

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



To: Chair and Planning Board Members

From: Patrick Wright, Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: June 16, 2016

Agenda Item: **Conditional Use – 501-505 Greene Street (RE # 00000520-000000; AK # 1000515)** – A request for conditional use to allow bar lounge use on property located in the Historic Residential Commercial Core – Duval street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To allow the expansion of an existing bar lounge to accommodate 87 seats with a total of 1,695 square feet of consumption area.

Applicant: Donald Leland Craig, AICP

Property Owner: 135 Duval Company

Location: 501-505 Greene Street (RE # 00000520-000000; AK # 1000515)

Zoning: Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)



Background:

The subject property is located at the northwest corner of Duval and Greene Street. The property is immediately surrounded on all sides by the Historic Residential Commercial Core – Duval Street Gulfside zoning district. The property is approximately 8,138 square feet.

The Green room bar currently operates in a 642 square foot space on the first floor of the building. The second floor is currently commercial floor area and the third floor is a transient rental. This application proposes converting the third floor transient residential space to office and storage while expanding the bar/lounge to the second floor and adding additional floor area for an outdoor deck on the same floor. The total proposed floor area for the entire building is 7,424 square feet (5,471 square feet of the Green Room) with 1,695 square feet of consumption area for the bar/lounge.

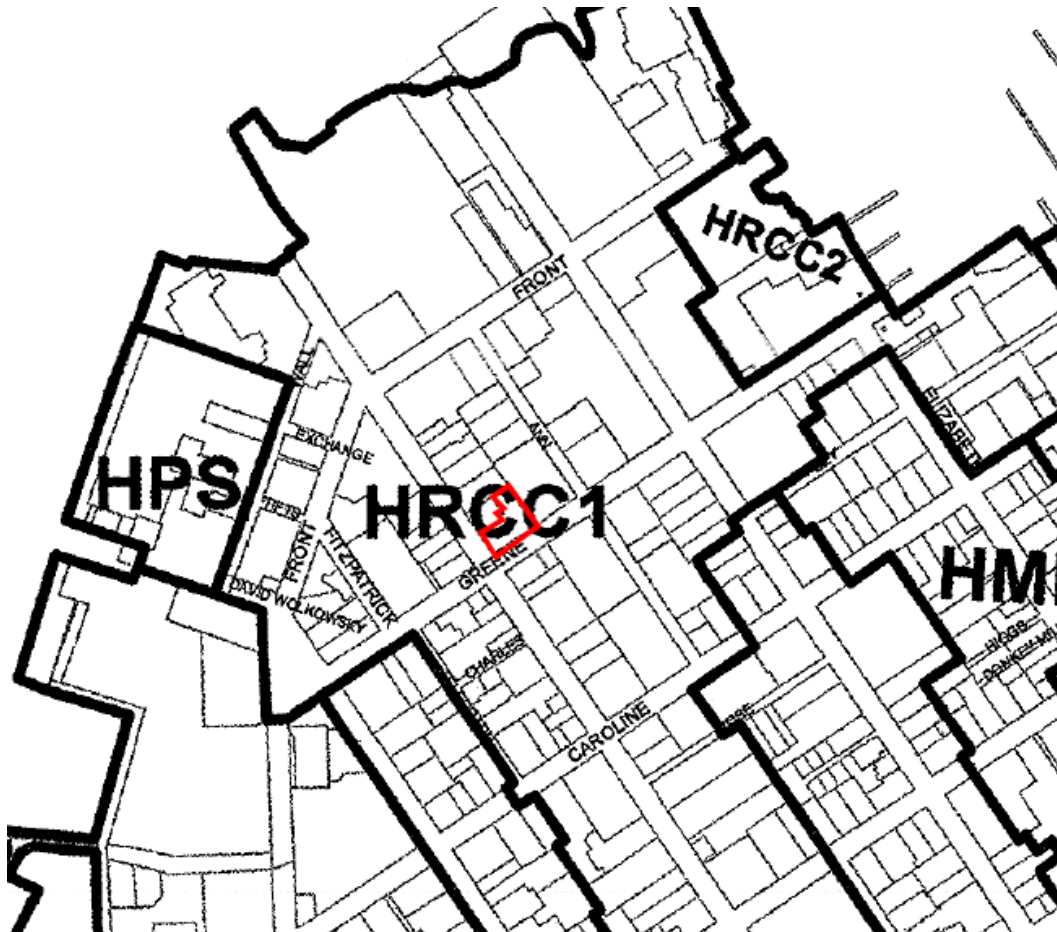
Surrounding Zoning and Uses:

North: HRCC-1, Commercial Uses, scooter rental and restaurant

South: HRCC-1, Commercial Uses, bar/lounge and retail uses

East: HRCC-1, Commercial Uses, bar/lounge and retail uses

West: HRCC-1, Commercial Use, retail use



Process:

Development Review Committee:	March 24, 2016
Planning Board:	May 19, 2016
Historic Architectural Review Commission:	Pending
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

Conditional Use Review

The purpose of conditional use review, pursuant to City Code Section 122-61, is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. City Code Chapter 122, Article III sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Conditional Use Specific Criteria pursuant to Code Section 122-62

(a) Findings

Code Section 122-62(a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and/or the City Commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations.” This section also specifies that “a conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

(b) Characteristics of use

The proposed use is the expansion of a bar/lounge to the second and third floor of the existing building located at the northwest corner of Duval and Greene Street. The property is located in close proximity to a number of bar/lounge, retail and restaurant uses. The property is also located in the HRCC-1 zoning district which is defined as the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio (FAR):

The total parcel area is 8,138 square feet. The permitted FAR in the HRCC-1 Zoning District 1.0. The existing FAR is 0.85 (6,927 sq. ft.). The proposed FAR is .91 (7,424 square feet) and is conforming.

b. Traffic generation:

The property is located in the historic commercial pedestrian oriented area. The location is in the lower Duval Street area which is comprised of bar/lounge uses along

with some retail and restaurants. The applicant provided a survey of current patrons and found that 90% arrived by non-automobile means. This is consistent with most commercial uses in the HRCC-1 especially the lower Duval Street area that is the epicenter of the tourist and cruise ship thoroughfare along Duval Street.

c. Square feet of enclosed space for each specific use:

The entire building is 7,424 sq. ft. of floor area. 1,953 square feet of the enclosed building currently houses a restaurant and scooter rental shop. The third floor as proposed will be 998 square feet of office and storage for the bar/lounge. The remaining 4,473 square feet will be for the bar/lounge use with a small kitchen for take-out food only. This use is seen as accessory to the principal use.

d. Proposed employment:

6 full time employees

e. Proposed number and type of service vehicles:

Staff does not anticipate any adverse impacts from service vehicles.

f. Off-street parking needs:

The property is located in the historic commercial pedestrian oriented area, however new floor area is being proposed as well as the conversion of residential floor area to commercial floor area. Section 108-573 (b) (1) & (3) states that in this situation although located in the commercial pedestrian oriented area parking requirements shall be applied.

The property currently maintains 3 existing off street parking spaces. The additional floor area will trigger another 11 spaces required by code. The applicant was issued a waiver by the Planning Board to the parking variance moratorium (City Commission Ordinance 15-05) on December 17, 2015. Under the allowance of that waiver the applicant has submitted a parking variance request for the additional 8 spaces required. That application will be heard concurrent with the conditional use request.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified above including the following:

a. Utilities

Staff does not anticipate any improvement needs regarding utilities.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in City Code Chapter 94

None expected. Compliance with building codes and life safety codes would be required prior to building permit issuance.

c. Roadway or signalization improvements, or other similar improvements

None expected.

d. Accessory structures or facilities

None proposed.

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

None proposed.

(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:

a. Open space

The parcel is currently nonconforming to commercial open space requirements. No changes are proposed.

b. Setbacks from adjacent properties

No changes proposed.

c. Screening and buffers

No changes proposed.

d. Landscaping berms proposed to mitigate against adverse impacts to adjacent sites

No changes proposed.

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

No noxious impacts expected.

(c) *Criteria for conditional use review and approval*

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility

The proposed use would be located in the HRCC-1 zoning district. Per Section 122-686 the intent of the HRCC-1 zoning district defined as the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

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

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques

No adverse impacts anticipated.

(4) Hazardous waste

None expected or proposed.

(5) Compliance with applicable laws and ordinances

Comply with all applicable laws and regulations would be required.

(6) Additional criteria applicable to specific land uses

Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area: N/A

b. Residential development: N/A

c. Commercial or mixed use development: No negative impacts expected.

d. Development within or adjacent to historic district: The proposed renovations will require HARC approval.

e. Public facilities or institutional development: N/A

f. Commercial structures, uses and related activities within tidal waters: N/A

g. Adult entertainment establishments: N/A.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Conditional Use be **APPROVED WITH CONDITIONS** as follows:

General conditions:

1. The kitchen facilities will be used for take-out food only. On site consumption of food will require additional seating impact fee charges. All impact fees and required business tax receipts shall be coordinated with the City Licensing Official.
2. The approved use shall be consistent with the attached plans by Richard J. Milelli date April 8, 2016.
3. All required Certificates of Appropriateness shall be obtained for the proposed development.
4. No outdoor amplified music is to be permitted on the property.

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2016-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR BAR LOUNGE USE ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-688 (9) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Residential Commercial Core – Duval Street Glufside (HRCC-1); and

WHEREAS, pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the bar/lounge use within existing commercial retail space on property located at 504 Angela Street; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 26, 2016; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the

_____ Chairman
_____ Planning Director

general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-688(9) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing a bar/lounge use on property located at 501-505 Greene Street (RE # 00000520-000000; AK # 1000515), with the following conditions:

General conditions:

1. The kitchen facilities will be used for take-out food only. On site consumption of food will require additional seating impact fee charges. All impact fees and required business tax receipts shall be coordinated with the City Licensing Official.
2. The approved use shall be consistent with the attached plans by Richard J. Milelli date April 8, 2016.
3. All required Certificates of Appropriateness shall be obtained for the proposed development.
4. No outdoor amplified music is to be permitted on the property.

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax

Receipt:

5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 5. 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 6. 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 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 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.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of June, 2016.

Authenticated by the Chair of the Planning Board and the Planning Director.

Sam Holland, Planning Board Chair

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<u>X</u>	Yes <u>X</u>
Minor <u>X</u>		No _____

Please print or type:

- 1) Site Address 501/503 GREENW STREET
- 2) Name of Applicant MR. BLAKE FELDMAN
- 3) Applicant is: Owner _____ Authorized Representative X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 917 ANGELO ST. AND 501 GREENW ST.
KEY WEST, FLORIDA 33090
- 5) Applicant's Phone # 561 373 9724 Email blake.feldman1986@gmail
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above Charles I Hah 135 Duval Company
- 8) Address of Owner 423 FRONT ST. SUITE 2 KEY WEST, FL 33090
- 9) Owner Phone # 305 294 7905 Email iduvaco@aol.com
- 10) Zoning District of Parcel HACC-1 RE# AK# 1000515
- 11) Is Subject Property located within the Historic District? Yes X No _____
 If Yes: Date of approval TBD HARC approval # TBD
 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).
EXPANSION OF GREEN ROOM TO 87 SEATS ON THE
INTERIOR AND DECKS AND SALONS OF THE
FIRST AND SECOND FLOORS. CONVERSION OF ONE
TRANSIENT UNIT ON THE THIRD FLOOR TO
OFFICES AND STORAGE.



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

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 _____

If Yes, describe and attach relevant documents.

See Attached Survey - An Access Easement of 17 feet
on Eastern Side Any From GREENE STREET

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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

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





The Creative Edge

Donald Leland Craig AICP

15 January 2016

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

benaddie1@gmail.com
305 924 0249
Skype: DLelandC
PO Box 7215
110 North French Street
Breckenridge Colorado 80424

Subject: The Green Room Expansion – Conditional Use and
Parking Variance

Expert Witness
Comprehensive Planning
Land Use Codes
Development Feasibility and
Permitting
Resort and Tourism Planning
Planning Management

Dear Mr. Cohen:

I am pleased to submit an application for a Conditional Use and Parking Variance approval to allow the existing Green Room Lounge at 501 Greene street to expand into existing commercial space on the first, second and third floors of the same property which contains the Green Room and other commercial enterprises, which will be replaced. The new establishment will be known as the The Tree House

In the implementation of the Conditional Use, the exterior of the building will be restored to a condition that reflects its early history as the Key West Lighting Company. Exterior renovations to be approved by HARC will remove many non historic elements and present fresh, cleaned up elevations to both Duval and Greene Streets.

As you know the Green Room is a very successful enterprise that has striven to make sustainability an ongoing business practice by use of recycled materials for interior improvements and through vigorous recycling of bottles, cups and other containers including all plastics and paper.

Key to our application for redevelopment of the site is the concomitant approval of a Parking Variance Moratorium Waiver which is allowed by Ordinance 15-05, was unanimously approved by the Planning Board on December 17, 2015. As you are aware the project location is in the very heart of the most intense part of the Historic Commercial Core. Also, the area is the heart of the pedestrian oriented district defined by City Code. Its vibrancy from early morning until late at night is marked by the very high numbers of pedestrians, bicyclists and those arriving by taxi, shuttle and scooter, rather than by privately owned automobiles. Based upon a survey of the clientele of the existing Green Room 90% of its patrons arrive by non automobile means. In this regard, several bars and lounges in the immediate area have as many or more seats as the proposed expansion, with no parking off street. This lack of parking and high patronage throughout the day and night have had no ill effects on the movement of people or traffic in the downtown area. The existing parking spaces at the rear of the building and adjacent will remain for use of patrons.

Please review the applications and schedule them for consideration by the Development Review Committee and the Planning Board. My client and I would be happy to arrange a site visit for you and your staff to view the property, and the surrounding area to assess the merits of the proposed re-development. Thank you for the consideration of the application.

Sincerely and Respectfully,

Donald Leland Craig, AICP

Cc: Mr. Blake Feldman
Mr. Timothy Root
Mr. Rick Milleli, P.E.

Table of Contents

Cover Letter

Project Description

Team

Solutions Statement

Land Development Regulations Compatibility

Photographs- Contemporary and Historic

Authorization Forms

Application Forms

Property Record Cards/Warranty Deed

Survey

Redevelopment Plan Set

Parking Survey

Previous Correspondence with City



Project Description

The Green Room Lounge presently at 501 Greene Street will take the opportunity to upgrade the number of seats in the lounge due to customer demand by expanding into existing commercial floor area space in the building adjacent which fronts on Duval Street. The project also envisions the conversion a single licensed transient residential unit of 998 square feet on the third floor of the building whose front is on the corner of Duval and Greene streets. The plan calls for the use of this floor area as offices and storage to support the expanded Green Room.

The existing Green Room contains 14 seats. The proposed expansion on the first and second floors of both buildings will raise that total to 87.

The project will also enable a significant restoration of the both the contributing and non contributing buildings which make up the project site. The contributing building on the corner will have the layers of paint to the exterior façade removed, returning the exterior to the condition it was in when the building served as Key West Light, Heat and Power Company offices. New signage on the exterior of the building will describe the history of the building and its importance to early Key West. The windows and doors of the building will be maintained and restored to their original type. The balconies will be repaired and strengthened to serve as limited outdoor seating overlooking the street scene below.

The interior of the corner building will be improved to serve as the Duval Street entrance to the Green Room and will have ADA accessible bathrooms. The first level will have a combination of bar/lounge space with a small food take out only, and limited seating. The second level of this building will feature a bar, seating, performance stage and access to other floors. The third floor with its existing floor area of 998 square feet will be transformed into offices and storage to serve the expanded bar/lounge. The Green Room which is located in a non-contributing building on Greene Street will have existing offices and storage on the second floor converted to bathrooms to serve expanded seating on the deck which currently serves as storage, limited seating and access way to the balconies on the contributing building on the corner. This area is 424 square feet in size. Once improved an additional 497 square feet of floor area will be added to this same deck area in order to provide additional seating and two access ways to the second and first floors of the corner building.

The second floor open deck seating spaces will contain landscaping in the form of potted trees and plants lining the perimeter of the second floor deck.

The site will continue to offer the parking to the rear of the buildings on Duval and Greene Streets. The access way to the parking which has a 17-foot easement to serve other buildings not on site will have an additional 26 bike spaces and the bike racks on the property, and on the adjacent City owned right of way will remain. All signage which must be removed or relocated to accommodate the new second floor deck railings will be in compliance with the HARC guidelines.



Team

The project team consists of the following persons:

Property Owner: 135 Duval Company
423 front Street suite 2
Key West, Florida 33040

Applicant: Mr. Blake Feldman
Owner, The Green Room
501 Greene Street
Key West, Florida 33040

Planner and
Development
Consultant: The Craig Company of the Florida Keys, Inc.
Dba The Creative Edge LLC
110 North French Street
Breckenridge, Colorado 80424

Engineer and
Designer: Meridian Engineering LLC
201 Front Street, Suite 209
Key West, Florida 33040

Construction
Advisor: Mr. Tim Root
Mingo and Company LLC
Key West, Florida 33040



Solutions Statement

The Green Room is committed to being a business that supports Community initiatives, preserving Island Life, and managing practical and consistent sustainability. In regard to the specific Issues identified in Part III of the Conditional Use application the following is presented:

Note: These solutions also pertain to the approval of the proposed Parking Variance sought.

Stormwater Runoff: The site is on one of the oldest corners in the downtown area of Key West and has been fully developed for over 100 years. The site is 100% impermeable and has been for decades. The building like others in the immediate area has the gutters and downspouts that serve the building roof areas conveying stormwater to City maintained systems.

Potable Water: The facility uses and will use very little potable water due to the fact that the beverages sold in the facility are already bottled or canned and the only potable water use is in the bathrooms, for ice making or cleaning the premises. There is only one transient residential use on the site, which is seldom used because of its location above a commercial use in a very busy area. All the bathroom fixtures with the redevelopment will be changed to low flow types in accordance with the Florida Building Code. The transient use will be removed, which lessen water demand.

Waste Disposal: The Green Room is a consistent practitioner of recycling of everything used in the construction, remodeling and operation of its facilities, and will bring this philosophy to the new expansion. Every bottle, can and all plastic is recycled and many of the interior furnishings are recycled and repurposed from their original intended uses. Solid waste containers are supplied for tenants of the building in the alley way behind the building.

Energy Conservation: The expanded facility will result in a building that is better insulated, with upgraded electric service and improved efficient cold storage. In addition, large ceiling fans will be installed to move air efficiently lessening the need for air conditioning on both the first the second floor. Outdoor seating will be emphasized with fans moving the air efficiently.

Parking and Traffic: The Green room conducted a two-day survey sampling the patrons of the lounge as to their method of arrival. Over 90% arrived by non private vehicle mode. This is typical of the restaurants, bars and other entertainment establishments in this Upper Duval location. The expectation that the expansion would change this long standing practice is incorrect. This area of Key West is the densest concentration of similar establishments that rely on foot traffic of any location in the City.



The building that houses the Green Room does have limited parking to the rear of the building, and there are 3 spaces available to lessees of the buildings including the Green Room.

Lighting and Noise: The Green Room expansion will meet all the requirements of the City's Lighting Code as to exterior/Interior fixtures. The Green Room has not violated the City's Noise Code and there are no known complaints about the music played at the Lounge. The Green Room intends to continue this mode of operation.

Land Development Regulations Compatibility

Section 122-62 Specific Criteria for Approval

(a) **Findings** - See section "c" below for Criteria compatibility

(b) **Characteristics** - Please see site and building plans for details. The proposed development will not exceed the existing building envelope or floor area limitations of the Land Development Regulations. Existing off street parking will remain. No additional utilities will be required, nor are street improvements required. The site has been fully developed for over 100 years with no open space or pervious drainage areas, a characteristic of many similar buildings within a three block radius. Given this history there is not sufficient room on the site for landscaping and buffers. However, the development of the second floor deck on the Greene Street side will allow the placement of new containerized landscaping on that floor.

There will be no noxious odor or other off site impacts because all activities are contained within the building envelope. The noise emanating from the site will be similar to that of surrounding similar uses and will meet all City codes.

(c) **Characteristics for review and approval**

(1) **Land use compatibility** - The corner of Duval and Greene Streets is one of the most intensely developed intersections of the City. On one corner is Sloppy Joe's bar, on the other a retail facility with Rick's Bar entertainment complex and Captain Tony's saloon immediately adjacent, on the third corner a complex containing clothing and retail shops together with the Three Amigos Bar. The fourth corner is the subject property which presently contains The Green Room, The Liquor Well liquor store, retail jewelry, pizza shop and other retail. Therefore, the introduction of an expansion of the Green Room Conditional Use and Development Plan with the same business model is compatible with the surrounding land uses, and will not introduce a land use not already long established.

(2) **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.** - The buildings in which the expansion will be housed will only have an additional 497 sq.ft. of additional outdoor deck area for seating. Other wise the entire expansion will utilize existing floor area inclusive of interior and exterior space. Given that the site consists of three historic structures, one of which is contributing and the entire site has been developed for a 100 years, the introduction of landscape buffers and the creation of new parking would require the removal of historic buildings. It would also result in a development pattern inconsistent with the surrounding historic buildings. The introduction of new automobile parking on a site by site basis would create an urban design appearance inconsistent with the City's



HARC guidelines. Therefore, given the nature of proposed development- the expansion of an already recognized conditional use at this site – the site size and configuration is sufficient, and the amenities on site capable of handling of the increased seating.

(3) **Proper use of mitigative techniques** – See answer 2 above. In addition, the improvements to the building will all be upgraded to allow the electrical and plumbing systems to be more efficient. New containerized landscaping on the decks will soften the street scape on Greene Street.

(4) **Hazardous Waste** - There will be no hazardous generated by the amended conditional use.

(5) **Compliance with applicable laws and ordinances** – The project as it moves through the remainder of the permitting process will comply with all applicable requirements of the city, county and state. None of these permits are required prior to the consideration of the conditional use application.

(6) **Additional criteria applicable to specific land uses** – The proposed project is not located within a conservation area, nor does it contain a residential use. Therefore, the criteria of the *subsections a and b* do not apply.

c. *Commercial or mixed use development* – Please see the Project Description and Solutions Statement which provides the answers as to how these criteria apply. In addition, it should be noted that as to historic resources the HARC staff was consulted prior to initiation of design, especially with regard to access points, new deck railings, and restoring the exterior siding of the contributing building. Further this re-development does not involve the subdivision of land, nor is it adjacent to US Highway 1. Finally, the redevelopment takes place within historic buildings which are in part legally non conforming as to setbacks and building coverage. The proposed development is within the envelope of these buildings and will not exacerbate or increase the non-conformities.

d. *Development within or adjacent to historic district* - Please see discussion above. In addition, the re-development will undergo review by HARC according to HARC Guidelines following Conditional Use approval.

e. *Public facilities or institutional development* – Not applicable

f. *Commercial structures, use and related activities within tidal waters* - Not applicable

h. *Adult entertainment establishments* – Not applicable



Authorization

**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, CHARLES JTTAH as
Please Print Name of person with authority to execute documents on behalf of entity

President of 135 Duval Company Inc
Name of office (President, Managing Member) *Name of owner from deed*

authorize BLAKE FELDMAN
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 on entity owner

Subscribed and sworn to (or affirmed) before me on this May 24, 2016
Date

by Charles Jttah
Name of person with authority to execute documents on behalf on entity owner

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

Deanna W. Carnes
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

**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, CHARLES ITTAH as
Please Print Name of person with authority to execute documents on behalf of entity

President. of B35 Duval Company Inc
Name of office (President, Managing Member) *Name of owner from deed*

authorize DONALD CRAIG
Please Print Name of Representative

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

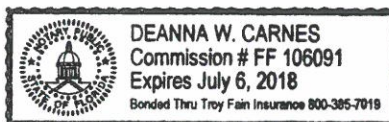
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this May 24 2016
Date

by Charles Ittah
Name of person with authority to execute documents on behalf on entity owner

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

Deanna W. Carnes
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Return to: (enclose self addressed stamped envelope)

Name: Keys Title & Abstract Company

Address: 631 Whitehead Street
Key West, Florida 33040

This instrument Prepared by:

708123

REC 188 PAGE 2418

Address: "same"

KTAC 56582

Grantee Name and S.S. #:

Grantee Name and S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 31st day of October, A. D. 19 91

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between RAMLO CONSTRUCTION CORPORATION, Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and

135 DUVAL COMPANY, 400 Duval Street, Key West, Florida 33040, Monroe, Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10,000) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Taxes and assessments for the year 1991 and subsequent years
SUBJECT TO: Limitations, conditions, restrictions and easements of record, if any.

DE Paid 9000.00 Date 11-1-91
MONROE COUNTY
DAVID A. ROEHLIG, CLERK
By *Andra Medeiros*

Property Appraiser's Parcel Identification Number: RE 52

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

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its

the day and year first above written.

(Corporate Seal)

RAMLO CONSTRUCTION CORPORATION

By *[Signature]* President.

Attest: Signed, Sealed and Delivered in Our Presence:

[Signature]
Notary Public, State of Florida
County of Monroe

I Hereby Certify, That on this 31st day of October, A. D. 19 91, before me personally appeared _____, President and _____, a corporation, to me known to be the persons described

respectively of RAMLO CONSTRUCTION CORPORATION, Florida, under the laws of the State of Florida, in and who executed the foregoing conveyance to

135 Duval Company, Inc. and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at _____ in the County of _____

and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires FEB 14, 1993

Notary Public
My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
KEYS TITLE & ABSTRACT COMPANY
631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040
THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT (305) 294-2525

10.50
7304.00
9610.50

708123

OFF REC 1188 PAGE 2419

LEGAL DESCRIPTION

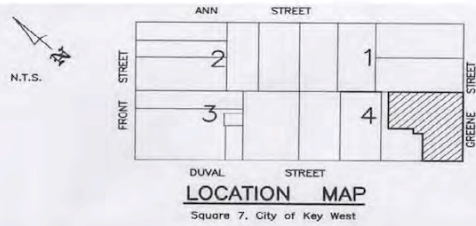
Parcel B

On the Island of Key West and known on the Map or Plan of said City, delineated by W. A. Whitehead in February 1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

Recorded in Official Records (600)
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court



Survey



LOCATION MAP
Square 7, City of Key West

LEGAL DESCRIPTION:
On the Island of Key West and known on the Map or Plan of said City, delineated by W.A. Whitehead in February 1929, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeastly right of way line of Duval Street with the Northwestly right of way line of Greene Street and running thence in a Northwestly direction along the said Northeastly right of way line of Duval Street for a distance of 49.18 feet; thence Northeastly and at right angles for a distance of 80.5 feet; thence Northwestly and at right angles for a distance of 12.7 feet; thence Northeastly and at right angles for a distance of 4.3 feet; thence Northwestly and at right angles for a distance of 44.0 feet; thence Southeastly and at right angles for a distance of 105.38 feet to the said Northwestly right of way line of Greene Street; thence Southwestly and at right angles along the said Northwestly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on assumed median Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D., 1929 Datum
Bench Mark No.: No.25 Elevation: 5.292

Monumentation:
⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
▲ = Set P.K. Nail, P.L.S. No. 2749
△ = Found P.K. Nail

Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Dead
N.T.S. = Not to Scale
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
C.B.S. = Concrete Block Stucco
cov'd. = Covered
wd. = Wood
Bgl. = Balcony
Pl. = Planter
A/C = Air Conditioner

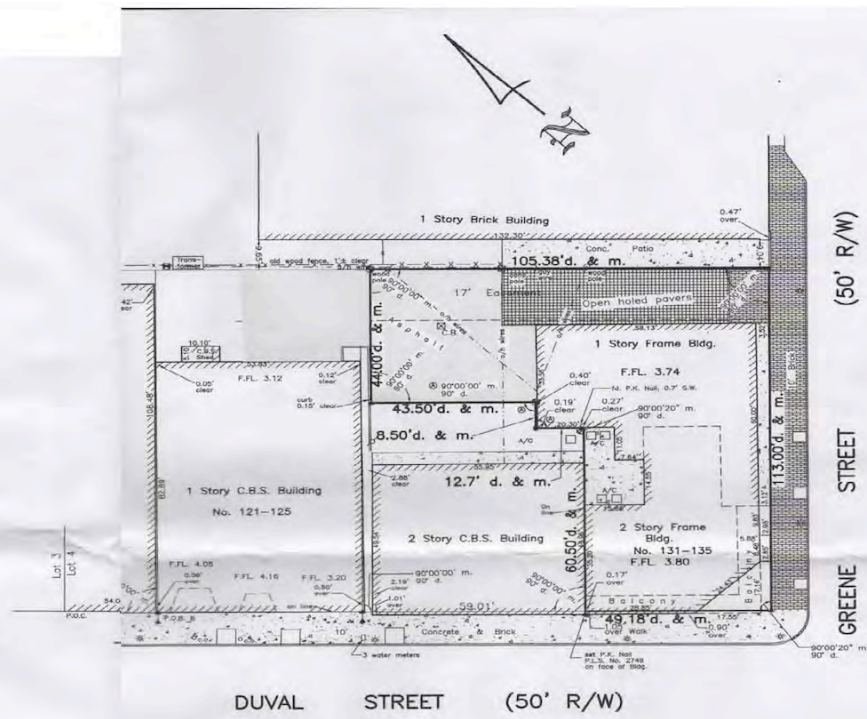
⊕ = Concrete Utility Pole
⊙ = Wood utility Pole
⊕ = Wood Utility Pole with Guy wire
O.M.H. = Man Hole
⊕ C.B. = Storm Water Catch Basin

Field Work performed on: 3/2/00 & 8/30/01, 4/3/02, 5/22/14

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



135 Duval Company 135 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn. No.: 14-261	
Scale: 1"=20'	Ref. 182-30	Flood panel No. 13118 R	Drawn By: F.H.H.
Date: 3/16/00	File	Flood Zone: NE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
8/28/01 Added 121-125 Bldg			
4/23/02 Updated, 135 only, new cert.			
8/22/14 Updated			
1/20/15 ref/bug/newest/block7/133 dwnl			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3102 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0486
Fax: (305) 293-0217
Email: info@islandsvy.com
L.B. No. 7700

The Green Room and Tree House

Site Plans

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HACC-1			
Flood Zone	AE-7			
Size of Site	8138 S.F.			
Height	35'	32'8"	32'8"	NONE
Front Setback	0'	-1.05'	-1.05'	NONE
Side Setback	2.5'	0'	0'	NONE
Side Setback				
Street Side Setback	0	2'.6"	2'.6"	NONE
Rear Setback	10'	0'	0'	NONE
F.A.R	1.0	6927 S.F.	7429 S.F.	NONE
Building Coverage	50%	4335 S.F.	4335 S.F.	NONE
Impervious Surface	70%	8138 S.F.	8138 S.F.	NONE
Parking	11 NEW	3	3	8 SPACES
Handicap Parking	0	0	0	NONE
Bicycle Parking	8	6	30	NONE
Open Space/ Landscaping	20%	0%	0%	NONE
Number and type of units	22 / ACDE	1	0	NONE
Consumption Area or Number of seats		14	97	NONE

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.

COMMERCIAL RENOVATION

501-505 GREENE STREET
KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 501-505 GREENE ST., KEY WEST, FL 33040
RE: 00000520-000000
ZONING: HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE- 1)
FLOOD ZONE: AE6
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 4 SQR 7 H2-442
OCCUPANCY: MERCANTILE
TYPE OF CONSTRUCTION: VB

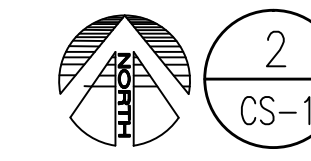
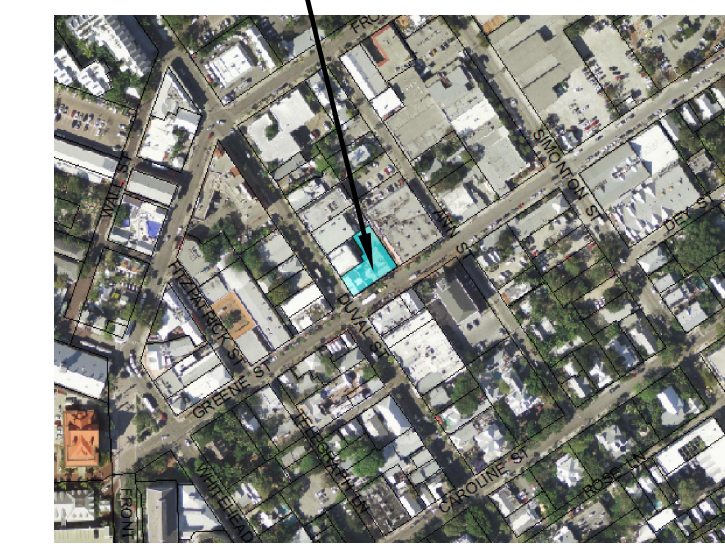
PROJECT DATA

RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
00000520-000000				
SETBACKS:				
FRONT	NO CHANGE	-1.05'	0'	NONE
STREET SIDE	NO CHANGE	2.5'	0'	NONE
SIDE	NO CHANGE	0'	2.5'	NONE
REAR	NO CHANGE	0'	10'	NONE
LOT SIZE	NO CHANGE	8,138 SQ. FT.	4,000 SQ. FT.	NONE
BUILDING COVERAGE	NO CHANGE	4,335 SQ. FT. 53%	50% MAX	NONE
FLOOR AREA	PROPOSED: .91 7424 SQ. FT.	6,927 SQ. FT. .85	1.0	NONE
BUILDING HEIGHT	NO CHANGE	32'-8"	35' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	8,138 SQ. FT. 100%	70% MAX	NONE

PLANNING DATA

APPLICANT NAME	BLAKE FELDMAN (AUTHORIZED REP.)			
OWNER NAME	CHARLIE ITTAH (DUVAL GROUP INC.)			
ZONING	HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE- 1)			
SITE SIZE	8,138 SQ. FT. PER SURVEY			
STRUCTURE SIZE BY FLOOR	EXISTING/PROPOSED GREEN ROOM 642 SQ. FT.	EXISTING/PROPOSED 1ST FLOOR 895 SQ. FT.	EXISTING/PROPOSED 2ND FLOOR 1599 SQ. FT.	EXISTING/PROPOSED 3RD FLOOR 998 SQ. FT.
	EXISTING OUTSIDE BALCONY AND DECK 840 SQ. FT.	PIZZA/SCOOTER SHOP 1953 SQ. FT.		
ADDITIONAL AREAS TO BE DEVELOPED TO COMMERCIAL FLOOR AREA	497 SQ. FT.			
FLOOR AREA RATIO	EXISTING: .85 6927 SQ. FT.	PROPOSED: .91 7424 SQ. FT.		
ON SITE PARKING	EXISTING: N/A	PROPOSED: N/A	REQUIRED: N/A	
BICYCLE PARKING	EXISTING: 6	PROPOSED: 30 PLUS	REQUIRED:	
PROPOSED USES	MERCANTILE			
EXISTING BAR/ LOUNGE SEATS	14 SEATS IN GREEN ROOM			
PROPOSED BAR/ LOUNGE SEATS	73 SEATS IN GREEN ROOM EXPANSION	TOTALS SEATS: 87		
PROPOSED CONSUMPTION AREA	1695 SQ. FT.			
OPEN SPACE	EXISTING: 100%	PROPOSED: 100%	REQUIRED: 70% MAX	
IMPERVIOUS AREA	EXISTING: 100%	PROPOSED: NO CHANGE	REQUIRED: 70% MAX	
EXISTING GREEN ROOM OCCUPANTS	NOT INCLUDING SEATING OCCUPANTS = 46			
PROPOSED GREEN ROOM OCCUPANTS	NOT INCLUDING SEATING OCCUPANTS =361			

SITE



2 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF, DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

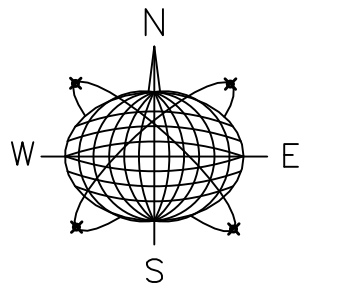
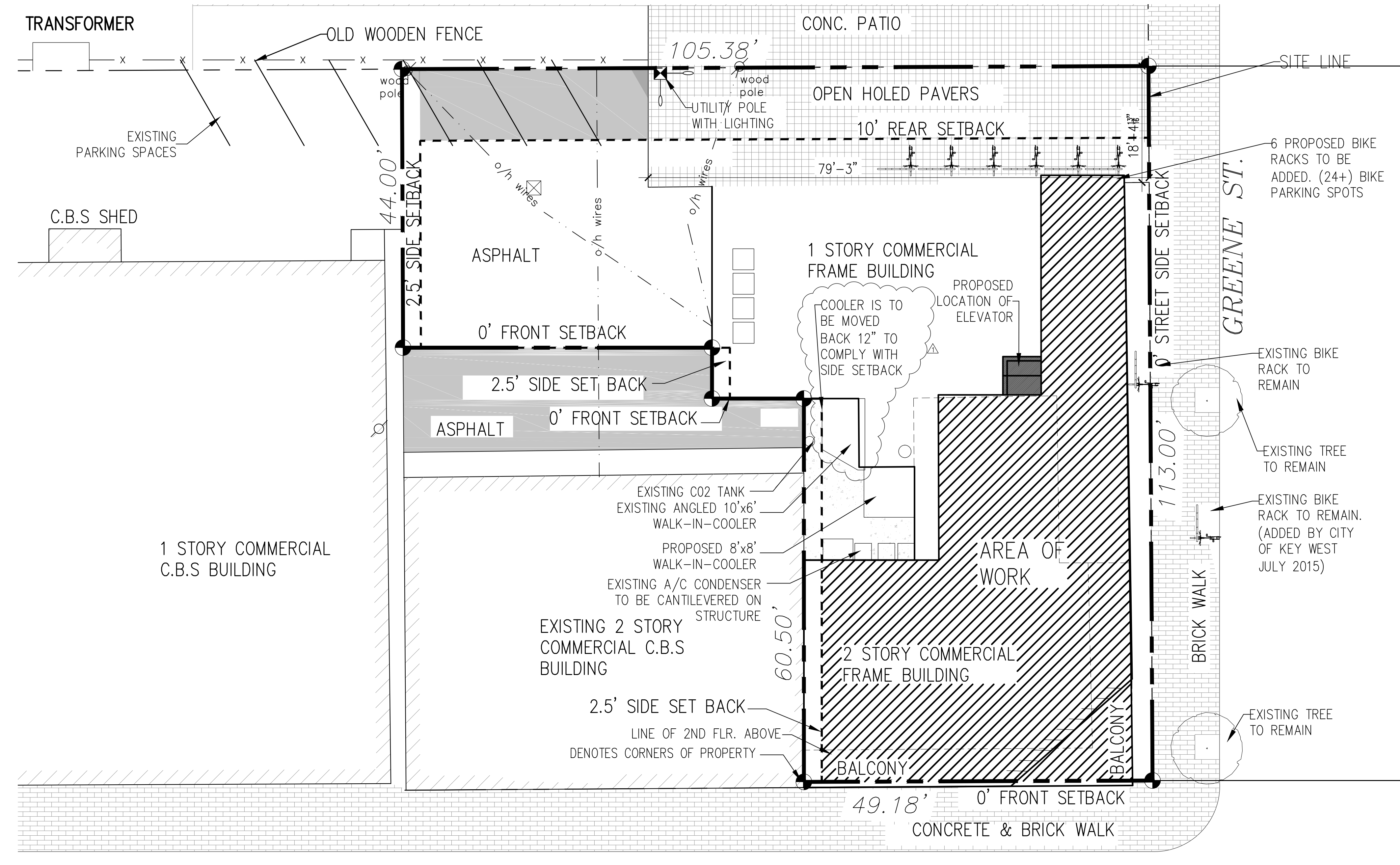
SHEET CS-1: COVER SHEET, SITE PLAN
SHEET A-1: EXISTING FLOOR PLAN
SHEET A-2: PROPOSED FLOOR PLAN
SHEET A-3: EXISTING ELEVATIONS
SHEET A-4: PROPOSED ELEVATIONS
SHEET LS-1: LIFE SAFETY PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS		MATERIAL INDICATIONS		LIST OF ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	& AT	AND AT
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	APPROX.	APPROXIMATE(LY)
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	FT.	FOOT/FEET
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FFL	FINISH FLOOR LEVEL
	ROOM NAME AND NUMBER		BRICK	IN.	INCH
	DETAIL OR SECTION AREA		BATT INSULATION	MAX.	MAXIMUM
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MIN.	MINIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	#	NUMBER
	DETAIL OR SECTION NUMBER		GRAVEL	O.C.	ON CENTER
	SHEET# WHERE DETAIL IS SHOWN		CONTINUOUS WOOD FRAMING	LB.	POUND
	DETAIL OR SECTION NUMBER		WOOD BLOCKING	PSI	POUND PER SQUARE INCH
	SHEET# WHERE DETAIL IS SHOWN		PLYWOOD	PT	PRESSURE TREATED
	DETAIL IS TAKEN		FINISH WOOD	SF	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph.305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE ENGINEER
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL RENOVATION

501-505 GREENE STREET
KEY WEST, FLORIDA

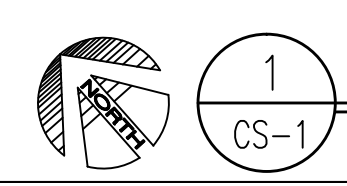
Drawn By: JMT	Checked By: RJM
Project No:	Scale:

AutoCad File No.

Revisions:

Title:
**COVER SHEET,
SITE PLAN**

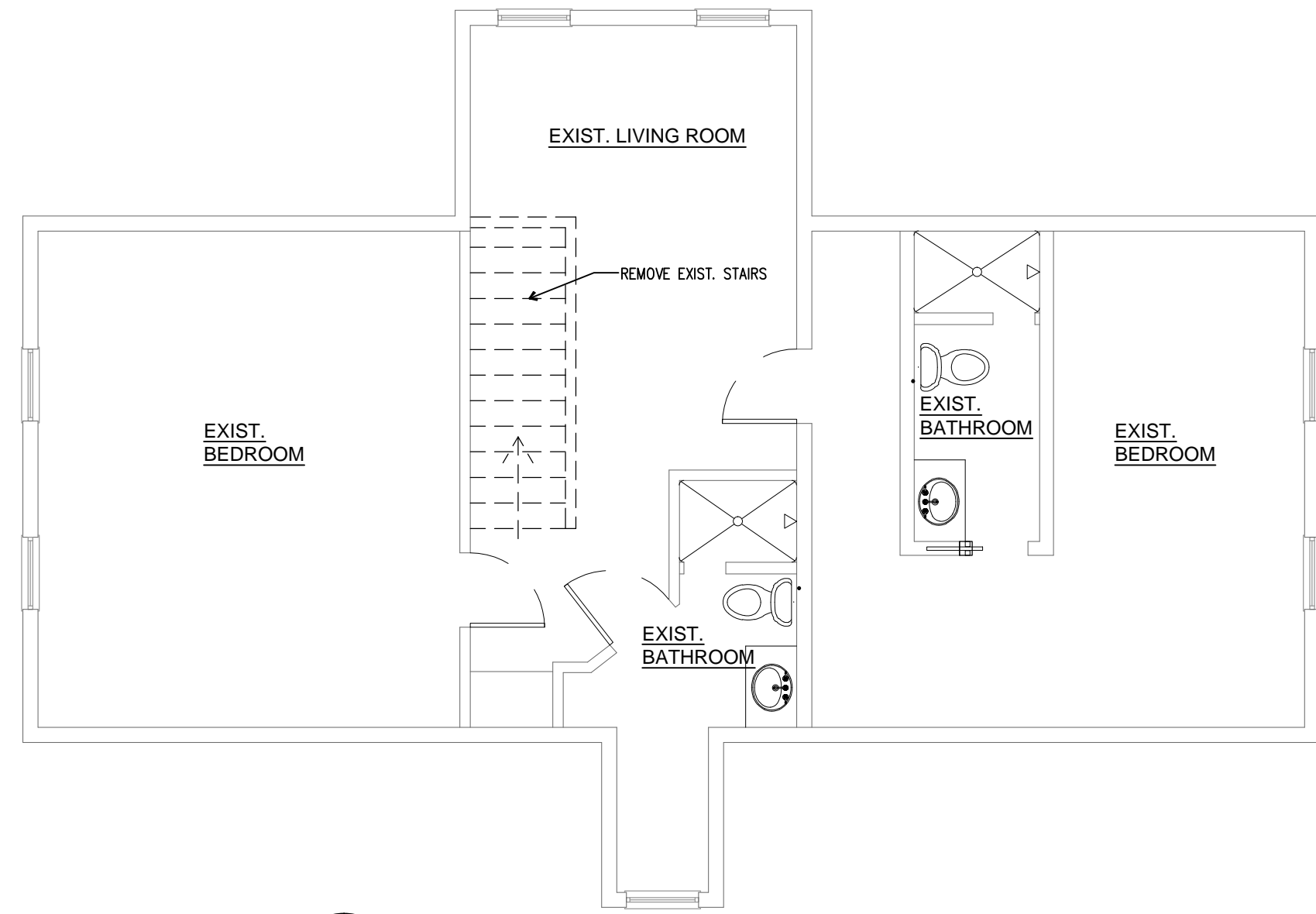
Sheet Number:
CS-1
Date: APRIL 8, 2016



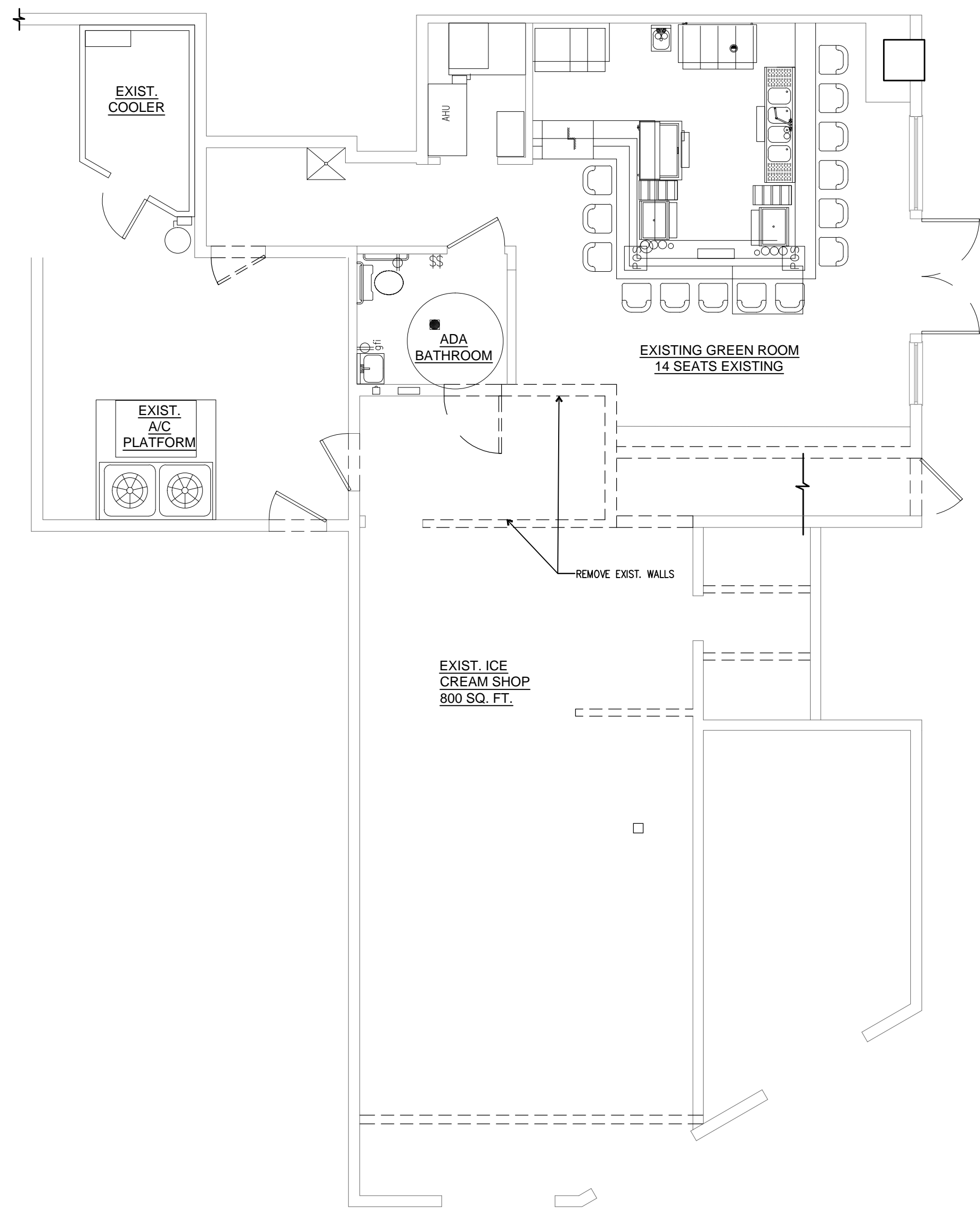
1 SITE PLAN

CS-1 SCALE: 1" = 20'-0"

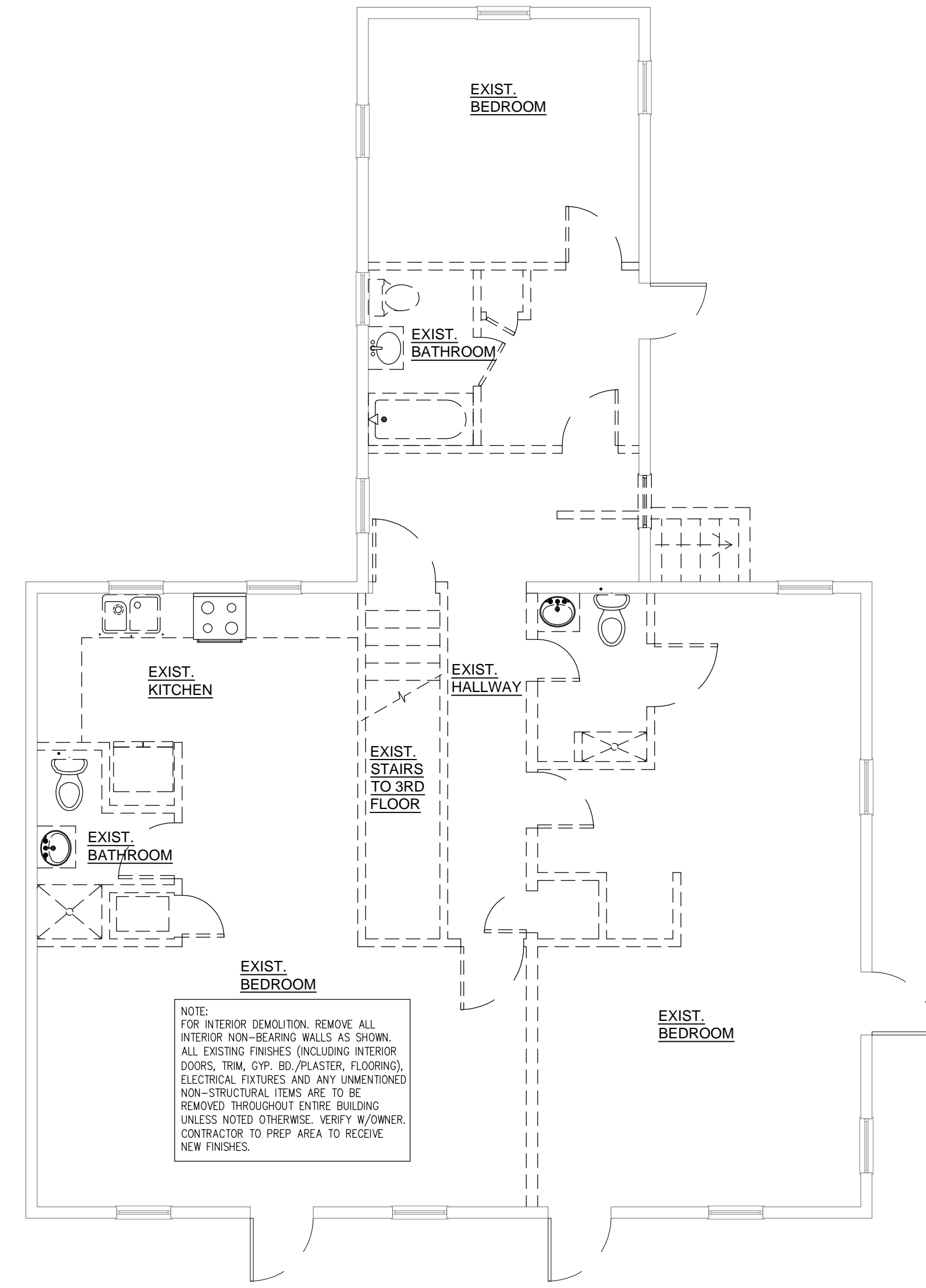
DUVAL ST.



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

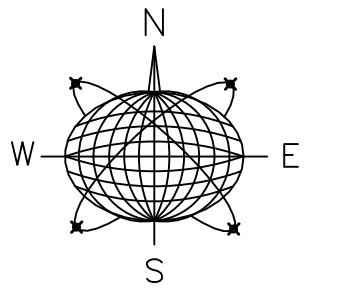


2 EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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

NOTE:
 FOR INTERIOR DEMOLITION, REMOVE ALL
 INTERIOR NON-BEARING WALLS AS SHOWN.
 ALL EXISTING FINISHES (INCLUDING INTERIOR
 DOORS, TRIM, GYP. BD., PLASTER, FLOORING),
 ELECTRICAL FIXTURES AND ANY UNMENTIONED
 NON-STRUCTURAL ITEMS ARE TO BE
 REMOVED THROUGHOUT ENTIRE BUILDING.
 UNLESS NOTED OTHERWISE, VERIFY W/O OWNER.
 CONTRACTOR TO PREP AREA TO RECEIVE
 NEW FINISHES.



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

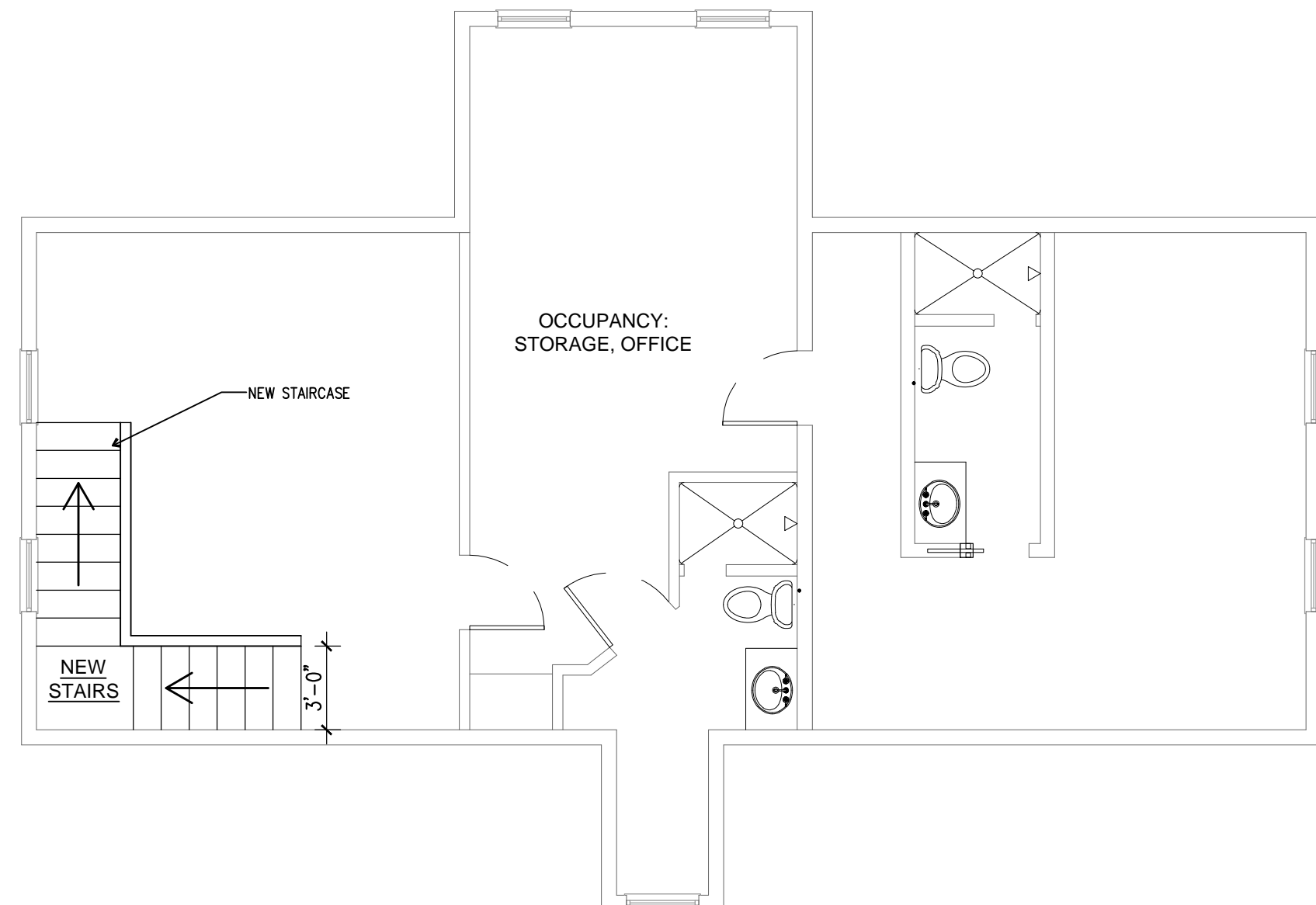
COMMERCIAL RENOVATION
 501-505 GREENE STREET
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale:
 AutoCad File No.

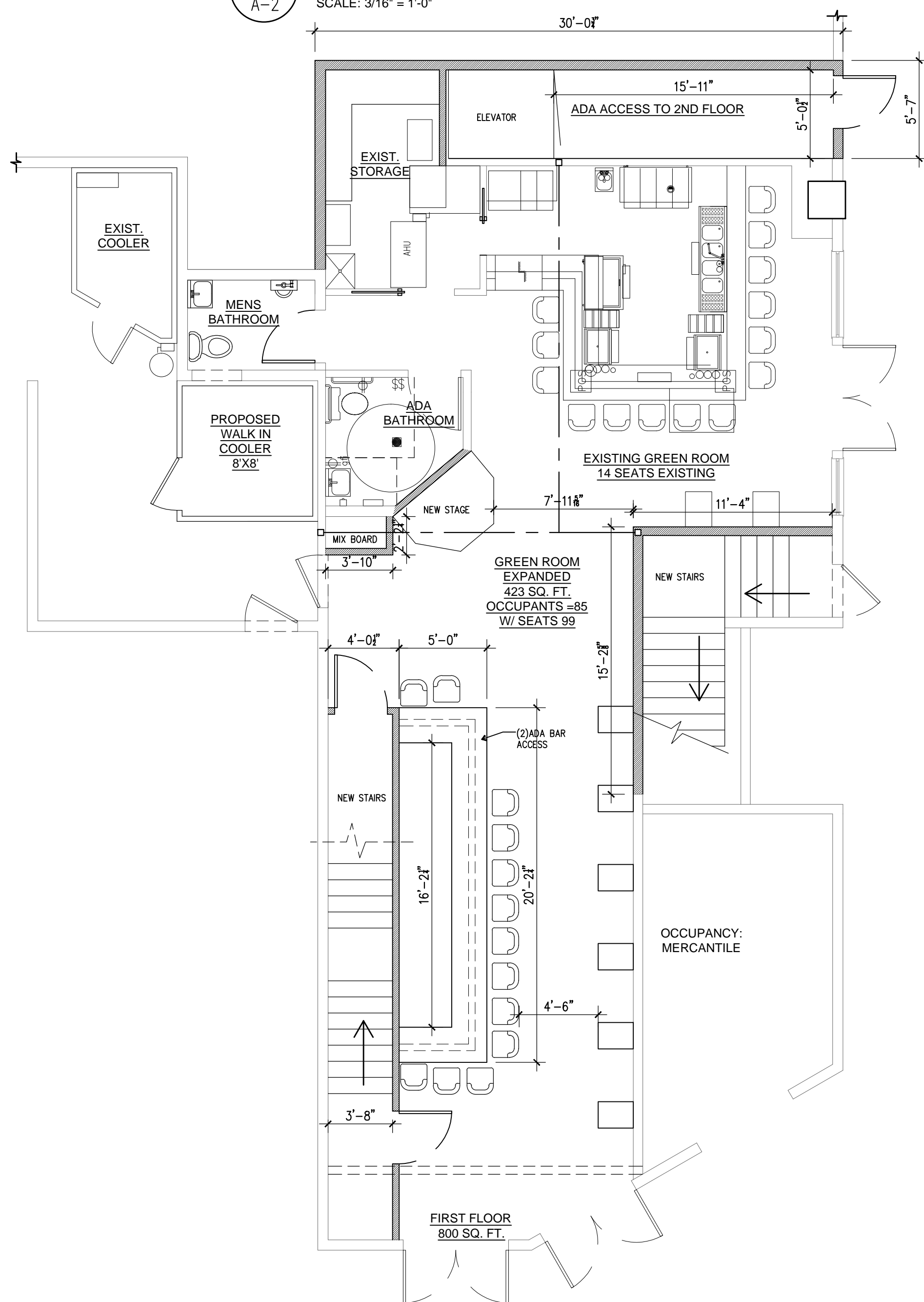
Revisions:

Title:
 EXISTING FLOOR
 PLANS

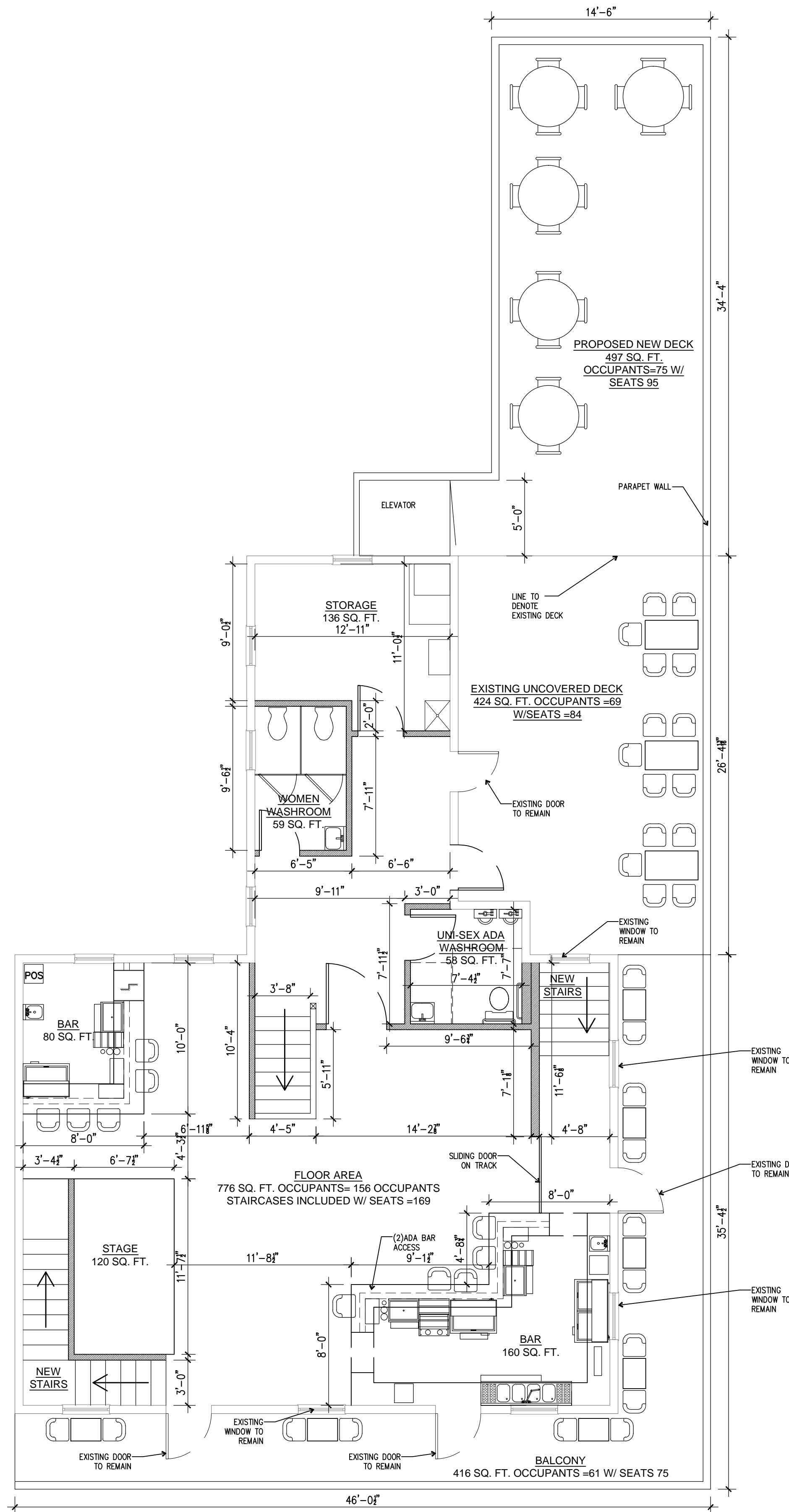
Sheet Number:
A-1
 Date: APRIL 8, 2016



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



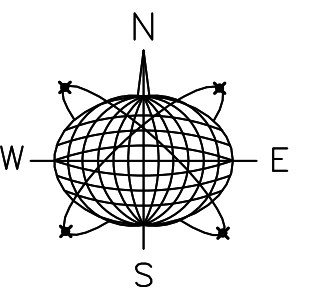
2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
7. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
8. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM) .
9. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
10. SEE PLANS FOR WALL STUD SIZE AND SPACING.
11. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
12. ALL LINTEL'S OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - (2) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
 - (2) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - (2) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
13. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRD TRUSS AND BEAM BEARING POINTS.
14. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
15. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 5/8" MINIMUM AND NAILED WITH 80 NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
16. FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINERY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.
17. WOOD SHELVING SHALL BE 3/4" PLYWOOD WITH EDGE BANDING AND PAINTED.



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL RENOVATION
501-505 GREENE STREET
KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM

Project No. Scale:

AutoCad File No.

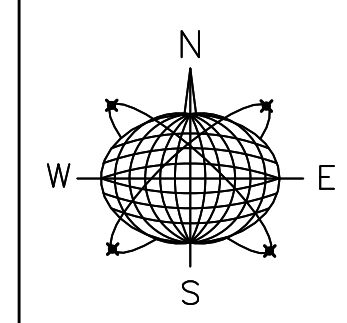
Revisions:

Title: PROPOSED FLOOR PLANS

Sheet Number:

A-2

Date: APRIL 8, 2016



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL RENOVATION
 501-505 GREENE STREET
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:

AutoCad File No.

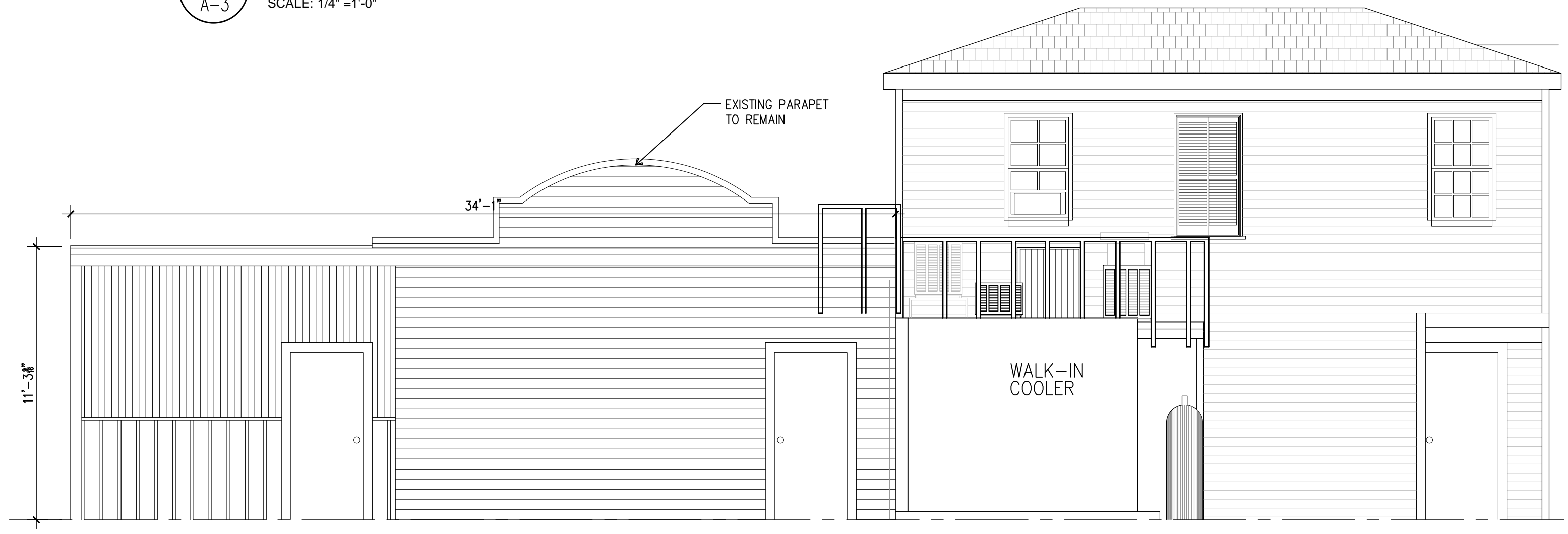
Revisions:

Title:
EXISTING ELEVATIONS

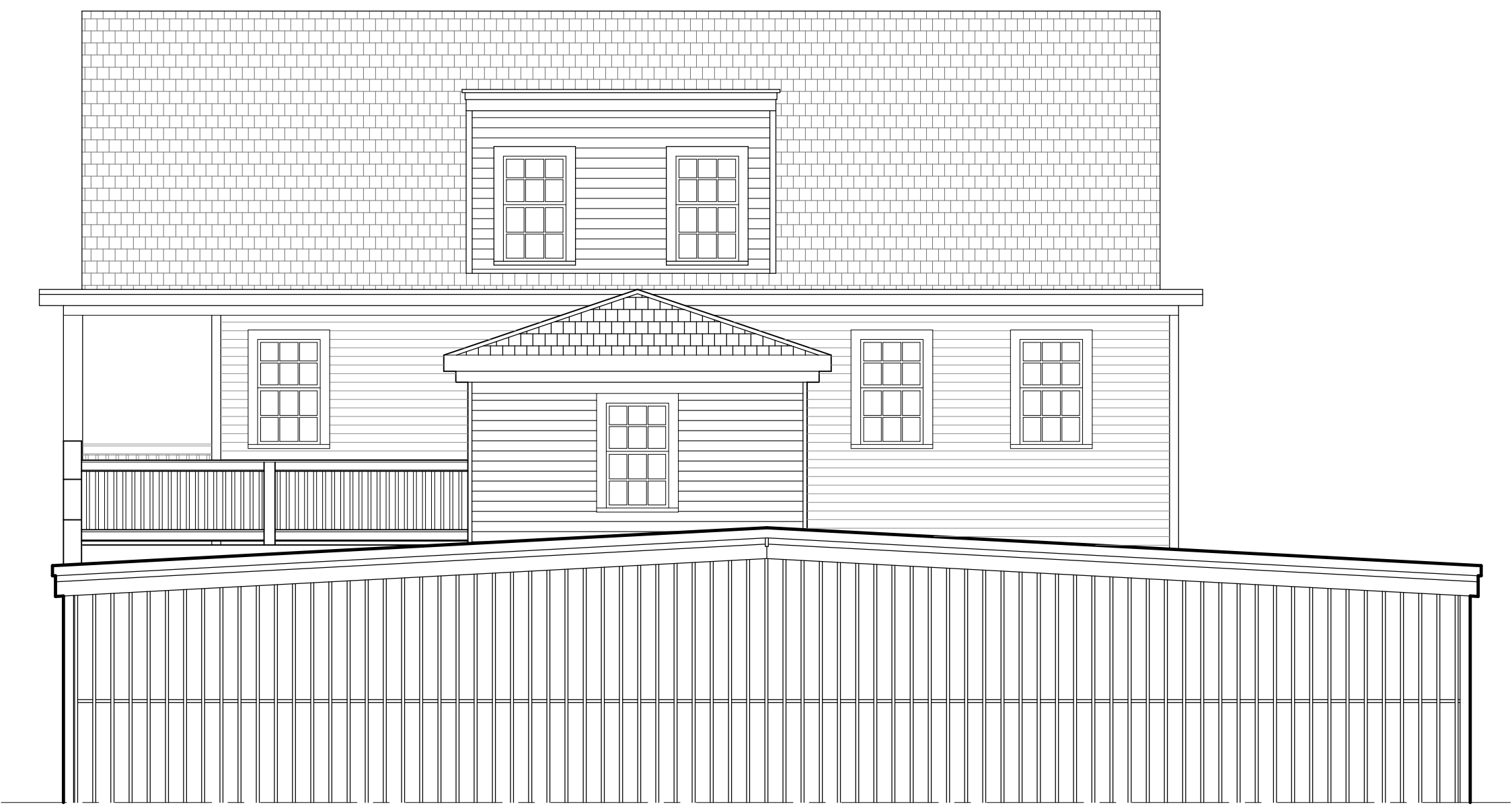
Sheet Number:
A-3
Date: APRIL 8, 2016



4 EXISTING GREENE ST. ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



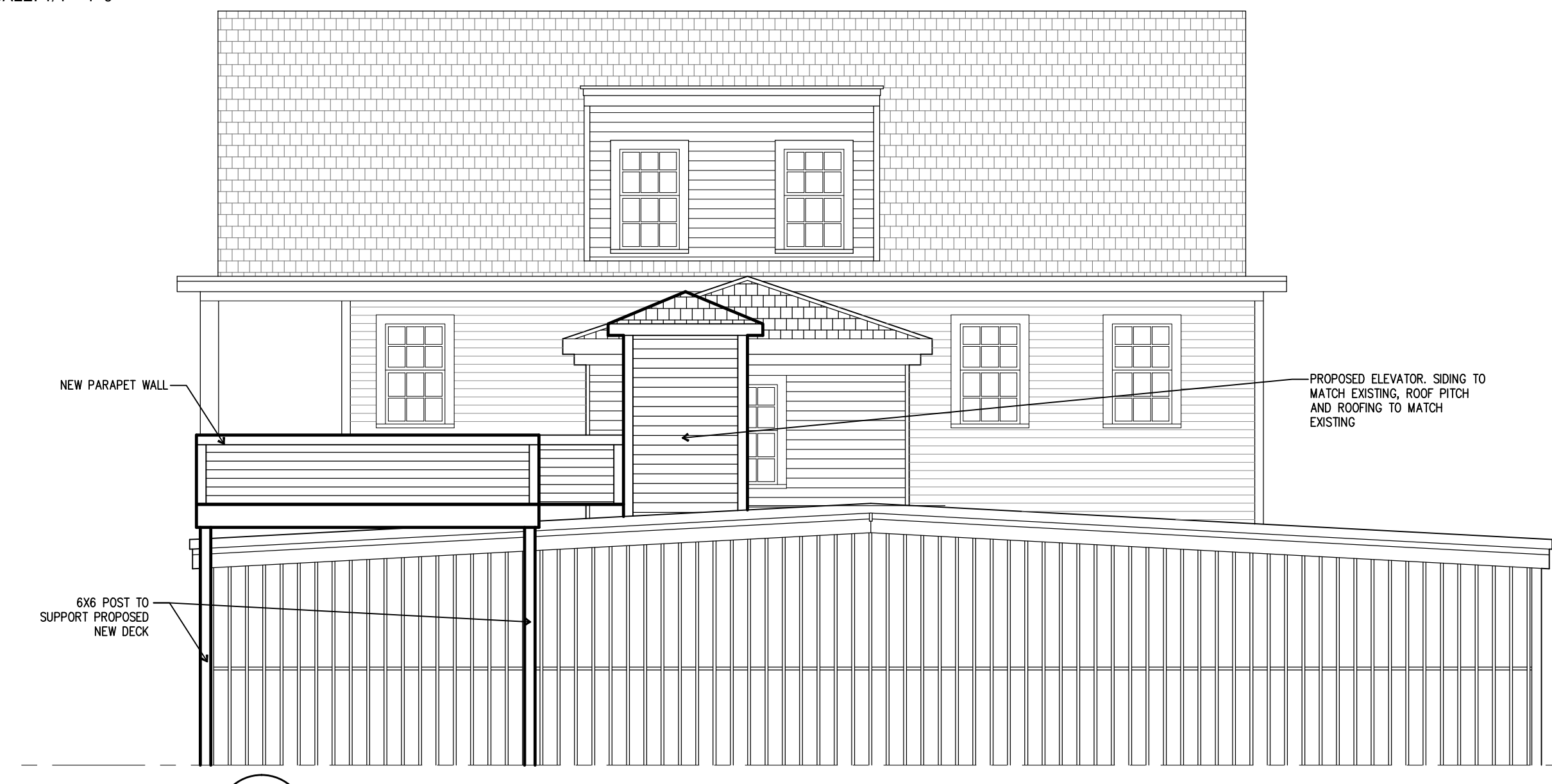
1 EXISTING DUVAL ST. ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



4 PROPOSED GREENE ST. ELEVATIONS
 SCALE: 1/4" = 1'-0"



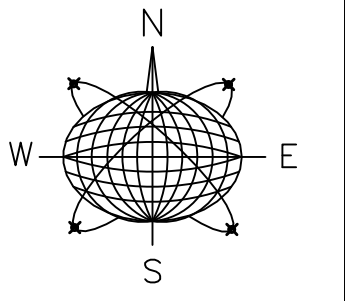
3 PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



1 PROPOSED DUVAL ST. ELEVATIONS
 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

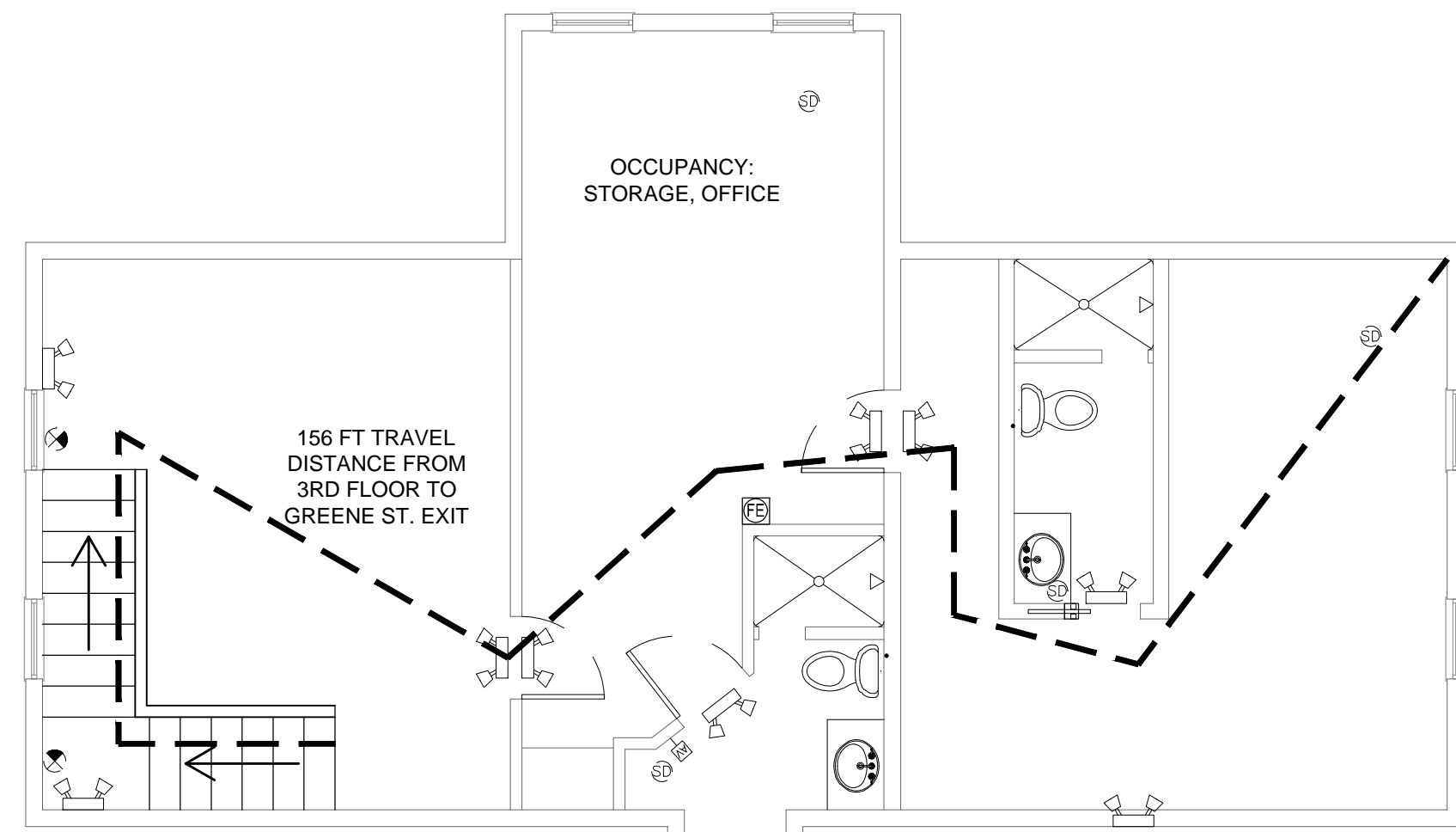
COMMERCIAL RENOVATION
 501-505 GREENE STREET
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

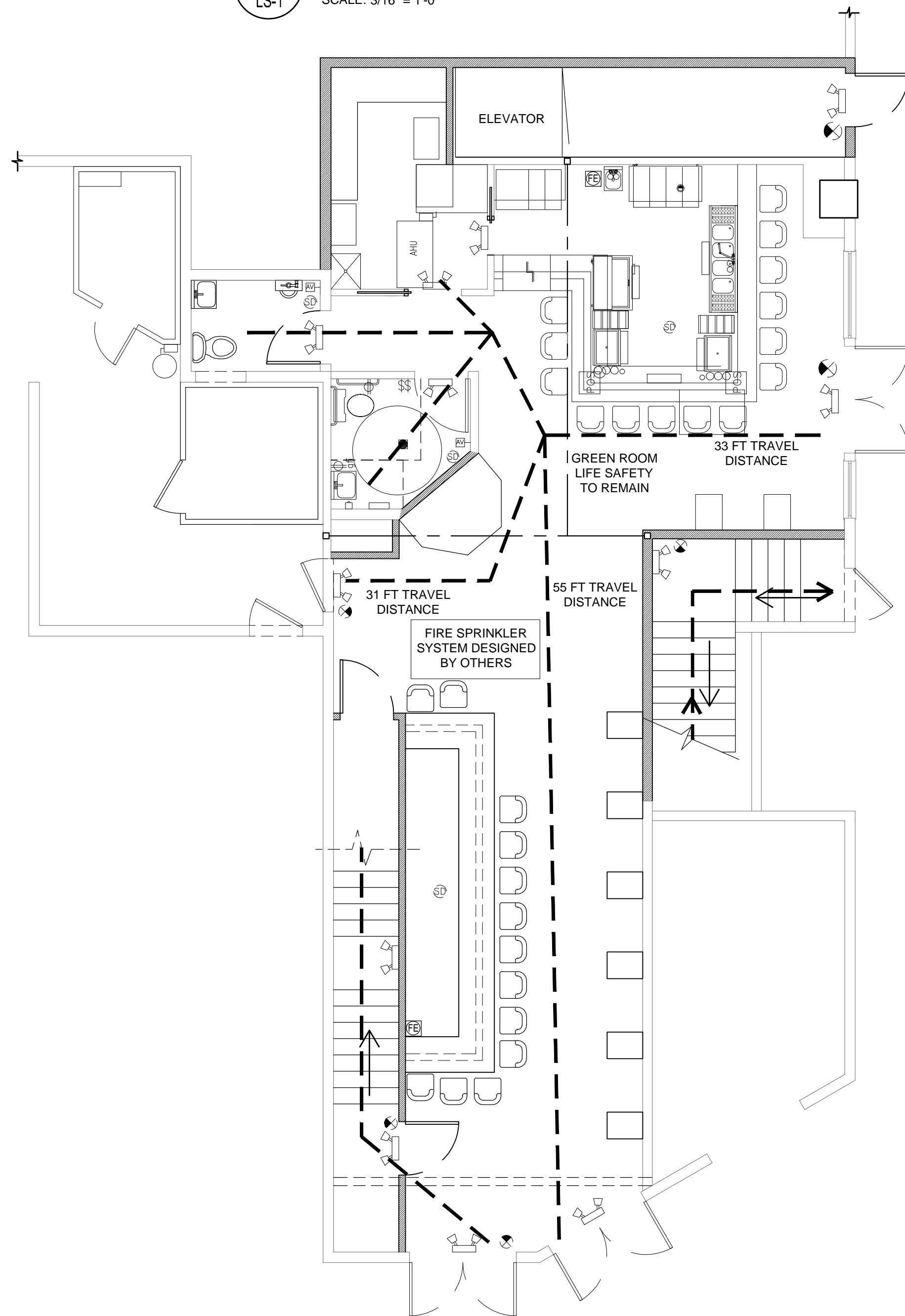
Revisions:

Title:
PROPOSED ELEVATIONS

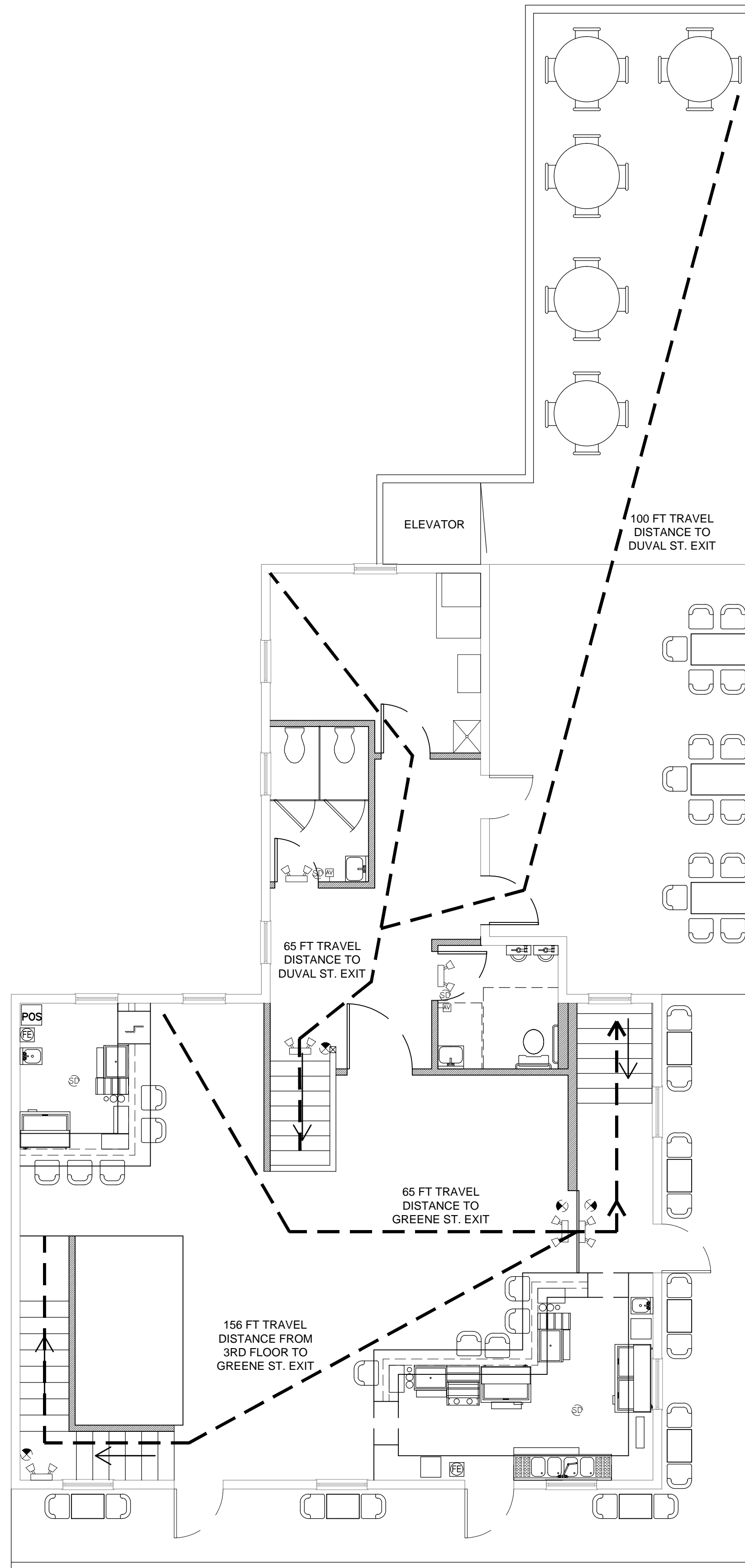
Sheet Number:
A-4
 Date: APRIL 8, 2016



3 THIRD FLOOR LIFE SAFETY PLAN
 LS-1 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR LIFE SAFETY PLAN
 LS SCALE: 3/16" = 1'-0"




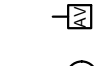
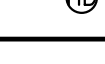


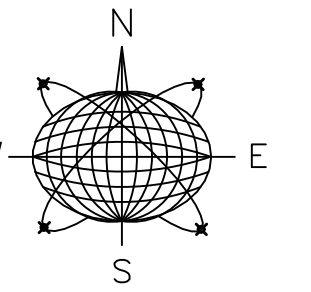
1 SECOND FLOOR LIFE SAFETY PLAN
 LS-1 SCALE: 3/16" = 1'-0"

LIFE SAFETY NOTES:

- BUILDING CODES: 2014 FLORIDA BUILDING CODE, NFPA 101 AND NFPA 10
 - BUILDING FLOOR AREA: 3120 SF
 - OCCUPANCY: BUSINESS GROUP B/ RESIDENTIAL GROUP R-2
 - FIRE PROTECTION: SMOKE ALARMS THROUGHOUT
 - FIRE RATING: 2 HR FIRE SEPARATION
 - EGRESS LIMIT: COMMON PATH LESS THAN 100 FT; CORRIDOR MIN WIDTH 42 INCHES
 - EXIT WIDTH CAPACITY: 0.2 INCHES/PERSON; ASSUMED OCCUPANT LOAD 30 PERSONS = 6 INCHES
 - CAPACITY PROVIDED: 100 INCHES FOR BUSINESS/ 200 FOR RESIDENTIAL
1. EACH LAYER OF TYPE X DRYWALL SHALL BE TAPED AND JOINTS SHALL BE OFFSET.
 2. ALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE CAULK OR FIRE COLLAR.
 3. EXISTING SMOKE DETECTORS AND FIRE EXTINGUISHERS.

LIFE SAFETY SYMBOL KEY

-  EMERGENCY LIGHT
-  EXIT SIGN
-  SMOKE DETECTOR
-  AUDIOVISUAL ALARM
-  HEAT DETECTOR



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL RENOVATION
 501-505 GREENE STREET
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale:
 AutoCad File No.

Revisions:

Title:
 LIFE SAFETY PLAN

Sheet Number:
LS-1
 Date: APRIL 8, 2016

Site Photos

Photographs – Contemporary and Historic

The following series of photographs illustrate the character and surroundings of the project site and its buildings in order to portray the character of the commercial uses to which the buildings have always been put.

1970's



The Green Room and Tree House



1920's -1930's



The Green Room and Tree House



1900's to 1920



The Green Room and Tree House



Turn of the Century or Earlier



The Green Room and Tree House



Contemporary Photos

The photos below illustrate the exterior of the buildings which make up the project site .
The views are from Duval and Greene Streets



The Green Room and Tree House





The Green Room and Tree House



These interior photographs illustrate how the existing Green Room has used recycled materials throughout the establishment, which will be the design ethic applied to the expansion.



Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1000515 Parcel ID: 00000520-000000

Ownership Details

Mailing Address:
 135 DUVAL COMPANY
 423 FRONT ST STE 2
 KEY WEST, FL 33040-6638

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 501 - 505 GREENE ST KEY WEST
Legal Description: KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			8,138.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 5859
Year Built: 1928

Building 1 Details

Building Type	Condition G	Quality Grade 450
Effective Age 16	Perimeter 554	Depreciation % 20
Year Built 1928	Special Arch 0	Grnd Floor Area 5,859
Functional Obs 0	Economic Obs 0	
Inclusions:		
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	
Extra Features:		



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

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



Sections:

Nbr	Type	Ext Wall	# Stones	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990				4,308
2	SRIF		1	1999				100
3	FLA		1	2000				1,551
4	QUU		1	1990				459
5	FAT		1	1990				1,200
6	QPX		1	1990				72
7	QPX		1	1990				456

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	225	STY STORE-A	100	Y	Y
	226	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
B3	ABOVE WOOD SIDING	100

Misc Improvement Details



Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	1,296 SF	36	36	2002	2003	1	25
2	PT2:BRICK PATIO	1,900 SF	100	19	2002	2003	2	50

Appraiser Notes

TPP8929128-RENTAL 8928210-CONVIENCE STORE 8720777-LAST FLIGHT
2002-01-09 (041) 1 TRANSIENT RENTAL UNITS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5239	11/30/2007	04/16/2008	800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
1	07-5187	11/27/2007	04/16/2008	2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
1	07-5369	01/08/2008	09/18/2008	12,500	Commercial	INTERIOR REPAIRS, SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
1	08-0180	01/24/2008	09/18/2008	1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES, LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
1	08-1121	04/15/2008	11/28/2008	2,000	Commercial	ELECTRICAL WORK
1	08-1069	04/10/2008	11/26/2009	2,450	Commercial	BUILD WALL & DRYWALL
1	07-5187	03/20/2008	11/20/2008	7,500	Commercial	BUILD PARTITION WALL
1	08-1085	04/15/2008	12/10/2008	2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
1	08-1583	05/07/2008	10/15/2008	600	Commercial	INSTALL GAS LINE
1	08-2361	07/02/2008	10/23/2008	670	Commercial	ELECTRICAL WORK FOR HOOD FANS
1	08-2215	06/24/2008	09/18/2008	50	Commercial	SIGN
1	09-00004210	12/14/2009	03/19/2010	3,800	Commercial	SLAB & DOORS
1	09-00003899	11/18/2009	03/19/2010	2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
1	9-2342	08/03/2009	08/15/2009	1,200	Commercial	TROUBLE SHOOT LOSS OF POWER, RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
1	9-1934	06/30/2009	08/15/2009	2,500	Commercial	RELOCATE AWNING, DRYWALL REPAIRS, PAINT, INSTALL PLATE GLASS.
1	6770	07/16/2008		0	Commercial	ISSUED C/O
1	8-1777	05/27/2008	07/23/2009	1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD
1	8-1776	05/27/2008	10/22/2008	1,500	Commercial	HOOD INSTALLATION
1	09-1689	06/05/2009	07/15/2009	6,000	Commercial	RE-ROOF
1	09-1685	06/05/2009	07/15/2009	2,400	Commercial	REMOVE DECK FROM ROOF
1	13-0424	04/03/2013		0	Commercial	MOBILE CART (JOB) INSIDE PROPERTY & MORE THAN 5' SETBACK FROM FRONT PROPERTY. NO ELECTRICAL ELEMENTS OF CART.
	10-2409	07/23/2010		2,300	Commercial	REPLACE EXISTING FANS, EXISTING TPAK LIGHTS, RECEPTACLES AND COVER PLATES, SWITCHES AND COVER PLATES AND LIGHT FIXTURES.
	10-2566	08/03/2010		4,900	Commercial	INSTALL 200SF OF DISPLAY SLAT WALL, INSTALL NEW BASE BOARDS, REPLACE/INSTALL 150SF OF NEW CARPETING, INSTALL SIGN
	10-1337	05/04/2010		9,500	Commercial	INSTALLATION OF 25LF 36" KNEE WALL, 4' PLYWOOD CABINETS, 50LF OF 42" H BOARD, INSTALLATION OF 6X8 NON-STRUCTURAL WALL WITH 5/8 SHEETROCK, 60LF CROWN MOLDING
	10-1338	04/30/2010		500	Commercial	INSTALLATION OF 5 SF DOUBLE SIDED SIGN AND 5SF WALL SIGN
	08-3923	10/20/2008		400	Commercial	INSTALL TWO FLOOD LIGHTS ON FRONT OF BUILDING FRO SIGN
	08-3443	09/21/2008		450	Commercial	INSTALL WOOD HANGHING SIGN
						WATER AND DRAIN LINES TO CONNECT TO ESIXTING AND SERVICE; 1



	09-3392	10/02/2009		3,580	Commercial		COMPARTMENT SINK, 1 WALL MOUNT WATER HEATER, 1 GREASE TRAP, 1 HAND SINK, 1 FLOOR DRAIN
	09-3459	10/07/2009		1,900	Commercial		INSTALL SEVEN OUTLETS
	13-0424	04/03/2013		0	Commercial		MOBILE CART
	14-5365	11/25/2014		3,000			DEMO INTERIOR COMPLETE
	14-5366	12/05/2014		60,500			INTERIOR FRAMING DRYWALL AND COUNTERTOPS, CONCRETE FLOORING
	14-5572	12/09/2014		15,140			INSTALL NEW PANEL AND ALL NEW WIRING
	14-5533	12/22/2014		15,000			INSTALL 5 AC UNITS 2 EXHAUST FANS, 1 ICE MACHINE, AND 8 REFRIDGE. CASES
	14-5573	12/09/2014		14,000			PROVIDE 2 ADA TOILETS, 2 ADA LAVS, 1 MOP SINK, AND 1 WATER HEATER, 4 FLOOR DRAINS, 1 FLOOR SINK, 1 HAND SINK, AND 1 ICE MAKER
	15-0296	02/05/2015		200			INSTALL NEW SIGN
1	B93-3405	12/01/1993	11/01/1994	550	Commercial		CHANGE WINDOW SIZE/GLASS
1	96-02408	06/01/1996	08/01/1996	1,890	Commercial		ELECTRICAL
1	97-00513	02/01/1997	07/01/1997	2,000	Commercial		REPAIR & REMODELING
1	97-01011	04/01/1997	07/01/1997	2,000	Commercial		BUILD OUT
1	97-01304	05/01/1997	07/01/1997	10,000	Commercial		EXTERIOR FACADE RENOVATIO
1	97-01640	05/01/1997	08/01/1997	25,000	Commercial		EXTERIOR FACADE RENOVATIO
1	97-01826	06/01/1997	08/01/1997	1,200	Commercial		ROOFING
1	97-01863	06/01/1997	08/01/1997	5,700	Commercial		CENTRAL AC SYSTEM
1	97-1834	06/01/1997	08/01/1997	250	Commercial		TEMP SERVICE
1	97-2015	07/01/1997	08/01/1997	1,500	Commercial		INTERIOR RENOVATIONS
1	97-2207	07/01/1997	08/01/1997	2,500	Commercial		REPLACE FABRIC AWNING
1	97-2598	08/01/1997	11/01/1997	5,000	Commercial		UPGRADE ELECTRICAL
1	97-2649	08/01/1997	11/01/1997	385	Commercial		SECURITY ALARM
1	97-3812	11/01/1997	11/01/1997	100	Commercial		REPLACE LIGHTS
1	97-3992	12/04/1997	01/01/1999	3,200	Commercial		ELECTRICAL
1	98-2155	07/13/1998	01/01/1999	600	Commercial		ELECTRICAL
1	00-0309	02/04/2000	07/28/2000	199	Commercial		INSTALL SECURITY ALARM
1	00-0518	03/01/2000	07/28/2000	4,500	Commercial		5 TON AC
1	00-0711	04/04/2000	12/15/2000	3,500	Commercial		STRUCTURAL BEAMS PLACED
1	00-0859	03/31/2000	12/15/2000	2,400	Commercial		ROOFING
1	00-0853	04/03/2000	12/15/2000	2,500	Commercial		REPLACE ROOF DRAINS
1	00-1833	07/28/2000	12/15/2000	100,000	Commercial		PHASE 1 REPAIR FIRE DAMAG
1	00-2817	09/12/2000	01/10/2001	109,000	Commercial		PHASE 2 RENOVATIONS
1	00-3975	11/17/2000	12/15/2000	4,000	Commercial		CENTRAL AC
1	00-0518	11/01/2000	11/16/2001	4,500	Commercial		INSTALL C/AC
1	01-3009	08/28/2001	11/16/2001	12,000	Commercial		HOOD & C/AC
1	02-2791	11/14/2002	11/14/2002	500	Commercial		2-AIR CURTAINS
1	01-3993	02/11/2002	05/08/2002	25,000	Commercial		INTERIOR RENOVATIONS
1	02-1005	04/19/2002	05/08/2002	21,000	Commercial		3 PHASE WIRING
1	02-631	03/13/2002	05/08/2002	1,000	Commercial		NEW SINKS
1	02-0731	04/22/2002	05/08/2002	63,000	Commercial		PAVE PARKING LOT
1	02-1387	05/24/2002	05/08/2002	2,661	Commercial		ROOF
1	02-185	03/13/2002	05/08/2002	25,000	Commercial		ELECT
1	02-2791	11/14/2002	09/16/2003	500	Commercial		INSTALL AIR CURTAINS
1	03-2335	07/31/2003	09/16/2003	2,200	Commercial		REMOVE OLD POWER LIGHTS



1	03-3083	09/02/2003	09/16/2003	500	Commercial	HAND SIGN 30X24
1	04-0736	03/10/2004	10/06/2004	5,500	Commercial	R&R SEWER LINE
1	05-1160	05/16/2005	11/08/2005	10,000	Commercial	INTERIOR WORK ONLY RENOVATIONS
1	05-2083	05/29/2005	11/08/2005	6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
1	05-2149	06/03/2005	11/08/2005	1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
1	06-5973	11/03/2006	12/28/2006	2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
1	05-3260	08/03/2005	09/27/2006	0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION
1	07-0450	01/29/2007	05/29/2008	2,000	Commercial	TEST, MAKE NECESSARY REPAIRS TO SEWER LINE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	682,647	12,276	941,754	1,636,677	1,636,677	0	1,636,677
2013	699,713	12,644	902,261	1,614,618	1,614,618	0	1,614,618
2012	725,312	13,012	902,261	1,640,585	1,640,585	0	1,640,585
2011	702,269	13,380	1,002,512	1,718,161	1,710,797	0	1,718,161
2010	729,631	13,748	811,891	1,555,270	1,555,270	0	1,555,270
2009	729,631	14,116	835,557	1,579,304	1,579,304	0	1,579,304
2008	747,871	14,484	2,235,010	2,437,005	2,437,005	0	2,437,005
2007	549,414	14,852	2,235,010	2,437,005	2,437,005	0	2,437,005
2006	475,707	15,220	927,740	2,437,005	2,437,005	0	2,437,005
2005	483,908	15,588	843,400	2,385,752	2,385,752	0	2,385,752
2004	517,419	15,956	843,400	2,385,752	2,385,752	0	2,385,752
2003	483,901	16,324	691,588	2,385,752	2,385,752	0	2,385,752
2002	481,545	0	691,588	2,385,752	2,385,752	0	2,385,752
2001	481,545	0	691,588	1,988,722	1,988,722	0	1,988,722
2000	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1999	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1998	294,640	0	522,908	1,218,689	1,218,689	0	1,218,689
1997	294,640	0	506,040	1,218,689	1,218,689	0	1,218,689
1996	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1995	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1994	248,722	0	506,040	992,777	992,777	0	992,777
1993	248,722	0	506,040	856,066	856,066	0	856,066
1992	248,722	0	506,040	856,066	856,066	0	856,066
1991	247,803	0	506,040	856,066	856,066	0	856,066
1990	142,407	0	440,677	856,066	856,066	0	856,066
1989	142,407	0	438,568	580,975	580,975	0	580,975
1988	131,360	0	385,856	517,216	517,216	0	517,216
1987	128,903	0	253,020	461,522	461,522	0	461,522
1986	129,640	0	253,020	463,131	463,131	0	463,131
1985	205,887	0	304,612	672,597	672,597	0	672,597
1984	135,655	0	146,448	401,077	401,077	0	401,077
1983	114,175	0	109,348	223,523	223,523	0	223,523



1982	106,065	0	109,348	215,413	215,413	0	215,413
------	---------	---	---------	---------	---------	---	---------

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1991	1188 / 2418	1,600,000	<u>WD</u>	<u>U</u>
10/1/1983	894 / 2021	246,300	<u>WD</u>	<u>Q</u>

This page has been visited 64,787 times.

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

