 parking spaces)
January 2025 Average - 24 North	28.00%	33	24.81%
February 2025 Average - 24 North	26.50%	36	27.06%
March 2025 Average - 24 North	28.70%	37	27.82%
April 2025 Average - 24 North	27.40%	35	26.32%
Average January thru April - 24 North	27.65%	35.25	26.50%
Highest No. of Spaces Occupied (March 24)	58.40%	66	49.62%

*Capture Rate = Percentage of Guest Reservations with Vehicle

**Occupied Rate = Number of Guests with Vehicle Divided by Number of Parking Spaces

January 2025

24 North Hotel Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
1/1/2025	\$ 705.00	127	37.0%	47
1/2/2025	\$ 675.00	139	32.4%	45
1/3/2025	\$ 645.00	107	40.2%	43
1/4/2025	\$ 450.00	94	31.9%	30
1/5/2025	\$ 195.00	92	14.1%	13
1/6/2025	\$ 195.00	83	15.7%	13
1/7/2025	\$ 255.00	85	20.0%	17
1/8/2025	\$ 315.00	92	22.8%	21
1/9/2025	\$ 390.00	91	28.6%	26
1/10/2025	\$ 345.00	86	26.7%	23
1/11/2025	\$ 345.00	90	25.6%	23
1/12/2025	\$ 270.00	83	21.7%	18
1/13/2025	\$ 240.00	94	17.0%	16
1/14/2025	\$ 240.00	103	15.5%	16
1/15/2025	\$ 270.00	130	13.8%	18
1/16/2025	\$ 240.00	142	11.3%	16
1/17/2025	\$ 300.00	126	15.9%	20
1/18/2025	\$ 585.00	128	30.5%	39
1/19/2025	\$ 690.00	133	34.6%	46
1/20/2025	\$ 855.00	132	43.2%	57
1/21/2025	\$ 705.00	140	33.6%	47
1/22/2025	\$ 660.00	123	35.8%	44
1/23/2025	\$ 585.00	121	32.2%	39
1/24/2025	\$ 450.00	120	25.0%	30
1/25/2025	\$ 615.00	113	36.3%	41
1/26/2025	\$ 675.00	109	41.3%	45
1/27/2025	\$ 570.00	113	33.6%	38
1/28/2025	\$ 705.00	140	33.6%	47
1/29/2025	\$ 660.00	137	32.1%	44
1/30/2025	\$ 615.00	136	30.1%	41
1/31/2025	\$ 780.00	139	37.4%	52

average 28.0% 33

Currently 133 parking spaces (including handicap)
145 guest rooms

Gates Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
1/1/2025	\$ 435.00	81	35.8%	29
1/2/2025	\$ 495.00	92	35.9%	33
1/3/2025	\$ 675.00	92	48.9%	45
1/4/2025	\$ 465.00	73	42.5%	31
1/5/2025	\$ 165.00	88	12.5%	11
1/6/2025	\$ 210.00	86	16.3%	14
1/7/2025	\$ 210.00	83	16.9%	14
1/8/2025	\$ 165.00	71	15.5%	11
1/9/2025	\$ 120.00	70	11.4%	8
1/10/2025	\$ 150.00	66	15.2%	10
1/11/2025	\$ 150.00	68	14.7%	10
1/12/2025	\$ 150.00	66	15.2%	10
1/13/2025	\$ 165.00	72	15.3%	11
1/14/2025	\$ 375.00	82	30.5%	25
1/15/2025	\$ 330.00	81	27.2%	22
1/16/2025	\$ 195.00	93	14.0%	13
1/17/2025	\$ 225.00	82	18.3%	15
1/18/2025	\$ 420.00	92	30.4%	28
1/19/2025	\$ 330.00	93	23.7%	22
1/20/2025	\$ 225.00	78	19.2%	15
1/21/2025	\$ 195.00	84	15.5%	13
1/22/2025	\$ 315.00	94	22.3%	21
1/23/2025	\$ 270.00	90	20.0%	18
1/24/2025	\$ 225.00	75	20.0%	15
1/25/2025	\$ 420.00	84	33.3%	28
1/26/2025	\$ 360.00	68	35.3%	24
1/27/2025	\$ 375.00	78	32.1%	25
1/28/2025	\$ 240.00	67	23.9%	16
1/29/2025	\$ 270.00	72	25.0%	18
1/30/2025	\$ 510.00	90	37.8%	34
1/31/2025	\$ 540.00	95	37.9%	36

average 24.6% 20

Currently 96 parking spaces (including handicap)
100 guest rooms

February 2025

24 North Hotel Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
2/1/2025	\$ 765.00	134	38.1%	51
2/2/2025	\$ 420.00	103	27.2%	28
2/3/2025	\$ 270.00	111	16.2%	18
2/4/2025	\$ 420.00	110	25.5%	28
2/5/2025	\$ 435.00	135	21.5%	29
2/6/2025	\$ 390.00	133	19.5%	26
2/7/2025	\$ 480.00	132	24.2%	32
2/8/2025	\$ 435.00	143	20.3%	29
2/9/2025	\$ 480.00	131	24.4%	32
2/10/2025	\$ 210.00	118	11.9%	14
2/11/2025	\$ 330.00	143	15.4%	22
2/12/2025	\$ 450.00	136	22.1%	30
2/13/2025	\$ 510.00	143	23.8%	34
2/14/2025	\$ 645.00	132	32.6%	43
2/15/2025	\$ 675.00	145	31.0%	45
2/16/2025	\$ 495.00	144	22.9%	33
2/17/2025	\$ 600.00	134	29.9%	40
2/18/2025	\$ 660.00	144	30.6%	44
2/19/2025	\$ 720.00	144	33.3%	48
2/20/2025	\$ 630.00	142	29.6%	42
2/21/2025	\$ 615.00	139	29.5%	41
2/22/2025	\$ 630.00	130	32.3%	42
2/23/2025	\$ 690.00	119	38.7%	46
2/24/2025	\$ 750.00	139	36.0%	50
2/25/2025	\$ 660.00	137	32.1%	44
2/26/2025	\$ 540.00	139	25.9%	36
2/27/2025	\$ 450.00	142	21.1%	30
2/28/2025	\$ 570.00	136	27.9%	38
average			26.5%	36

Currently 133 parking spaces (including handicap)
145 guest rooms

Gates Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
2/1/2025	\$ 465.00	93	33.3%	31
2/2/2025	\$ 285.00	71	26.8%	19
2/3/2025	\$ 315.00	73	28.8%	21
2/4/2025	\$ 405.00	78	34.6%	27
2/5/2025	\$ 495.00	78	42.3%	33
2/6/2025	\$ 705.00	89	52.8%	47
2/7/2025	\$ 630.00	92	45.7%	42
2/8/2025	\$ 555.00	90	41.1%	37
2/9/2025	\$ 495.00	63	52.4%	33
2/10/2025	\$ 540.00	83	43.4%	36
2/11/2025	\$ 540.00	97	37.1%	36
2/12/2025	\$ 540.00	88	40.9%	36
2/13/2025	\$ 540.00	94	38.3%	36
2/14/2025	\$ 480.00	89	36.0%	32
2/15/2025	\$ 675.00	100	45.0%	45
2/16/2025	\$ 690.00	99	46.5%	46
2/17/2025	\$ 630.00	98	42.9%	42
2/18/2025	\$ 525.00	99	35.4%	35
2/19/2025	\$ 465.00	98	31.6%	31
2/20/2025	\$ 300.00	97	20.6%	20
2/21/2025	\$ 360.00	98	24.5%	24
2/22/2025	\$ 390.00	89	29.2%	26
2/23/2025	\$ 390.00	75	34.7%	26
2/24/2025	\$ 630.00	96	43.8%	42
2/25/2025	\$ 550.00	94	39.0%	37
2/26/2025	\$ 330.00	95	23.2%	22
2/27/2025	\$ 390.00	93	28.0%	26
2/28/2025	\$ 465.00	90	34.4%	31
average			36.9%	33

Currently 96 parking spaces (including handicap)
100 guest rooms

March 2025

24 North Hotel Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
3/1/2025	\$ 555.00	144	25.7%	37
3/2/2025	\$ 540.00	121	29.8%	36
3/3/2025	\$ 705.00	142	33.1%	47
3/4/2025	\$ 765.00	128	39.8%	51
3/5/2025	\$ 540.00	132	27.3%	36
3/6/2025	\$ 390.00	104	25.0%	26
3/7/2025	\$ 390.00	140	18.6%	26
3/8/2025	\$ 345.00	138	16.7%	23
3/9/2025	\$ 375.00	126	19.8%	25
3/10/2025	\$ 390.00	132	19.7%	26
3/11/2025	\$ 480.00	141	22.7%	32
3/12/2025	\$ 510.00	143	23.8%	34
3/13/2025	\$ 435.00	136	21.3%	29
3/14/2025	\$ 585.00	137	28.5%	39
3/15/2025	\$ 660.00	138	31.9%	44
3/16/2025	\$ 360.00	138	17.4%	24
3/17/2025	\$ 360.00	141	17.0%	24
3/18/2025	\$ 315.00	142	14.8%	21
3/19/2025	\$ 240.00	144	11.1%	16
3/20/2025	\$ 315.00	138	15.2%	21
3/21/2025	\$ 450.00	133	22.6%	30
3/22/2025	\$ 795.00	114	46.5%	53
3/23/2025	\$ 645.00	128	33.6%	43
3/24/2025	\$ 990.00	113	58.4%	66
3/25/2025	\$ 795.00	106	50.0%	53
3/26/2025	\$ 915.00	128	47.7%	61
3/27/2025	\$ 750.00	140	35.7%	50
3/28/2025	\$ 735.00	143	34.3%	49
3/29/2025	\$ 660.00	144	30.6%	44
3/30/2025	\$ 615.00	113	36.3%	41
3/31/2025	\$ 540.00	102	35.3%	36
average			28.7%	37

Currently 133 parking spaces (including handicap)
145 guest rooms

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3/1/2025	\$ 495.00	95	34.7%	33
3/2/2025	\$ 345.00	82	28.0%	23
3/3/2025	\$ 315.00	85	24.7%	21
3/4/2025	\$ 360.00	85	28.2%	24
3/5/2025	\$ 285.00	87	21.8%	19
3/6/2025	\$ 210.00	79	17.7%	14
3/7/2025	\$ 150.00	89	11.2%	10
3/8/2025	\$ 135.00	90	10.0%	9
3/9/2025	\$ 135.00	94	9.6%	9
3/10/2025	\$ 240.00	80	20.0%	16
3/11/2025	\$ 270.00	94	19.1%	18
3/12/2025	\$ 375.00	100	25.0%	25
3/13/2025	\$ 540.00	90	40.0%	36
3/14/2025	\$ 585.00	89	43.8%	39
3/15/2025	\$ 720.00	100	48.0%	48
3/16/2025	\$ 630.00	94	44.7%	42
3/17/2025	\$ 555.00	95	38.9%	37
3/18/2025	\$ 405.00	96	28.1%	27
3/19/2025	\$ 315.00	98	21.4%	21
3/20/2025	\$ 210.00	79	17.7%	14
3/21/2025	\$ 285.00	87	21.8%	19
3/22/2025	\$ 570.00	96	39.6%	38
3/23/2025	\$ 420.00	88	31.8%	28
3/24/2025	\$ 495.00	80	41.3%	33
3/25/2025	\$ 495.00	88	37.5%	33
3/26/2025	\$ 615.00	90	45.6%	41
3/27/2025	\$ 495.00	92	35.9%	33
3/28/2025	\$ 465.00	95	32.6%	31
3/29/2025	\$ 435.00	97	29.9%	29
3/30/2025	\$ 345.00	72	31.9%	23
3/31/2025	\$ 555.00	86	43.0%	37
average			29.8%	27

Currently 96 parking spaces (including handicap)
100 guest rooms

April 2025

24 North Hotel Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
4/1/2025	\$ 465.00	115	27.0%	31
4/2/2025	\$ 585.00	124	31.5%	39
4/3/2025	\$ 600.00	122	32.8%	40
4/4/2025	\$ 270.00	141	12.8%	18
4/5/2025	\$ 330.00	145	15.2%	22
4/6/2025	\$ 495.00	104	31.7%	33
4/7/2025	\$ 525.00	98	35.7%	35
4/8/2025	\$ 435.00	123	23.6%	29
4/9/2025	\$ 480.00	124	25.8%	32
4/10/2025	\$ 720.00	132	36.4%	48
4/11/2025	\$ 480.00	132	24.2%	32
4/12/2025	\$ 480.00	142	22.5%	32
4/13/2025	\$ 390.00	130	20.0%	26
4/14/2025	\$ 600.00	145	27.6%	40
4/15/2025	\$ 600.00	145	27.6%	40
4/16/2025	\$ 540.00	143	25.2%	36
4/17/2025	\$ 690.00	124	37.1%	46
4/18/2025	\$ 375.00	145	17.2%	25
4/19/2025	\$ 285.00	139	13.7%	19
4/20/2025	\$ 435.00	129	22.5%	29
4/21/2025	\$ 480.00	129	24.8%	32
4/22/2025	\$ 750.00	134	37.3%	50
4/23/2025	\$ 885.00	133	44.4%	59
4/24/2025	\$ 705.00	145	32.4%	47
4/25/2025	\$ 495.00	126	26.2%	33
4/26/2025	\$ 555.00	132	28.0%	37
4/27/2025	\$ 495.00	106	31.1%	33
4/28/2025	\$ 435.00	90	32.2%	29

average 27.4% 35

Currently 133 parking spaces (including handicap)
145 guest rooms

Gates Parking

Date	Revenue	Occupied Rooms	Capture Rate Total	Occupied Parking
4/1/2025	\$ 585.00	89	43.8%	39
4/2/2025	\$ 450.00	87	34.5%	30
4/3/2025	\$ 495.00	78	42.3%	33
4/4/2025	\$ 360.00	94	25.5%	24
4/5/2025	\$ 300.00	90	22.2%	20
4/6/2025	\$ 315.00	74	28.4%	21
4/7/2025	\$ 510.00	79	43.0%	34
4/8/2025	\$ 390.00	76	34.2%	26
4/9/2025	\$ 540.00	84	42.9%	36
4/10/2025	\$ 570.00	86	44.2%	38
4/11/2025	\$ 270.00	92	19.6%	18
4/12/2025	\$ 255.00	97	17.5%	17
4/13/2025	\$ 360.00	80	30.0%	24
4/14/2025	\$ 465.00	96	32.3%	31
4/15/2025	\$ 480.00	97	33.0%	32
4/16/2025	\$ 495.00	93	35.5%	33
4/17/2025	\$ 435.00	95	30.5%	29
4/18/2025	\$ 645.00	99	43.4%	43
4/19/2025	\$ 585.00	91	42.9%	39
4/20/2025	\$ 450.00	86	34.9%	30
4/21/2025	\$ 435.00	91	31.9%	29
4/22/2025	\$ 435.00	84	34.5%	29
4/23/2025	\$ 420.00	89	31.5%	28
4/24/2025	\$ 345.00	96	24.0%	23
4/25/2025	\$ 300.00	83	24.1%	20
4/26/2025	\$ 375.00	96	26.0%	25
4/27/2025	\$ 480.00	83	38.6%	32
4/28/2025	\$ 480.00	81	39.5%	32

average 33.2% 29

Currently 96 parking spaces (including handicap)
100 guest rooms

PROPERTY CARD

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 00065530-000000
 Account# 1068233
 Property ID 1068233
 Millage Group 10KW
 Location 3820 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal Description KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 2 PB3-35 OR237-346/47 OR452-97/101 OR585-637/38 OR638-698/99 OR856-2227/29 OR909-70/83 OR914-1705/06 OR1041-1103/04 OR1076-1023/24 OR1552-1841/42 OR1995-798/800 OR2250-2213/18 OR2250-2219/24 OR2768-1051/57 OR3131-1312
 (Note: Not to be used on legal documents.)
 Neighborhood 31030
 Property Class HOTEL - MOTEL (3903)
 Subdivision
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

KW 3820 OWNER LLC
 BRE HOTELS PROPERTY TAX
 PO Box A3956
 Chicago IL 60654

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$16,433,888	\$16,367,095	\$14,877,528	\$11,344,057
+ Market Misc Value	\$7,328,809	\$2,338,156	\$2,125,361	\$1,260,451
+ Market Land Value	\$26,210,158	\$28,057,877	\$25,504,334	\$12,604,507
= Just Market Value	\$49,972,855	\$46,763,128	\$42,507,223	\$25,209,015
= Total Assessed Value	\$49,972,855	\$46,757,945	\$42,507,223	\$16,320,492
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$49,972,855	\$46,763,128	\$42,507,223	\$25,209,015

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$26,210,158	\$16,433,888	\$7,328,809	\$49,972,855	\$49,972,855	\$0	\$49,972,855	\$0
2023	\$28,057,877	\$16,367,095	\$2,338,156	\$46,763,128	\$46,757,945	\$0	\$46,763,128	\$0
2022	\$25,504,334	\$14,877,528	\$2,125,361	\$42,507,223	\$42,507,223	\$0	\$42,507,223	\$0
2021	\$12,604,507	\$11,344,057	\$1,260,451	\$25,209,015	\$16,320,492	\$0	\$25,209,015	\$0
2020	\$12,746,205	\$14,162,450	\$1,416,245	\$28,324,900	\$14,836,811	\$0	\$28,324,900	\$0
2019	\$14,238,602	\$12,814,752	\$1,423,860	\$28,477,214	\$13,488,010	\$0	\$28,477,214	\$0
2018	\$8,694,896	\$7,825,406	\$869,490	\$17,389,792	\$12,261,828	\$0	\$17,389,792	\$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
COMMERCIAL HIGHWAY (100H)	133,481.00	Square Foot	300	606

Buildings

Building ID	Exterior Walls	C.B.S.
40431		

Style				Year Built	1971
Building Type	HOTEL/MOTEL B / 39B			EffectiveYearBuilt	2015
Building Name				Foundation	CONCRETE SLAB
Gross Sq Ft	99525			Roof Type	REINFORC CONC
Finished Sq Ft	66728			Roof Coverage	MIN/PAINT CONC
Stories	8 Floor			Flooring Type	VINYL/LAMINATE
Condition	EXCELLENT			Heating Type	FCD/AIR DUCTED
Perimeter	3634			Bedrooms	0
Functional Obs	0			Full Bathrooms	154
Economic Obs	0			Half Bathrooms	0
Depreciation %	13			Grade	450
Interior Walls	DRYWALL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	5,085	0	1,220	
FLA	FLOOR LIV AREA	66,728	66,728	3,502	
OPF	OP PRCH FIN LL	375	0	174	
OUF	OP PRCH FIN UL	14,680	0	4,900	
PTO	PATIO	12,505	0	552	
SBF	UTIL FIN BLK	152	0	54	
TOTAL		99,525	66,728	10,402	

Building ID	40432			Exterior Walls	C.B.S.
Style	GROUND LEVEL			Year Built	2000
Building Type	HOTEL/MOTEL B / 39B			EffectiveYearBuilt	2001
Building Name				Foundation	CONCRETE SLAB
Gross Sq Ft	1820			Roof Type	GABLE/HIP
Finished Sq Ft	1440			Roof Coverage	METAL
Stories	1 Floor			Flooring Type	CERM/CLAY TILE
Condition	EXCELLENT			Heating Type	FCD/AIR NON-DC
Perimeter	152			Bedrooms	0
Functional Obs	75			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	30			Grade	400
Interior Walls	DRYWALL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	380	0	0	
FLA	FLOOR LIV AREA	1,440	1,440	0	
TOTAL		1,820	1,440	0	

Building ID	65312			Exterior Walls	C.B.S.
Style	GROUND LEVEL			Year Built	2017
Building Type	WAREHOUSE/MARINA C / 48C			EffectiveYearBuilt	2017
Building Name				Foundation	CONCRETE SLAB
Gross Sq Ft	889			Roof Type	FLAT OR SHED
Finished Sq Ft	0			Roof Coverage	MEMBRANE
Stories				Flooring Type	CONC S/B GRND
Condition	AVERAGE			Heating Type	FCD/AIR DUCTED
Perimeter	0			Bedrooms	
Functional Obs	0			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	10			Grade	300
Interior Walls				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPU	OP PR UNFIN LL	88	0	38	
SBF	UTIL FIN BLK	801	0	204	
TOTAL		889	0	242	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2000	2001	3 x 345	1	1035 SF	1
TILE PATIO	2000	2001	0 x 0	1	19476 SF	3
CONC PATIO	2000	2001	0 x 0	1	2020 SF	2
BRICK PATIO	2000	2001	0 x 0	1	230 SF	3
FENCES	2000	2001	6 x 42	1	252 SF	2
CH LINK FENCE	2000	2001	6 x 438	1	2628 SF	1
TIKI	2000	2001	7 x 7	1	49 SF	1
FENCES	2000	2001	4 x 207	1	828 SF	2
WALL AIR COND	2003	2004	0 x 0	1	1 UT	2
CUSTOM POOL	2000	2001	49 x 56	1	2744 SF	2
ASPHALT PAVING	2002	2003	0 x 0	1	46776 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/12/2021	\$59,600,000	Warranty Deed	2344000	3131	1312	01 - Qualified	Improved		
10/30/2015	\$55,500,000	Warranty Deed		2768	1051	43 - Unqualified	Improved		
11/1/2006	\$29,928,000	Warranty Deed		2250	2219	Q - Qualified	Improved		
6/1/1984	\$2,572,000	Warranty Deed		914	1705	U - Unqualified	Improved		
6/1/1982	\$3,450,000	Warranty Deed		856	2227	Q - Qualified	Improved		
2/1/1975	\$1,895,000	Conversion Code		638	698	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-2831	10/31/2024	Active	\$50,000	Commercial	Electric mirror replacement.
2024-2626	10/10/2024	Active	\$1	Commercial	Replace vanity sinks in 145 hotel rooms at 24 North & 100 vanity sinks in the gates hotel.
2024-2516	10/08/2024	Active	\$6,500	Commercial	Install non structural finish tile to the bottom 4' of the columns in the lobby of the hotel and the faux column pin the bar in the lobby of the hotel, see engineers plans attached for this scope.
BLD2019-3724	10/30/2019	Active	\$68,765	Commercial	RENOVATION INTERIOR DEMO EXISTING SUSHI BAR BUILD NEW TAPPOON SERVING AREA. MODIFY EXISTING BAR AREA TO CREATE SUSHI BAR. EXISTING EQUIPMENT TO BE USED.
BLD2019-3758	10/30/2019	Active	\$16,000	Commercial	RENOVATION EXTERIOR
BLD2019-2158	07/03/2019	Completed	\$3,500	Commercial	CREATE 12" X 12" X 52' GRADE/RETAINER BEAM @POOL DECK EDGE.
17-3033	10/10/2017	Completed	\$9,900	Commercial	RELOCATE EXISTING HEADS
17-2789	08/21/2017	Completed	\$59,000	Commercial	Install a 6 ton system with (2) 1 1/2 heads, (1) 2 ton and (1) 1 ton a/h, 10 drops. Connect to existing fresh air. Unit model #'s are on a separate page
17-2848	07/24/2017	Completed	\$27,100	Commercial	PROVIDE WATER ADN DRAIN FOR 1 HAND SINK, 2 ICE BINS, 1 CONDENSATE/BEER TRAY, 2 MIXING VALVES, 1 TRIPLE COMPARTMENT SINK AND 1 HOSE BIBB. INSTALL 4 FLOOR SINKS AND 1 FLOOR DRAIN. RELOCATE EXISTING STORY PIPING AROUND NEW ELEVATED BUILDING.
17-00002341	06/12/2017	Completed	\$2,500	Commercial	INSTALLATION OF IRRIGATION AND SPRINKLERS FOR COMMON AREA. CLOCK, VALVES, RAINSWITCH EXISTING WHERE PARKING LOT WAS AND IS NOT GOING TO BE GRASS. REPLAIR EXISTING LINES THAT WILL BE BROKEN AND RELOCATE HEADS FOR NEW PLANTS IN THEIS AREA. REPAIR PRESSURE (RESTORE).
17-1152	05/11/2017	Completed	\$430,000	Commercial	DEMO CONC AND ASPHALT, BUILD NEW STORE SEWER, LANDSCAPING FLAGSTONE, PAVERS - 9000 SQ FT AND CONCRETE SIDEWALK
16-00002128	06/01/2016	Completed	\$2,450	Commercial	INSTALLATION OF BOXES DEVICES RINGS DEVICES DISCONNECTING MAINS AND BRANCH OVERLAY FOR APPLIANCES WATER HEATER SHUNT TRAP FOR HOOD RECEPTS; LIGHTING HOOD FOR MAKE UP AIR AND EXHAUST AND CONVENIENCE WIRE. N.O.C REC'D 5/31/16. GH
16-00001920	05/26/2016	Expired	\$9,689	Commercial	FACE REPLACEMENT-2) 49.25" X 168" (57.4 SQ/FT) ACRYLIC FACES W/BLACK BK AND GREEN/WHITE STAR BUCKS LOGO. CHANNEL LETTERS 10" X 161.25 INTERNALLY ILLUMINATED ALUM. CHANNEL LETTERS. N.O.C REC'D 05/15/16. GH
16-1125	05/16/2016	Completed	\$14,370	Commercial	EXISTING KITCHEN NEW EQUIPMENT PAINTING 55 PANELS & COUNTER FLOOD PANEL NEW PASS THRU DOOR. N.O.C. REC'D 5/31/16. GH ** FLOOD PANEL INSTALLATION TO BE VOLUNTARY, DOES NOT REQUIRED FPM REVIEW
16-1722	05/11/2016	Completed	\$25,000	Commercial	DEMO EXISTING WIRING INSTALL ELECTRIC WIRING
16-1723	05/11/2016	Completed	\$50,000	Commercial	INSTALLATION OF A/C EQUIPMENT TO PLANS PROVIDED W/GENERAL PERMIT 2.5-TON PACKAGE UNIT & METAL DUCTWORK.
16-1724	05/11/2016	Expired	\$20,000	Commercial	INSTALL ROUGH IN PLUMB AS PER PLANS. GREASE WASTE AND SANITARY WILL BE PVC, WATER LINES COPPER L, 50 GPM GREASE TRAP 4 FLOOR SINKS, 65 GALLON ELEC WATER HEATER.
16-0756	03/28/2016	Completed	\$50,000	Commercial	INTERIOR BUILD-OUT OF STARBUCKS COFFEE SHOP: FRAMING, DRYWALL, MILL-WORK, FLOORING AND CEILING. **ALL EXTERIOR DOORS TO REMAIN PER CONTRACTOR.
15-00002312	06/16/2015	Expired	\$10,793	Commercial	LOW VOLTAGE INSTALLATION INCLUDING CAT 6 VOICE & DATA CABLING, RG6 TV CABLING & CC TV SYSTEM ACCORDING TO ATTACHED PLANS. NOC REQUIRED MAC
15-00002320	06/16/2015	Expired	\$10,793	Commercial	LOW VOLTAGE INSTALLATION INCLUDING CAT 6 VOICE & DATA CABLING, RG6 TV CABLING & CC TV SYSTEM ACCORDING TO ATTACHED PLANS. NOC REQUIRED MAC
15-00002335	06/16/2015	Expired	\$10,793	Commercial	LOW VOLTAGE INSTALLATION INCLUDING CAT 6 VOICE & DATA CABLING, RG6 TV CABLING & CC TV SYSTEM ACCORDING TO ATTACHED PLANS. NOC REQUIRED MAC
15-00002336	06/16/2015	Expired	\$10,793	Commercial	LOW VOLTAGE INSTALLATION INCLUDING CAT 6 VOICE & DATA CABLING, RG6 TV CABLING & CC TV SYSTEM ACCORDING TO ATTACHED PLANS. NOC REQUIRED MAC
15-00002337	06/16/2015	Expired	\$10,793	Commercial	LOW VOLTAGE INSTALLATION INCLUDING CAT 6 VOICE & DATA CABLING, RG6 TV CABLING & CC TV SYSTEM ACCORDING TO ATTACHED PLANS. NOC REQUIRED MAC
15-00002313	06/12/2015	Completed	\$54,000	Commercial	REMODELING POOL INCLUDE NEW TILE, NEW DIAMOND, BRITE NEW LEADER, HANDRAIL, CHECK AND CLEANG AND ALL THE EXISTENT EQUIPMENT. NOC REQUIRED MAC
15-0736	04/10/2015	Completed	\$5,000	Commercial	PEEL STICK 5-V CRIMP TO BLDG #4 (1,120 SF)
14-5811	12/31/2014	Completed	\$2,300	Commercial	SET A 800 GALLON TANK
14-5448	11/26/2014	Completed	\$18,000		INSTALL 325 LF ALUMINUM FENCE WITH 2 GATES AROUND POOL AND 270' OF PVC FENCE 6'
14-4841	10/21/2014	Completed	\$300,000	Commercial	INSTALL NEW TAPERED ISO SET IN 2 PORT FOAM ADHESIVE, FULLY ADHERE NEW 60 MIL ARESTONE TPO MEMBRANCE 16, 300 S.F.
14-4255	09/10/2014	Completed	\$380,000	Commercial	Revision #1: Changing from (6) 1.5 ton mini-split systems to (4) 1.5 ton mini-split systems. Adding (2) 4 ton split systems. (noc unger cgc). T/S: 07/01/2015 12:01 PM KEYWVXC ---
14-1004	05/27/2014	Completed	\$5,700	Commercial	Install conduit and feeders to existing pool equip; repair/replace grounding; branch circuitries; and over-current protection and needed.
14-1005	05/27/2014	Completed	\$12,000	Commercial	Low voltage: Installation of boxes, device ring, conduit, and pull string for low voltage tele-data and tv.
14-1007	05/27/2014	Completed	\$8,600	Commercial	Installation of boxes, device rings, devices, fixtures, branch circuitry, and over-current protection for lighting, power, and HVAC.
13-2631	12/11/2013	Completed	\$0	Commercial	REVISION: PAVING AND DRAINAGE ADD TO SITE WORK. ORIGINAL COST WAS ALREADY PAID AND CALCULATED W/ THE MASTER BUILDING PERMIT.

Number	Date Issued	Status	Amount	Permit Type	Notes
13-4873	11/18/2013	Completed	\$300	Commercial	INSTALL 1 LOW VOLT CAMERA PER SITE.
13-2631	10/03/2013	Completed	\$4,852,000	Commercial	REPLACEMENT/IMPROVEMENTS TO FINISHED, EXTERIOR WALL SYSTEM, STRUCTURAL REPAIRS, WEATHERPROOFING, LANDSCAPING, SWIMMING POOL, AND BUILDING SYSTEMS.
13-3638	09/11/2013	Completed	\$4,000	Commercial	INSTALL TEMPORARY CONSTRUCTION TRAILER 12 X 60 TO REMAIN ON JOBSITE FOR APPROX. 180 DAYS
13-1558	08/30/2013	Completed	\$1,200,000	Commercial	RED TAG: REMOVE AND REPLACE ALL DEVATED WALKWAYS AND EXTERIOR FACADE OF EXISTING BUILDING.
13-2293	05/29/2013	Completed	\$300	Commercial	BOND NEW STEEL FOR POOL LIFT TO EXISTING POOL STEEL.
13-2055	05/09/2013	Completed	\$12,000	Commercial	SELECTIVE DEMOLITION OF INTERIOR WALLS TO REMOVE ASBESTOS CONTAINING MATERIALS FOUND ABOVE METAL FRAMING WITHIN THE WALLS. DEMOLITION INCLUDES, THE CLOSET CEILINGS AND THE WALLS DOWN WITHIN 16" OF THE CEILINGS IN ALL ROOMS. DEMO ALL INTERIOR WALLS IN SUITE 207, 307, 407, 507, AND 601-604.
13-1966	05/02/2013	Completed	\$900	Commercial	INSTALL ADA "THE SCOUT POOL LIFT"
13-0322	03/27/2013	Completed	\$80,000	Commercial	REMOVE & REPLACEMENT OF EXISTING DOORS, WINDOWS, INTERIOR FINISHES, REMOVAL ONLY OF PLUMBING FIXTURES HVAC UNITS, ELECTRICAL DEVICES, FURNISHINGS & FIXTURES.
11-2099	06/21/2011	Completed	\$2,000	Commercial	REPLACE FACES ON "DENNY'S" SIGNS X 2
10-2069	06/23/2010	Completed	\$9,405	Commercial	REPLACE 7.5 TON SPLIT SYSTEM WITH EXISTING POWER ON PLATFORM.
10-1203	04/20/2010	Completed	\$1,800	Commercial	SIGN PERMIT CHANGE OUT FACES ON COMFORT INN
10-0968	03/25/2010	Completed	\$1,800	Commercial	CHANGE OUT FACES ON QUALITY INN SIGN; 260 S.F.
10-347	02/09/2010	Completed	\$1,710	Commercial	INSTALL TEMPORARY BANNERS TO COVER RADISSON POLE SIGN SIZE
09-0772	03/17/2009	Completed	\$2,500	Commercial	REPAIR STUCCO & PATCHING APPROX. 200 SF
08-3513	09/25/2008	Completed	\$9,000	Commercial	PERFORM ASPHALT REPAIR TO VARIOUS AREAS OF PARKING LOT WITH HOT TYPE S-3 ASPHALT. SEALCOAT, RESTRIPT. ADA SPACES TO MEASURE 18 1/2 X 12 WITH 5' ACCESS.
08-3136	09/02/2008	Completed	\$17,000	Commercial	REPAIR 40 SQ FT OF LOOSE PAVER AT ELEVATOR ENT. DECK OVER EXISTING DECK 2 X 6 DECKING, USING 1 X 4 PT LUMBER ON SUN DECK 1000 SQ FT INSTALL OAK VANEER OVER EXISTING BAR TOP WITH UROTHANE FINISH FINISH AT SPLASH BAR.
08-1451	05/06/2008	Completed	\$20,000	Commercial	REPAIR APPROX. 100 LN FT OF DRIP EDGE ON 5TH FLOOR, 35 LN FT ON 3RD FLOOR. 20 LN FT & 25 LN FT ON THE BACK LOBBY ROOF EDGE.
07-1912	04/24/2007	Completed	\$3,500	Commercial	CONNECT TWO WATER HEATERS
05-0179	02/10/2005	Completed	\$5,000	Commercial	DEMO EXISTING STORAGE SHED
04-1963	06/23/2004	Completed	\$9,000	Commercial	RESEAL ASPHALT
03-3940	11/14/2003	Completed	\$10,000	Commercial	REPAIR 1ST FLR BALCONY
01-3143	11/08/2003	Completed	\$11,605	Commercial	ALARM SYSTEM
03-2675	08/05/2003	Completed	\$5,000	Commercial	REPLACED A/C UNIT
02-2014	07/25/2003	Completed	\$10,000	Commercial	BUILD NEW DECK
03-2063	06/10/2003	Completed	\$36,000	Commercial	REPAIR EXTERIOR, STUCCO
02-0446	04/22/2003	Completed	\$84,900	Commercial	BUILD ANTENNA&SHELTER
03-0449	02/12/2003	Completed	\$500	Commercial	MINOR ELETRICAL WORK
03-0267	02/07/2003	Completed	\$2,900	Commercial	FIRE SUPPRESS SYS
03-0267	02/07/2003	Completed	\$2,900	Commercial	FIRE SUPP. SYSTEM
03-0093	01/14/2003	Completed	\$66,468	Commercial	ROOF REPAIR
03-0093	01/14/2003	Completed	\$66,468	Commercial	ROOFING
02-1681	09/18/2002	Completed	\$80,000	Commercial	BUILD GYM
00-3645	10/31/2000	Completed	\$6,000	Commercial	17 SQS SBS
00-0846	06/15/2000	Completed	\$40,000	Commercial	RADISSON SIGN
00-0753	06/08/2000	Completed	\$300,000	Commercial	REBUILD PARKING LOT
00-1196	05/15/2000	Completed	\$55,400	Commercial	NEW POOL
00-1076	05/05/2000	Completed	\$70,000	Commercial	INSTALL 22 PARKING LIGHTS
99-4164	01/25/2000	Completed	\$250,000	Commercial	DEMO/REMODEL LOBBY
99-4162	01/10/2000	Completed	\$40,000	Commercial	RENOVATIONS TO DENNY'S
99-4188	01/03/2000	Completed	\$55,000	Commercial	PATCT/REPAIR STUCCO
99-3285	12/27/1999	Completed	\$225,000	Commercial	30 SQS V-CRIMP
99-4146	12/22/1999	Completed	\$3,500	Commercial	MOVE 4 AC UNITS
99-4139	12/21/1999	Completed	\$5,000	Commercial	MOVE 4 CONDENSORS
99-3630	10/27/1999	Completed	\$59,000	Commercial	ELECTRICAL
99-3288	10/25/1999	Completed	\$225,000	Commercial	DEMO/REBUILD LAUNDRY
99-3288	10/25/1999	Completed	\$225,000	Commercial	MOVE 3 COMPRESSORS
99-3362	10/20/1999	Completed	\$986,066	Commercial	RENOVATIONS TO 137 ROOMS
99-3366	10/20/1999	Completed	\$700,000	Commercial	REPAIRS/RENOVATIONS
99-2076	06/21/1999	Completed	\$100,000	Commercial	RENOVATE 10 ROOMS
99-2110	06/21/1999	Completed	\$1,000	Commercial	REPLACE AIR FAN ON HOOD
99-1550	05/05/1999	Completed	\$11,500	Commercial	REPAINT INTERIOR WALLS
99-1365	04/23/1999	Completed	\$1,000	Commercial	ELECTRICAL
99-1327	04/21/1999	Completed	\$3,350	Commercial	NEW AWNINGS OVER WALKWAY
99-0512	02/16/1999	Completed	\$600	Commercial	DENNY'S SIGN
99-0279	01/22/1999	Completed	\$2,000	Commercial	UPGRADE PERMIT 9803689
98-3928	12/11/1998	Completed	\$6,000	Commercial	ROOF REPAIRS

Skip to content

Monroe County, FL

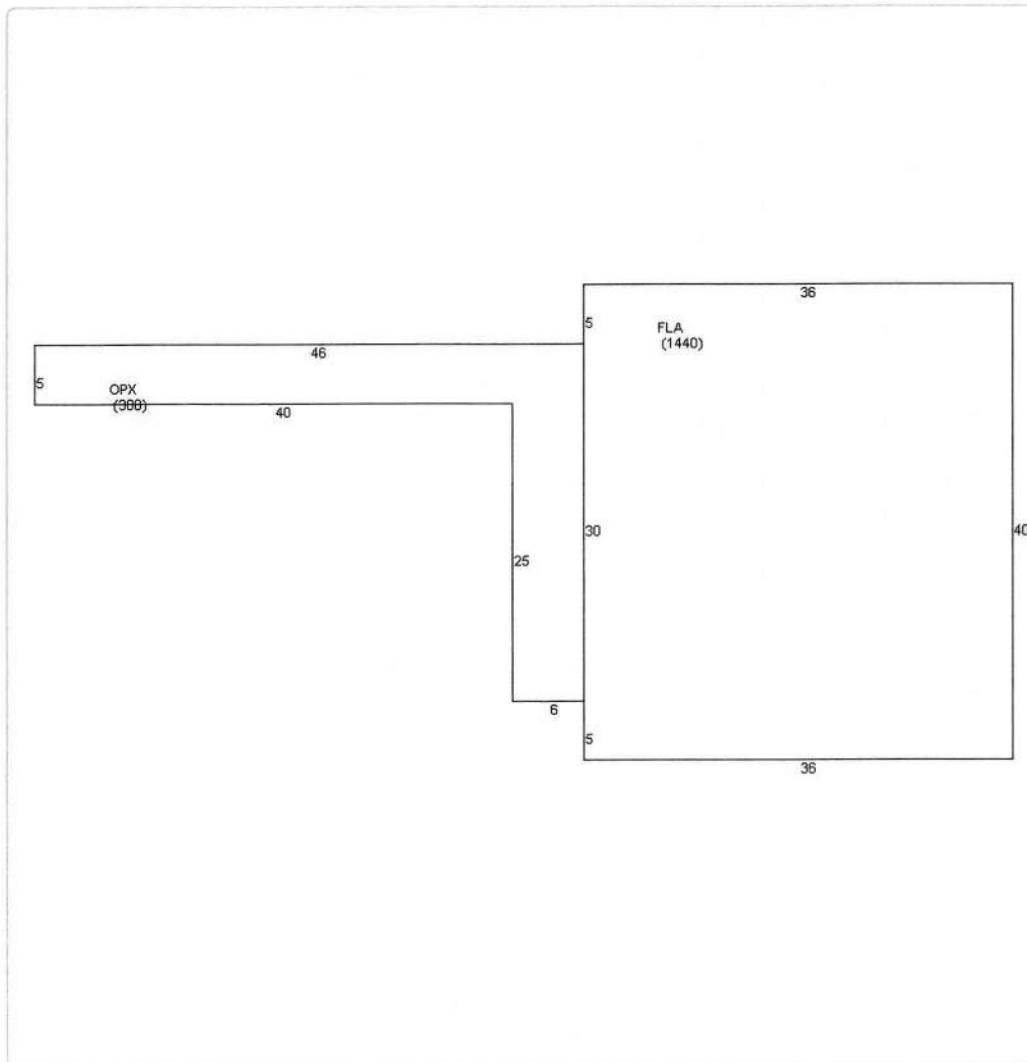
View Tax Info

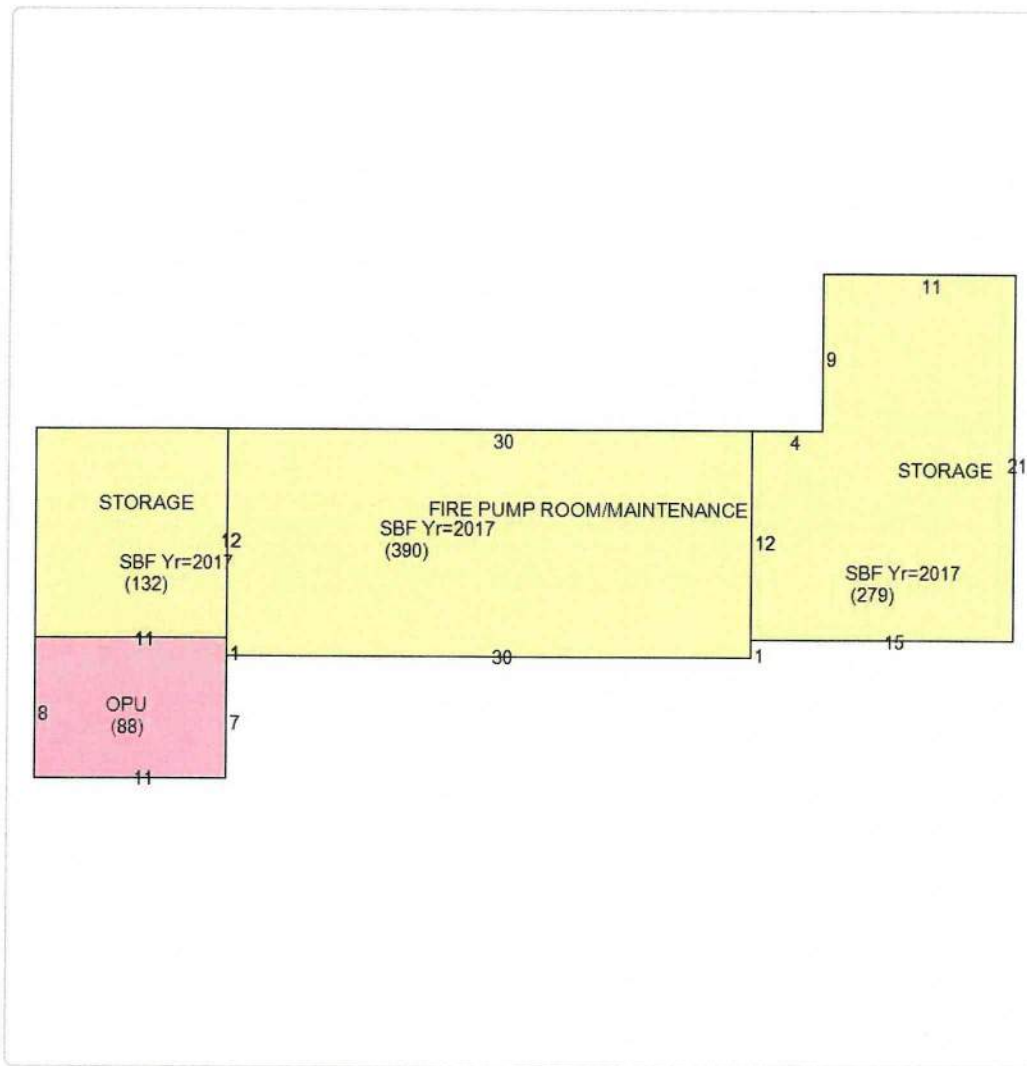
[View Taxes for this Parcel](#)

Floor plan of the second floor of the building. The plan shows various rooms and their areas. The rooms are color-coded: orange for the restaurant, pink for the fitness center, and blue for offices and storage.

RESTAURANT (Orange):

- Room 124: 124
- Room 125: 125
- Room 126: 126
- Room 127: 127
- Room 128: 128
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- Room 369: 369
- Room 370: 370





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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/11/2025, 1:37:00 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, Kathryn Arbogast as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Signatory of KW 3820 OWNER LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL
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 3/13/2025
Date

by Kathryn Arbogast
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Maria L. D'Dio
Name of Acknowledger typed, printed or stamped

7/29/28
Commission Number, if any



**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Anthony Davila, in my capacity as Attorney
(print name) (print position; president, managing member)
of Smith Hawks, PL
(print name of entity)

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:

3820 N Roosevelt Blvd., Key West, FL

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

Anthony Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 03/14/2025 by
date
Anthony Davila
Name of Applicant

☒ He/She is personally known to me or has presented N/A as identification.

Jess Miles Goodall
Notary's Signature and Seal

Jess Miles Goodall
Name of Acknowledger typed, printed or stamped

368297
Commission Number, if any



DEED

Doc # 2344000 Bk# 3131 Pg# 1312 Electronically Recorded 10/13/2021 at 4:33 PM Pages 7
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$61.00 Deed Doc Stamp \$417,200.00

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:

Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, Illinois 60611
Attention: Gary E. Axelrod

AFTER RECORDING RETURN TO:

Attn: BRE Hotels-Property Tax
PO Box A-3956
Chicago, IL 60690-3956

PARCEL I.D. #00065530-000000

Above Space for Recorder's use only

FLORIDA
SPECIAL WARRANTY DEED
(Monroe County, FL)

THIS SPECIAL WARRANTY DEED, made and entered into as of the 12th day of October, 2021 by **SC Key West Owner VII, L.P.**, a Delaware limited partnership, hereinafter called the Grantor, whose address is c/o Rockpoint Group, L.L.C., Woodlawn Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, TX 75219, to **KW 3820 Owner LLC**, a Delaware limited liability company, hereinafter called the Grantee, whose address is c/o Blackstone Real Estate, 345 Park Avenue, 32nd Floor, New York, NY 10154.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY AND CONFIRM unto the Grantee forever, all of that certain parcel of land lying and being in the County of Monroe, State of Florida, described on Exhibit "A" attached hereto and made a part hereof, together with all improvements located on such land.

TOGETHER, with: all tenements, hereditaments, rights, privileges, interests, easements, and appurtenances now or hereafter belonging or in any way pertaining thereto.

SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders,

US-DOCS\126496518.3

requirements and regulations to which the Property is subject; and all matters that would be disclosed by an accurate survey of the Property ("Permitted Exceptions").

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land, and subject to the Permitted Exceptions, hereby warrants the title to the same and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

*(Remainder of page intentionally left blank;
signature on following page.)*

Doc. # 2344000 Page Number: 3 of 7

IN WITNESS WHEREOF, the Grantor has signed and seal these presents the day and year first above written.

SC Key West Owner VII, L.P.,
a Delaware limited partnership

By: SC Key West Owner GP VII, L.L.C.,
a Delaware limited liability company
its general partner

By: [Signature]
Name: Justin Leonard
Title: Vice President

By: _____
Name: _____
Title: _____

WITNESS:

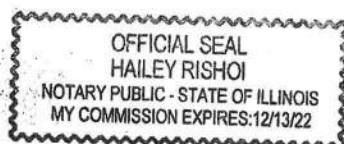
[Signature]
Printed Name: Kezia Ullie

WITNESS:

[Signature]
Printed Name: Brittany Zouhal

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 7 day of October, 2021, by Justin Leonard, the vice president of SC Key West Owner GP VII, L.L.C., which is the general partner of SC Key West Owner VII, L.P., a Delaware limited partnership. He/She is (x) personally known to me, or () produced _____ as identification and did not take an oath.



[Signature]
Signature of Notary Public
Hailey Rishoi
Printed Name of Notary Public
[SEAL]

Signature Page to Deed (Site D)


Doc. # 2344000 Page Number: 4 of 7

IN WITNESS WHEREOF, the Grantor has signed and seal these presents the day and year first above written.

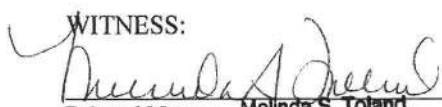
SC Key West Owner VII, L.P.,
a Delaware limited partnership

By: SC Key West Owner GP VII, L.L.C.,
a Delaware limited liability company
its general partner

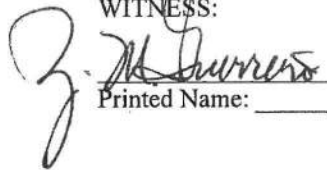
By: _____
Name: _____
Title: _____

By: 
Name: Ron J. Hoyl
Title: Vice President

WITNESS:

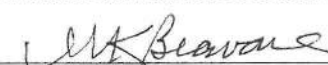

Printed Name: Melinda S. Toland

WITNESS:

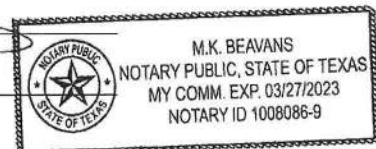

Printed Name: J.M. Guerrero

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 6th day of October, 2021, by Ron J. Hoyl, the Vice President of SC Key West Owner GP VII, L.L.C., which is the general partner of SC Key West Owner VII, L.P., a Delaware limited partnership. He/She is (☒) personally known to me, or () produced _____ as identification and did not take an oath.


Signature of Notary Public

Printed Name of Notary Public
[SEAL]



Signature Page to Deed (Site D)

Doc. # 2344000 Page Number: 5 of 7

SEND SUBSEQUENT TAX BILLS TO:

Attn: BRE Hotels-Property Tax
PO Box A-3956
Chicago, IL 60690-3956

US-DOCS\126496518.3

Exhibit "A" to Special Warranty Deed**Description of Real Property****Parcel 1:**

Commence at the Northwest corner of Parcel 2 as shown on the Plat of Survey of Lands on the Island of Key West, Monroe County, Florida as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida; said Northwest corner being Northwest of and 2276.93 feet (measured along the South right of way curb line of North Roosevelt Boulevard) distant from the Northeast corner of Block 15, of the "KEY WEST FOUNDATION COMPANY'S PLAT NO. 2", as recorded in Plat Book 1, at Page 189, of the Official Records of Monroe County, Florida and run thence Easterly along the North boundary of said Parcel 2, for a distance of 200.79 feet to the Point of Beginning of the parcel of land being described herein; thence continue Easterly on the curve to the right having a radius of 978.72 feet, a central angle of 17° 33' 46", a tangent length of 151.19 feet, a chord bearing of South 76° 15' 52" East and a chord length of 298.83 feet; thence along the arc of said curve an arc length of 300.00 feet to the end of said curve; thence South 18° 07' 46" West, a distance of 598.34 feet to the Northerly right of way line of Northside Drive and a point on a curve to the left, having a radius of 438.06 feet, a central angle of 19° 18' 00", a tangent length of 74.49 feet, a chord bearing of North 76° 34' 44" West and a chord length of 146.86 feet; thence along the arc of said curve and the said Northerly right of way line of Northside Drive, an arc length of 147.56 feet to the end of said curve; thence North 03° 39' 42" East, a distance of 606.74 feet back to the Southerly right of way line of North Roosevelt Boulevard and to the Point of Beginning.

LESS THE FOLLOWING PARCEL 164 WHICH IS A PORTION OF PARCEL 3 DESCRIBED ABOVE:

Parcel 164 as conveyed to State of Florida Department of Transportation pursuant to Quit Claim Deed dated July 23, 2012 and recorded October 11, 2012 in Official Records Book 2593, Page 963 of the Public Records of Monroe County, Florida and more particularly described as follows:

On the Island of Key West, Monroe County, Florida, being a Portion of that certain Exception Area from Parcel 3 of Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida, and a portion of Parcel 2 in Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, more particularly described as follows:

Beginning at the Point of intersection of the Easterly line of the previously described Exception Area and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt

Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, said Point also being that certain Corner established by John P. Goggin as shown on the above mentioned Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., said point also being on a circular curve concave to the South, and said point bears N 03°34'58" W from the center of said curve; Thence Westerly, along the arc of said curve to the left, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of 00°01'22" for a distance of 0.39 feet to the point of tangency; Thence S 86°23'39" W, along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, for a distance of 16.47 feet; Thence S03°36'20"E, departing the previously described Right-of-Way line, for a distance of 3.75 feet to a point on a line parallel with and 3.75 feet Southerly of, as measured at right angles, the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence N86°23'40"E, along the previously described line, for a distance of 16.47 feet to a point of curvature of a circular curve concave to the South, said curve also being 3.75 feet Southerly of and concentric with the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence Northeasterly, along the arc of said curve to the right, having a radius of 969.24 feet and a central angle of 28°27'39" for a distance of 481.45 feet; Thence N 20°17'52" E departing the previously described curve, for a distance of 3.76 feet to a point on the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, said point also being on a circular curve concave to the South and said point bears N 24°50'15" E from the center of said curve; Thence Northwesterly, along the previously described Right-of-Way line, and along the arc of said curve to the left, having a radius of 972.99 feet and a central angle of 28°25'13" for a distance of 482.63 feet to the Point of Beginning.

SURVEY

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

PARCEL 1: (COMFORT INN)

COMMENCE AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON THE PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, AT PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID NORTHWEST CORNER BEING NORTHWEST OF AND 2276.93 FEET (MEASURED ALONG THE SOUTH RIGHT OF WAY CURB LINE OF NORTH ROOSEVELT BOULEVARD) DISTANT FROM THE NORTHEAST CORNER OF BLOCK 15, OF THE "KEY WEST FOUNDATION COMPANY'S PLAT NO. 2", AS RECORDED IN PLAT BOOK 1, AT PAGE 189, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA; AN RUN THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, FOR A DISTANCE OF 200.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE EASTERLY ON THE CURVE TO THE RIGHT HAVING A RADIUS OF 978.72 FEET; A CENTRAL ANGLE OF 17° 13' 46"; A TANGENT LENGTH OF 151.19 FEET; A CHORD BEARING OF SOUTH 76° 15' 52" EAST AND A CHORD LENGTH OF 298.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 300.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 18° 07' 46" WEST, A DISTANCE OF 598.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHSHORE DRIVE AND A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 438.06 FEET, A CENTRAL ANGLE OF 19° 18' 00", A TANGENT LENGTH OF 74.49 FEET, A CHORD BEARING OF NORTH 76° 34' 44" WEST AND A CHORD LENGTH OF 146.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE SAID NORTHERLY RIGHT OF WAY LINE OF NORTHSHORE DRIVE, AN ARC LENGTH OF 147.56 FEET TO THE END OF SAID CURVE; THENCE NORTH 03° 19' 42" EAST, A DISTANCE OF 606.74 FEET BACK TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTH ROOSEVELT BOULEVARD AND TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL 164 WHICH IS A PORTION OF PARCEL 3 DESCRIBED ABOVE:

PARCEL 164 AS CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO QUIT CLAIM DEED DATED JULY 23, 2013 AND RECORDED OCTOBER 11, 2012 IN OFFICIAL RECORDS BOOK 2593, PAGE 963 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORD DESCRIPTION

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN EXCEPTION AREA FROM PARCEL 3 OF PLAT OF SURVEY (ON TWO SHEETS) PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 69, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND A PORTION OF PARCEL 2 IN PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREVIOUSLY DESCRIBED EXCEPTION AREA AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 5, SECTION 90010, SAID POINT ALSO BEING THAT CERTAIN CORNER ESTABLISHED BY JOHN P. OGDON AS SHOWN ON THE ABOVE MENTIONED PLAT OF PLAT OF SURVEY (ON TWO SHEETS) PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC., SAID POINT ALSO BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND SAID POINT BEARS N 03°34'58" W FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD, HAVING A RADIUS OF 972.99 FEET AND A CENTRAL ANGLE OF 0°01'22" FOR A DISTANCE OF 0.39 FEET TO THE POINT OF TANGENCY; THENCE S 86°23'39" W, ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD, FOR A DISTANCE OF 16.47 FEET; THENCE S03°36'20"E, DEPARTING THE PREVIOUSLY DESCRIBED RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3.75 FEET TO A POINT ON A LINE PARALLEL WITH AND 3.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD; THENCE N86°23'40"E, ALONG THE PREVIOUSLY DESCRIBED LINE, FOR A DISTANCE OF 16.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, SAID CURVE ALSO BEING 3.75 FEET SOUTHERLY OF AND CONCENTRIC WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 969.24 FEET AND A CENTRAL ANGLE OF 28°27'39" FOR A DISTANCE OF 481.45 FEET; THENCE N 201°52'E DEPARTING THE PREVIOUSLY DESCRIBED CURVE, FOR A DISTANCE OF 3.76 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, NORTH ROOSEVELT BOULEVARD, SAID POINT ALSO BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTH AND SAID POINT BEARS N 24°50'15"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY, ALONG THE PREVIOUSLY DESCRIBED RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 972.99 FEET AND A CENTRAL ANGLE OF 28°25'13" FOR A DISTANCE OF 482.63 FEET TO THE POINT OF BEGINNING.

RECORD DESCRIPTION

PARCEL 2:

NON-EXCLUSIVE EASEMENT PURSUANT TO PARAGRAPH 2.2(C) OF THAT DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS BETWEEN J.L.W. KEY WEST 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JRC KEY WEST HOTEL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AYA KEY WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, J.L. KEY WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, SC KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SF KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, FILED MARCH 16, 2015 IN OFFICIAL RECORDS BOOK 2729, PAGE 1706.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR MAINTENANCE OF SAID EASEMENT PURSUANT TO THAT ACCESS EASEMENT AGREEMENT BY AND BETWEEN SF KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SC KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED APRIL 28, 2017, IN OFFICIAL RECORDS BOOK 2851, PAGE 1675.

SITE PICTURE



VICINITY MAP

NOT TO SCALE



LAND AREA

133,861 SQUARE FEET±
3.073 ACRES

PARKING SPACES

REGULAR= 124 HANDICAP= 6
TOTAL= 130

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	CC	XXX
PERMITTED USE	HOTEL	
MINIMUM LOT AREA (SQ.FT.)	15,000 SQUARE FEET	
MAX BUILDING COVERAGE	40%	
MAX BUILDING HEIGHT	40 FEET	
BUILDING SETBACKS		CONTACT: PLANNING & ZONING RESOURCE COMPANY
FRONT	25 FEET	PHONE/EMAIL: 405-840-4344
SIDE	15 FEET	
REAR	25 FEET	
NOTES		REPORT DATE: 08/23/2021 PROJECT SITE #: 149412-3

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSCFEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE "AE" ON FLOOD INSURANCE RATE MAP NUMBER 12087C1509K, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2005 AND IS ENTIRELY IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

BUILDING APPEARS TO CROSS OVER THE 15' SIDE SETBACK LINE BY AS MUCH AS 1'-4"

LEGEND

SEE SHEET 2 OF 2

SCHEDULE B-II ITEMS

5. CITY OF KEY WEST AREA OF CRITICAL STATE CONCERN, RULE 27F-15 OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE ADMINISTRATION COMMISSION PURSUANT TO SECTION 380.05, FLORIDA STATUTES, ON FEBRUARY 2, 1984, EFFECTIVE FEBRUARY 28, 1984 RECORDED IN OFFICIAL RECORDS BOOK 906, PAGE 280, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
8. EASEMENT TO THE CITY OF KEY WEST, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 178, PAGE 28, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
9. EASEMENT TO THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE 6, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
10. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED RECORDED IN DEED BOOK 6-45, PAGE 223, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS TO ALL POSSIBLE NATURAL, AN UNDIVIDED THREE-FOURTHS (3/4TH) INTEREST IN ALL PHOSPHATE MINERALS AND METALS; AN UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL PETROLEUM. NOTE: THE RIGHT OF ENTRY AND EXPLORATION RUNNING WITH THE ABOVE RESERVATION OF AN INTEREST IN PHOSPHATE, MINERALS, METALS AND/OR PETROLEUM HAS BEEN RELEASED BY FLORIDA STATUTE 270.11 (2) (UNABLE TO DETERMINE IF AFFECTS; POINT OF COMMENCEMENT IN DESCRIPTION TOO VAGUE)
11. GRANT OF EASEMENT TO COMCAST OF CALIFORNIA/COLORADO/FLORIDA/OREGON, INC. RECORDED IN OFFICIAL RECORDS BOOK 2243, PAGE 206, AND IN OFFICIAL RECORDS BOOK 2243, PAGE 204, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
12. PUBLIC UTILITY EASEMENT TO THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 178, PAGE 862, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: CONTAINS NO FLOTTABLE ITEMS, OVERHEAD UTILITY WIRES ARE SHOWN)
13. AMENDED AND RESTARTED DEVELOPMENT FOR THE KEY WEST HOTEL, COLLECTION BY AND BETWEEN J.L.W. KEY WEST 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, J.L.W. KEY WEST 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JRC KEY WEST 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JRC KEY WEST 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AYA KEY WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, J.L. KEY WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, SC KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SF KEY WEST OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, AS "COMBINED" AND THE CITY OF KEY WEST RECORDED AUGUST 19, 2013 IN OFFICIAL RECORDS BOOK 2645, PAGE 1406, AS AFFECTED BY THAT PARTIAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT THAT RECORDED NOVEMBER 5, 2015 IN OFFICIAL RECORDS BOOK 2768, PAGE 1058, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS ASSIGNED TO RW 3820 OWNER LLC BY THAT CERTAIN _____ RECORDED _____ IN OFFICIAL RECORDS BOOK _____ OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
14. NON-EXCLUSIVE LICENSE AGREEMENT WITH BUDDY BUS, INC., A FLORIDA CORPORATION, AND CONCH TOUR TRAIL, INC., A FLORIDA CORPORATION, AS LICENSEES, RECORDED NOVEMBER 8, 2008 IN OFFICIAL RECORDS BOOK 2250, PAGE 2355, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AFFECTS: BLANKET IN NATURE)
15. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 16, 2015 IN OFFICIAL RECORDS BOOK 2729, PAGE 1706. (AFFECTS: BLANKET IN NATURE)
16. TERMS AND CONDITION OF THE ACCESS EASEMENT RECORDED APRIL 28, 2017 IN OFFICIAL RECORDS BOOK 2851, PAGE 1675. (AFFECTS: PLOTTED AS SHOWN)

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: CH2105562N1 - SITE D, WITH AN EFFECTIVE DATE OF JULY 16, 2021 AT 11:00 PM.

GENERAL SURVEY NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
4. IN REGARDS TO TABLE "A" ITEM 2, THE SUBJECT PROPERTY HAS AN ADDRESS OF 3820 NORTH ROOSEVELT BOULEVARD AS DISCLOSED IN RECORD DOCUMENTS.
5. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
6. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS NOS 36°11'E PER GPS COORDINATE OBSERVATIONS. LATITUDE: 24°34'16.9104" LONGITUDE: -81°45'21.0032" CONVERGENCE ANGLE: -00°18'51.5189"
7. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
8. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM 20TH STREET AND NORTH ROOSEVELT BOULEVARD, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
10. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
11. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FECHING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.
12. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
13. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF 20TH STREET AND 18TH TERRACE, WHICH IS LOCATED APPROXIMATELY 180' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
14. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
15. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
16. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
17. NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
18. THE PARCEL 2 EASEMENT IS BLANKET IN NATURE AND IS NOT SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY

24 NORTH HOTEL
3820 NORTH ROOSEVELT BOULEVARD

MONROE COUNTY

KEY WEST, FLORIDA 33040

SURVEYOR'S CERTIFICATE

TO: KW 3820 OWNER LLC; GRS GROUP; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/01/2021.
DATE OF PLAT OR MAP: 09/01/2021.



PETER G. JOHNSON, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FL REGISTRATION NO. #8913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATED: 10/08/2021

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DR
FAVETTESVILLE, AR 72703
479-443-4506
SURVEY@BLEWINC.COM

DATED 2021 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP, LLC.

GRS GROUP

SURVEY COORDINATED BY:

LEGEND	
NO. SQUARE FEET	FOUND MONUMENT
NO PARKING AREA	AS NOTED
HANDICAP PARKING SPACE	SET MONUMENT
PARKING SPACE(S)	AS NOTED
RIGHT OF WAY	COMPUTED POINT
CENTERLINE OF ROAD	GAS VALVE
MEASURED/CALCULATED DIMENSION	STORM MANHOLE
RECORD DIMENSION	SANITARY MANHOLE
POINT OF BEGINNING	LIGHT POLE
POINT OF COMMENCEMENT	
WATER METER	CENTERLINE
BUILDING HEIGHT LOCATION	RIGHT OF WAY
NATURAL GROUND	OVERHEAD UTILITY LINE
CONCRETE	FENCE LINE
TELECOMMUNICATIONS PEDESTAL	EASEMENT
IRRIGATION CONTROL VALVE	PROPERTY LINE

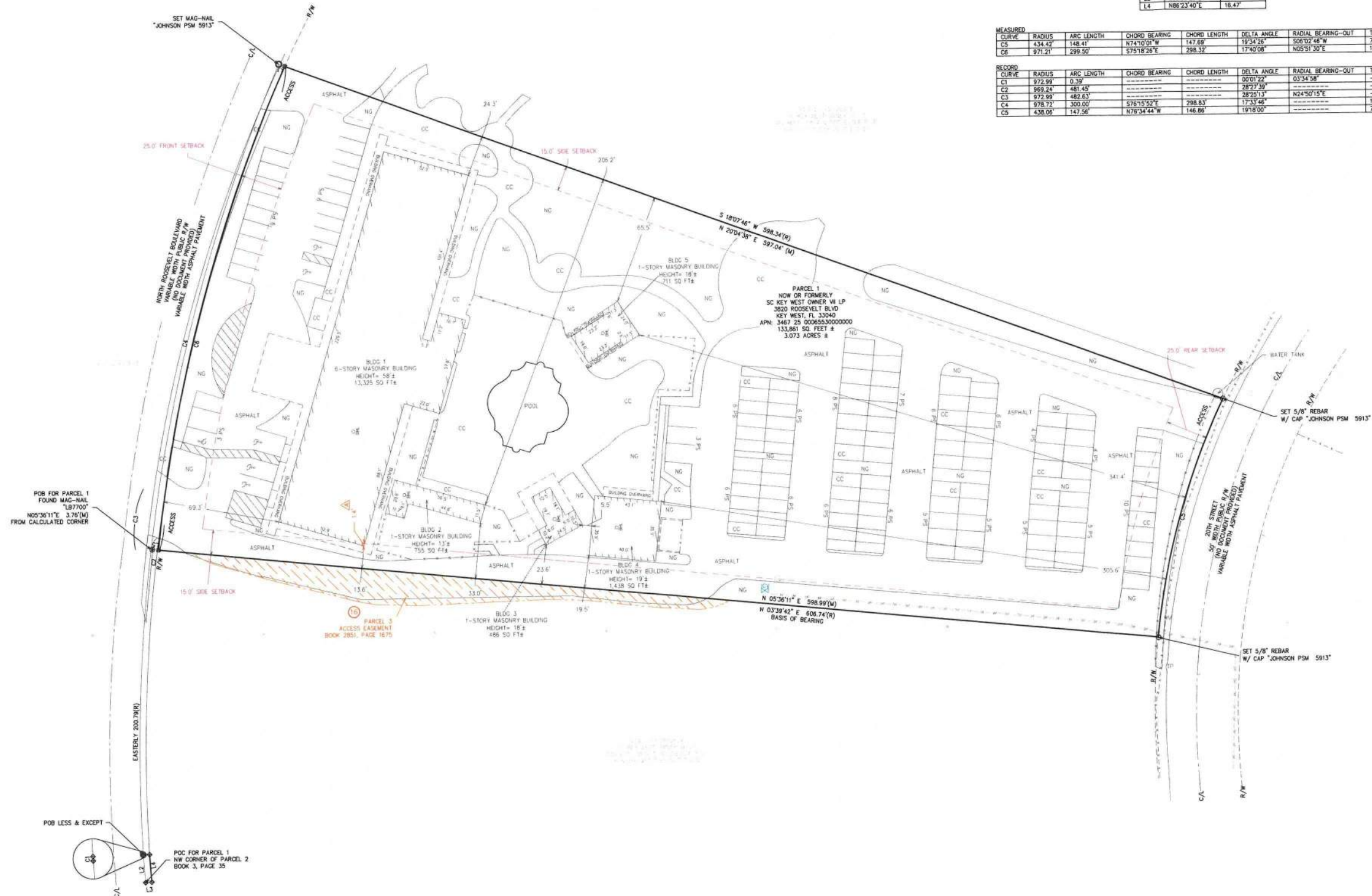


MEASURED		
LINE	BEARING	DISTANCE
L1	N191°35'59"E	3.76'
L5	N05°36'11"E	4.42'

RECORD		
LINE	BEARING	DISTANCE
L1	N201°17'52"E	3.76'
L2	S86°23'39"W	16.47'
L3	S03°36'20"E	3.75'
L4	N86°23'40"E	16.47'

MEASURED							
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RADIAL BEARING-OUT	TANGENT
C5	434.42'	148.41'	N74°10'01"W	147.69'	19°34'28"	S08°02'46"W	74.94'
C6	971.21'	299.50'	S75°18'26"E	298.32'	17°40'08"	N05°51'30"E	150.95'

RECORD							
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RADIAL BEARING-OUT	TANGENT
C1	972.99'	0.39'			00°01'22"	03°34'58"	
C2	969.24'	481.45'			28°27'39"		
C3	972.99'	482.63'			28°23'13"	N24°50'15"E	
C4	978.72'	300.00'	S76°15'52"E	298.83'	17°33'46"		151.19'
C5	438.08'	147.56'	N76°34'44"W	146.88'	19°16'00"		74.49'



GRS GROUP

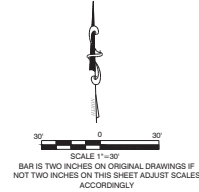
SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELD SURVEYORS - GLOBAL.COM | PHONE: 330-779-1187

SITE PLAN



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Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ALLEN E.
PEREZ ON THE DATE ADJACENT TO
THE SEAL.

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24 NORTH HOTEL
3820 N. Roosevelt Blvd., Key West, Fl. 33040
PICKLEBALL COURTS

Consultants:

Submissions:

	Job #: 251002
Drawn By: AEP	Checked By: AEP

Title: _____

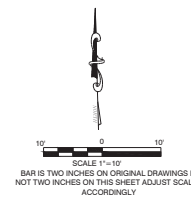
CONCEPTUAL PICKLEBALL COURT EXHIBIT

Sheet Number:

C-100

Date: May 1, 2025

PRELIMINARY - NOT FOR CONSTRUCTION



Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

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24 NORTH HOTEL
3820 N. Roosevelt Blvd., Key West, Fl. 33040
PICKLEBALL COURTS

Consultants:

Submissions:

	Job #: 251002
Drawn By: AEP	Checked By: AEP

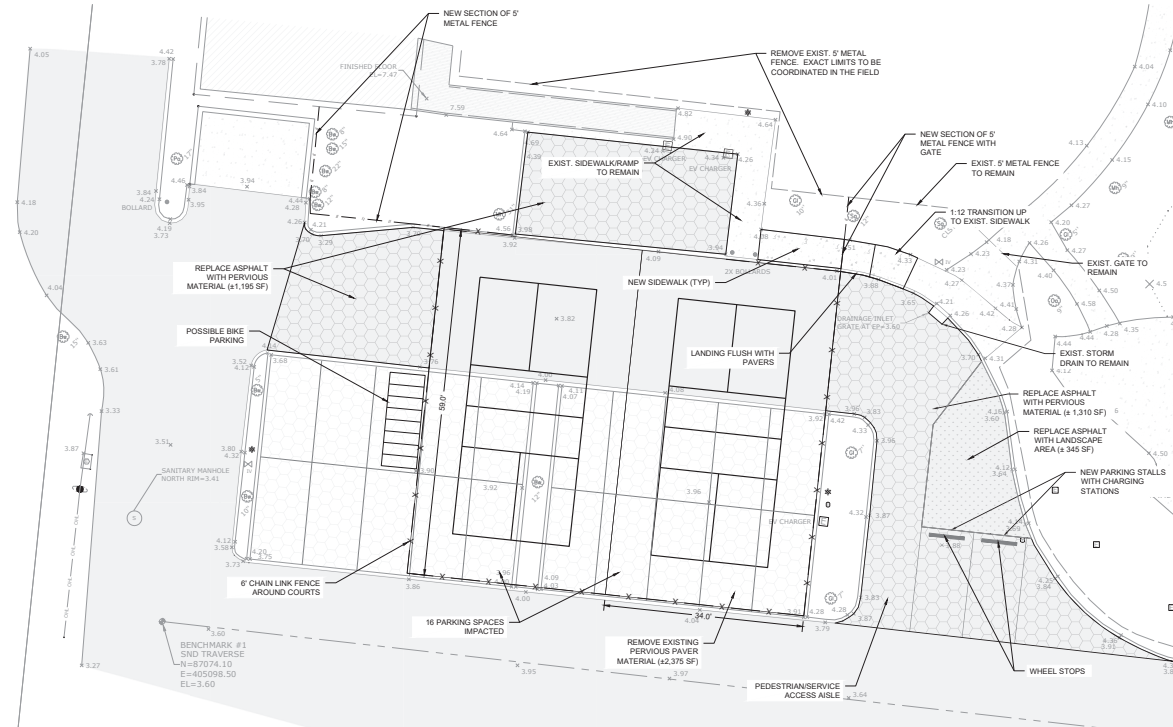
Title:

CONCEPTUAL
PICKLEBALL
COURT PLAN

Sheet Number

C-101

Date: May 1, 2025



CONCEPTUAL PICKLEBALL COURT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

Existing Tree Inventory

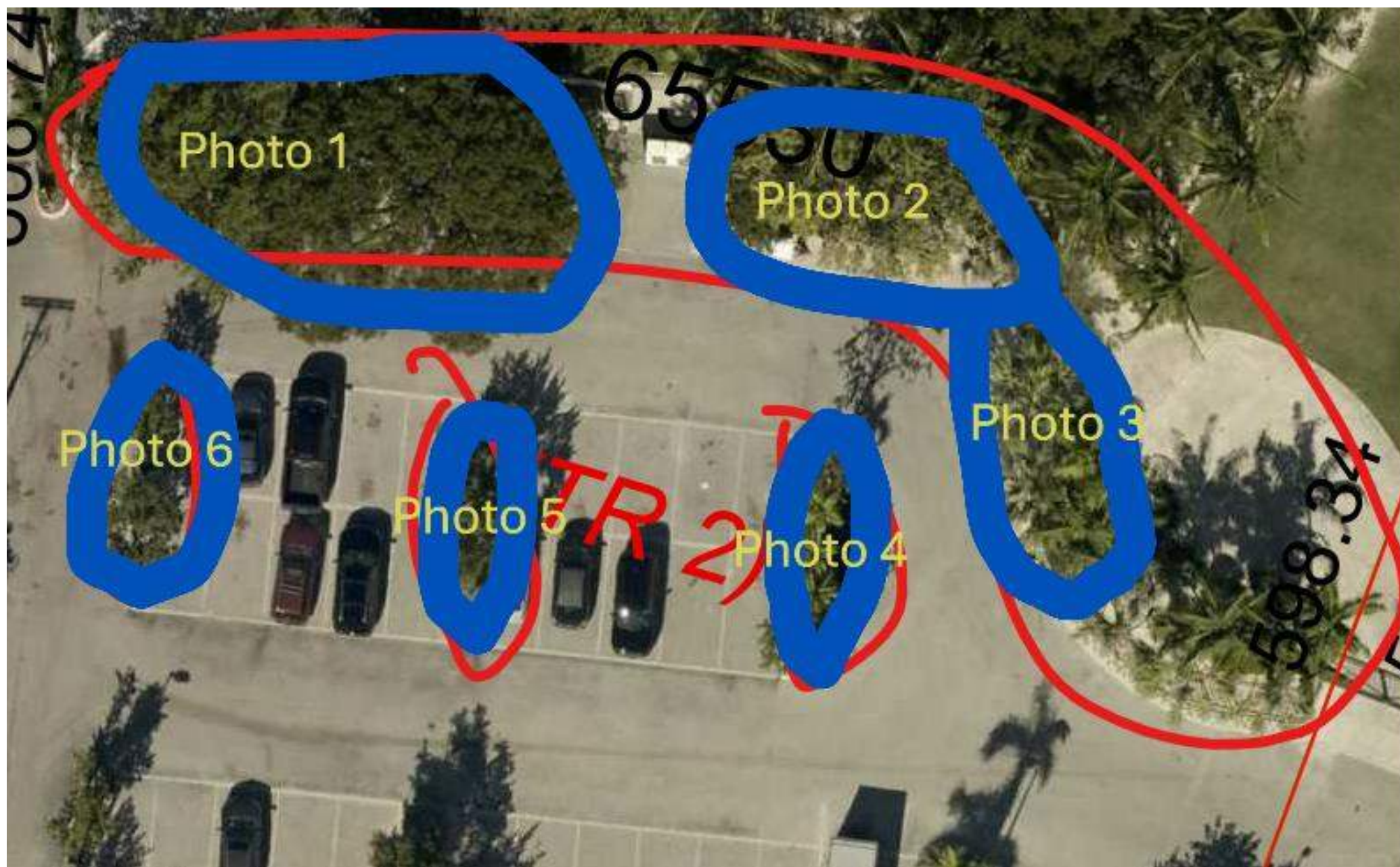




PHOTO # 1

From Left to Right:

Green Buttonwood – 77.5” DBH
Mahogany – 83.5” DBH



PHOTO #2

From Left to Right:

Gumbo Limbo- 9.5" DBH

Seagrape – 39.5" DBH

Seagrape – 25.5" DBH



PHOTO #3

From Left to Right:

Sabal Palm – 11” DBH

Double Vetchia Palm – 12” DBH

Sabal Palm – 15.5” DBH

Triple Vetchia Palm – 20” DBH

Sabal Palm – 9.5” DBH

Double Vetchia Palm – 13.5” DBH



PHOTO #4

From Left to Right:

Gumbo Limbo – 8” DBH

Vetchia – 6.5” DBH

Vetchia – 5.5” DBH

Vetchia 7” DBH

Gumbo Limbo – 8.25” DBH



PHOTO #5

To be Removed:

Green Buttonwood – 27.75” DBH



PHOTO #6

From Left to Right:

Green Buttonwood – 17.75” DBH

Green Buttonwood – 4.75” DBH

Resolution 2016-56

**PLANNING BOARD
RESOLUTION NO. 2016-56**



A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO PARKING REQUIREMENTS TO ALLOW FOR BICYCLE SUBSTITUTION OF PARKING SPACES, INCREASED COMPACT SPACES AND A VARIANCE TO 5 VEHICLE SPACES ON PROPERTY LOCATED AT 3820 AND 3824 NORTH ROOSEVELT BOULEVARD (RE # 00065530-000000, AK # 1068233 ; RE # 00065550-000000, AK # 1068250) WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572 (7), 108-574 AND 108-646 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to reconfigure the existing parking areas on both properties to allow for the increase of open space, landscaping and green area on property located at 3820 and 3824 North Roosevelt Boulevard (RE # 00065530-000000, AK # 1068233 ; RE # 00065550-000000, AK # 1068250); and

WHEREAS, Section 108-572(2)(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that minimum required off-street parking for hotels, motels and transient lodging facilities is 1 spaces per lodging unit plus 1 space for the owner or manager ; and

WHEREAS, Section 108-574 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") allows for substitution of bicycle parking spaces as part of development plan approval at a ratio of four bicycle parking spaces are equivalent to one motorized vehicle parking space; and

WHEREAS, Section 108-646 of the Land Development Regulations (the "LDRs") of the


Chairman

Planning Director

Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states that parking lots with 20 or more spaces may be comprised of 15% compact parking stalls; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 17, 2016; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and


Chairman

Planning Director

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for to parking requirements to allow for bicycle substitution of parking spaces, increased compact spaces and a variance to 5 vehicle spaces on property located at 3820 & 3824 North Roosevelt Boulevard (RE # 00065530-000000, AK # 1068233 ; RE # 00065550-000000, AK # 1068250) in the CG Zoning District pursuant to Sections 90-395, 108-572 (7), 108-574 and 108-646 of the City of Key West Land Development Regulations.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the

 Chairman
 Planning Director

property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

 Chairman
 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of November 2016.

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



Sam Holland, Planning Board Chairman

12/2/16

Date

Attest:

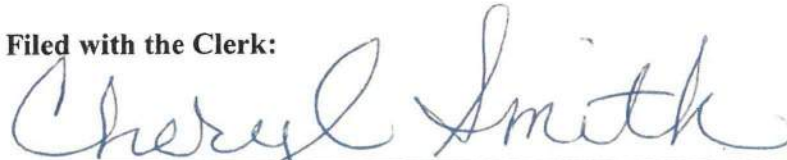


Thaddeus Cohen, Planning Director

11/27/16

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

12/2/16

Date



Chairman


Planning Director

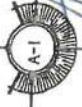
WILLIAM P. HARRIS
COUNTY, P.

DATE: 12/12/16
PROJECT: 24 NORTH HOTEL
SHEET: 1 OF 1

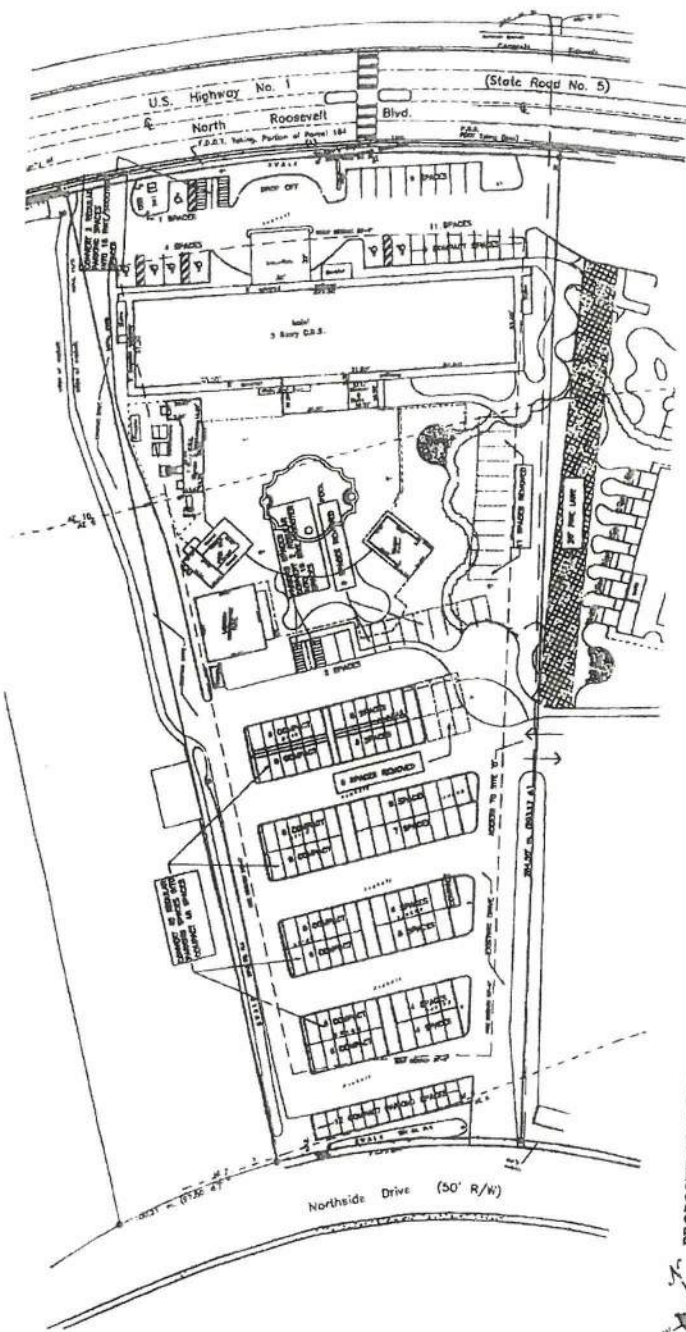
24 NORTH HOTEL
SITE: 27
PROJECT: 12/12/16

DATE: 12/12/16
PROJECT: 24 NORTH HOTEL
SHEET: 1 OF 1

DATE: 12/12/16
PROJECT: 24 NORTH HOTEL
SHEET: 1 OF 1



12/12/16
12/2/16



PROPOSED SITE 'D' PLAN

SCALE: 1" = 30'-0"

PARKING CALCULATIONS SITE 'D'	
EXISTING PARKING SPACES:	155 SPACES TOTAL (COMPACT-32 SPACES, 123)
PROPOSED PARKING SPACES:	82 REGULAR SPACES (445) 170 COMPACT SPACES (805) 40 20' BAY SPACES (160) / (1 = 8)
PARKING SPACES REQUIRED:	141 SPACES TOTAL
VARIANCE REQUIRED FOR:	14 SPACES 5 SPACES 9 SPACES COMPACT SPACES (10% ALLOWED)

24 NORTH HOTEL-SITE 'D'
NORTH ROOSEVELT BLVD. KEY WEST, FLORIDA

WILLIAM P. JORDAN
ARCHITECT, P.A.

SEE PLAN
FOR
NOTES
AND
SPECIFICATIONS

24 NORTH HOTEL
REF: A-1
APPROXIMATE 11.5' W. 2
OF 11.5' W. 2

SEE PLAN
FOR
NOTES
AND
SPECIFICATIONS

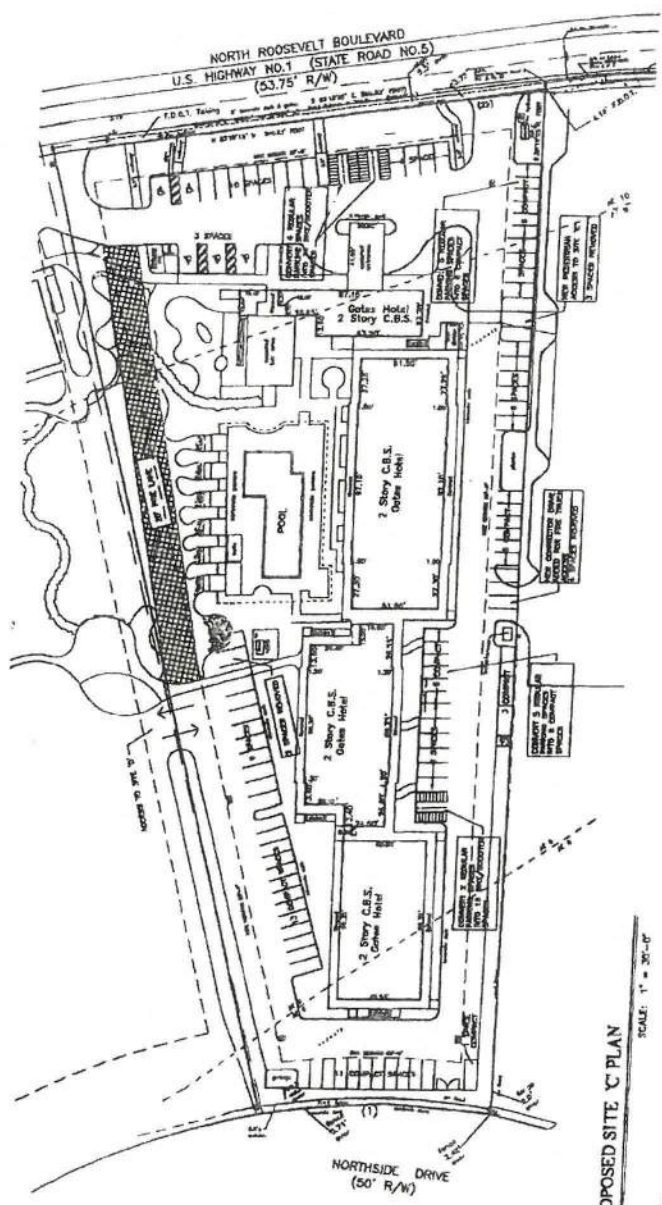
SEE PLAN
FOR
NOTES
AND
SPECIFICATIONS

SEE PLAN
FOR
NOTES
AND
SPECIFICATIONS

SEE PLAN
FOR
NOTES
AND
SPECIFICATIONS



12/2/14



PROPOSED SITE 'C' PLAN

SCALE: 1" = 30'-0"

PARKING CALCULATIONS SITE 'C'	
EXISTING PARKING SPACES :	102 SPACES TOTAL (COMPACT-38 SPACES, 376)
PROPOSED PARKING SPACES :	41 REGULAR SPACES (1,134) 48 COMPACT SPACES (1,134) 412.5 (81 BYEL, 300000) / 4 = 13.3
PARKING SPACES REQUIRED :	101.5 SPACES TOTAL
VARIANCE NEEDED FOR :	101 SPACES 4-1.5% COMPACT SPACES (13% ALLOWED)

24 NORTH HOTEL - SITE 'C'
NORTH ROOSE: ELT BLVD. KEY WEST, FLORIDA