

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP Planning Director

Meeting Date: January 23, 2014

Agenda Item: **Special Exception for 512 Eaton Street (RE# 00006500-000000, AK#1006734)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of two churches and funeral home for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida.

Request: To allow the sale of alcohol accessory to a previously approved dinner theater. The previous approval was granted with a special exception as well. Special Exceptions are granted to the property owner only. This property has been sold to the applicant who is requesting approval in his name.

Applicant: Trepanier & Associates, Inc.

Property Owner: Tap All Potential, 512-524 Eaton, LLC

Location: 512 Eaton Street, RE# (00006500-000000, AK#1006734)

Zoning: Historic Neighborhood Commercial District-Truman Simonton (HNC-1)

Background and Request:

In 2007 a conditional use approval was granted for the property located at 512 Eaton Street. The approval allowed the conversion of a former church/theater into a restaurant with stage and screen entertainment and an accessory bar area. The approval was granted via Planning Board Resolution 2007-042, and included 3,075 square feet of consumption area. In November of 2009 the Planning Board granted Resolution 2009-043, allowing a one-year extension of the conditional use approval. The extension was approved with conditions that required that the applicant receive alcohol sales variance approval; that the sale of food and non-alcoholic beverages constitute 51% or more of the business; and that the sale of food occurs during the time in which service is provided to the public. The conditional use extension was extended on February 16, 2011; making the approval effective until December 11, 2012, and again on October 19, 2012 when it will expire in June of 2014.

In general, a restaurant is where the principal business is the sale of food and the sale of alcoholic beverages is accessory to, and within, the restaurant use. Therefore, the approved conditional use, extended with conditions via Planning Board Resolution 2009-043, allows only alcohol sales accessory to the restaurant and this report is predicated on the use as so framed.

Because the subject property is located within 300 feet of two churches and a funeral home, the provisions of Section 18-28 of the City Code apply. The alcoholic beverage sales exception previously approved was specific to the previous owner. As a result, the new owner is seeking a special exception from the Planning Board to the proximity requirement for establishments regulated in Section 18-28 of the City Code.

Process:

Development Review Committee Meeting: December 20, 2013

Planning Board Meeting: January 23, 2014

Evaluation for Compliance with Section 18-28 of the Code of Ordinances:

(a.) Pursuant to Section 18-28 of the Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:

(1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or

(2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

A. Compatibility with surrounding existing uses:

The property is located within the HNC-1 zoning district, which is described in Section 122-806 of the Land Development Regulations as an area that “generally includes larger scale commercial uses oriented toward the motoring public.” The applicant is requesting that the Planning Board allow alcohol to be sold to dinner theater patrons as a venue amenity. Though the subject site is located within 300 feet of a funeral home and two churches, the scope of requested accessory alcohol sales does not appear to be incompatible with the surrounding existing uses. In the application, the applicant maintained that the two churches and funeral home are

located within 300 feet of other amenities which serve alcohol. To verify, the Planning Department created 300 foot radius maps for St. Paul's Episcopal Church, Key West United Methodist Church, and the Dean Lopez Funeral Home, and conducted field review of the areas that fell within the 300 foot radius. Subsequently, staff took note of establishments which sold alcohol within 300 feet of the sensitive uses, and compared this information to the real estate parcel identification numbers assigned by the Monroe County Property Appraiser's Office in order to confirm whether the establishments did indeed fall within the 300 foot radius. The results of this analysis are as follows (please see Attachment A):

- St. Paul's Episcopal Church (401 Duval Street) is located within 300 ft of 11 other establishments which sell alcohol, two of which are theater establishments.
- Key West United Methodist Church (600 Eaton Street) is located within 300 ft. of 3 other establishments which sell alcohol.
- Dean Lopez Funeral Home (418 Simonton Street) is located within 300 ft. of 6 other establishments which sell alcohol.

Because accessory bar area was approved as part of the site plan for the conditional use application in 2007, and because that approval was extended by the Planning Board in 2009 and subsequent extensions through Florida State House and Senate Bills for government issued development orders, the Planning Department considers the sale of alcohol accessory to the restaurant compatible with surrounding land uses. The dinner theater has already been through extensive land use compatibility review by the Planning Department and the Planning Board, and at this time is still an active approval. The sale of alcohol to patrons of the theater will not create more of an impact than the dinner theater use that has been approved.

B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:

As of the date this report is written, the website for St. Paul's Episcopal Church (the closest of the three sensitive uses), indicates that general service times are as follows: Sunday 7:30 a.m., 9:00 a.m., and 11:00 a.m.; Tuesday 5:30 p.m.; and Wednesday 9:00 a.m.

According to the website for the Key West United Methodist Church, the general service times are as follows: Sunday 8:30 a.m., 11:00 a.m., and 6:00 p.m., Thursdays at 6:30 a.m. and 7:00 a.m., and Fridays at 7:00 p.m.

The conditional use approval included conditioning which would regulate hours of operation as follows: No later than 12:00 a.m., midnight Sunday through Thursday, and regular hours of operation for the City of Key West on Friday and

Saturday. Section 18-27 currently regulates hours of operation for alcohol sales within City limits; prohibiting sales occurring from 4:00 a.m. to 7:00 a.m. each day. However, should the Planning Board move to approve the proposed special exception for alcoholic beverage sales, staff would suggest conditioning the hours of operation for alcohol sales to include a previous sales prohibition from 4:00 a.m. to 12:00 p.m. on Sundays to preserve compatibility with the two churches that are located within 300 feet of 512 Eaton Street.

Based on the general service times of the churches, the City's restriction on hours of alcohol sales, as well as appropriate conditioning, the Planning Department anticipates that minimal conflict would occur between the dinner theater and the churches' service times, should the applicant be approved to serve alcohol to dinner theater patrons.

Planning staff also spoke with a representative from the Dean Lopez Funeral Home to understand potential conflicts that might occur as a result of the requested alcohol sales. Based on that discussion, it appears that the greatest likelihood for conflict would appear in the afternoon or evening hours (from around 4:00 to 9:00 at night), as this is the average time for services to be held. These services are either held on location, or at an alternate location. Though service times may conflict, the distance between the two sites, as well as the existing development on properties located between the two sites are anticipated to intervene and mitigate conflicts.

C. Mitigation measures agreed to be implemented by the applicant:

In the application, it was indicated that the existing nature of the cement block structure that houses the approved conditional use, coupled with the fact that outdoor consumption area was not granted as part of the conditional use approval would help offset impacts off the site. Window openings are not proposed as part of this request. The applicant has also indicated that he would consider other mitigate factors suggested by neighboring properties in order to facilitate the good neighbor policy.

To summarize the scope of the existing approval, the cumulative conditions associated with the conditional use approval per Planning Board Resolution 2007-042 and associated extensions are as follows:

- The approval of the Conditional Use Extension is contingent upon the approval of the variance request for alcohol sales at 512 Eaton Street (RE# 00006500-000000).
- The sale of food, dessert, and non-alcoholic beverages must constitute 51% or more of business.
- The sale of alcohol must occur during the time in which food service is being provided to the public.

- A grease trap shall be approved, installed, and inspected by the City.
- Placement of solid waste containers out-of-doors will be timed closely and quietly to regular commercial pickups.
- Applicant shall install sound attenuation to contain sound from entertainment activities within the building, particularly amplified sound from live performances.
- Applicant will limit exterior lighting to existing approved marquee fixtures.
- Hours of operation will be no later than 12:00 a.m., midnight Sunday through Thursday and regular hours of operation for the City of Key West on Friday and Saturday.

D. Public input:

As of the date of this report, the Planning Department has not received public comments regarding this application, raising neighborhood impact concerns such as parking for dinner theater patrons, adjacent residential units, waste generation, hours of operation, what will happen if the ownership is transferred to another property owner, as well as the establishment of precedence for another similar type use such as the dinner theater.

In response to these concerns, the Planning Department provides the following:

- **Parking for dinner theater patrons and adjacent residential units:**
As part of the conditional use approval granted for the site, pursuant to Planning Board Resolution 2007-042, no additional parking for the dinner theater use was required, as the Planning Department determined that there was not a change in commercial floor area triggering additional parking requirements on the site. The site is located within the Historic Commercial Pedestrian-Oriented Area of the City.
- **Waste generation:**
Planning Board Resolution 2007-042 included conditioning that the placement of solid waste containers out-of-doors will be timed closely and quietly for regular commercial pickup. Additionally, the approved site plans for the conditional use approval demonstrate trash containers being stored inside of the building.
- **Hours of operation:**
As previously mentioned in Section C of the report, Planning Board Resolution 2007-042 conditioned that hours of operation occur no later than 12:00 a.m., midnight Sunday through Thursday, and regular hours of operation for the City of Key West on Friday and Saturday. According to

Section 18-27 of the City Code, regular hours of operation for the City of Key West means that alcohol sales are prohibited from occurring from 4:00 a.m. to 7:00 a.m. each day except Sunday, and from 4:00 a.m. to 12:00 p.m. on Sundays.

- **Concerns regarding what will happen if the ownership is transferred to another property owner:**

Section 18-28 (c) requires that approvals for special exceptions to alcohol sales within 300 ft. of churches, schools, cemeteries, and funeral homes are specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application.

- **The establishment of precedence for another similar type use such as the dinner theater:**

Restaurants are only allowed conditionally within the HNC-1 zoning district, pursuant to Section 122-808 (13) of the Land Development Regulations. The subject site went through the conditional use application process in 2007 and received conditional approval. The approval was subsequently extended in 2009. In summary, for another similar type use to occur within the HNC-1 zoning district, a conditional use application would have to be considered and approved by the Planning Board, at minimum.

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors:

As of the date of this report, the applicant has indicated to the Department that a meeting is expected to occur between the applicant and church representatives prior to Planning Board consideration of the application.

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare:

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, should the Planning Board approve the proposal, these operational controls will be embedded in the approval, however, based on public input, further conditioning may be necessary to ensure continued neighborhood compatibility.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

Based on the information provided to the Planning Department, the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the City Code, recommends the request for Special Exception be approved with the following conditions:

1. The exception is granted exclusively to the applicant and property owner, Tap All Potential 512-524 Eaton LLC, Tapley O. Johnson III, Managing Member.
2. The exception is not transferable.
3. The exception is only effective with the following uses, as specified in the application: patrons of the dinner theater, as approved in Planning Board Resolution 2009-043, 2007-042, and extended in accordance with Florida State House and Senate Bills for government issued development orders.
4. That the sale of alcohol is accessory to the restaurant use on the site, and is subject to the terms of the conditional use approval granted through Resolution 2007-042, as well as the conditional use extension granted by Planning Board Resolution 2009-043, and extended in accordance with Florida State House and Senate Bills for government issued development orders.
5. Alcohol sales cannot occur between 4:00 a.m. and 12:00 p.m. on Sundays to preserve compatibility with the two churches that are located within 300 feet of 512 Eaton Street.

Draft Resolution

**PLANNING BOARD
RESOLUTION NUMBER 2014-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO TAPLEY O. JOHNSON III ALLOWING FOR THE SALE OF ALCOHOL TO OCCUR WITHIN 300 FEET OF TWO CHURCHS AND A FUNERAL HOME FOR PROPERTY LOCATED WITHIN THE HNC-1 ZONING DISTRICT, AT 512 EATON STREET (RE#00006500-000100, AK 8792239), PURSUANT TO SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;

_____Chairman

_____Planning Director

- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception to sell alcohol within 300 feet of two established churches and a funeral home, pursuant to Section 18-28 (b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 23, 2014; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

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

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

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. That a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Tapley O. Johnson III to be located at 512 Eaton Street (RE#00006500-000100, AK #8792239), Key West, Florida with the

_____Chairman

_____Planning Director

following conditions:

1. The exception is granted exclusively to Tapley O. Johnson III, Managing Member of “Tap All Potential 512-524Eaton, LLC” while he is 51% majority owner and is not transferable.
2. The sale of alcohol is accessory to the sale of food with food sales being 51% of revenues.
3. Purchase of alcohol is for on premises consumption only.

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 within 12 months after the date hereof.

Section 4. This Special Exception 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, 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).

Read and passed at a regularly scheduled meeting held this 23rd day of January, 2014.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman

_____Planning Director

Application



THE CITY OF KEY WEST
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception
Application***

Please print or type a response to the following:

1. Site Address 512-524 Eaton Street
2. Name of Applicant Trepanier & Associates Inc
3. Applicant is: Owner _____ Authorized Representative X
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 402 Appelrouth Lane Key West FL 33040
5. Phone # of Applicant 305-293-8983 Mobile# NA Fax# 305-293-8748
6. E-Mail Address patrick@owentrepanier.com
7. Name of Owner, if different than above Tap All Potential 512-524 Eaton LLC
8. Address of Owner 425 Caroline Street5 LLC Key West FL 33040
9. Phone Number of Owner (336)214-4283 Fax# NA
10. Email Address tap@tapkeywest.com
11. Zoning District of Parcel HNC-1 RE# 00006500-000100
12. Description of Use and Exception Requested
150 seat dinner theatre/restaurant with alcohol as an
accessory to the business. Alcohol will be served when
food is available.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:
The existing theatre is within a one block proximity to Duval Street and is surrounded by guest houses and various tourism oriented uses including other bars and restaurants. The building concrete and will have hurricane widows with sound attenuation.
14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:
Alcohol will be served accessory to the use of the building as a dinner theatre/restaurant. No conflict is anticipated.
15. What are the mitigative measures proposed to be implemented by the applicant:
No negative impacts have been identified that necessitate mitigation.

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position: president, managing member)*
of Owen Trepanier and Associates, INC.
(print name of entity serving as Authorized Representative)

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

512-524 Eaton Street, Key West, FL 33040
Street Address of subject property

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

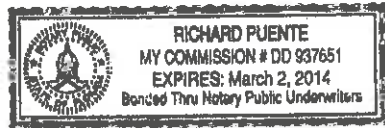
[Handwritten Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept 5 2013 by
Owen Trepanier
Name of Authorized Representative
date

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

[Handwritten Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

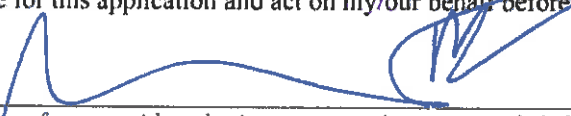
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Tapley O. Johnson III as
Please Print Name of person with authority to execute documents on behalf of entity

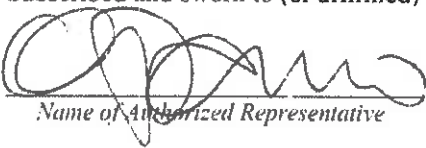
Managing Member of Tap All Potential 512-524 Eaton LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier and Associates, INC.
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 of person with authority to execute documents on behalf on entity owner

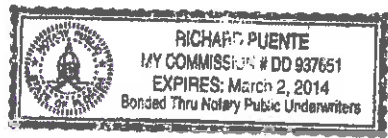
Subscribed and sworn to (or affirmed) before me on this Sept 5 2013 by
date


Name of Authorized Representative Owen Trepanier

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


Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Deed

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 3,500,000.00 .

This Instrument Prepared by and Return to:
Sanchez & Ashby, P.A.
1223 White St., Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00006500-000000 & 006500-000100

Warranty Deed

This Indenture, Made this day of July , 2013 A.D., Between
LYNN H. KEPHART, a married man

of the County of MONROE , State of Florida , grantor, and
TAP ALL POTENTIAL 512-524 EATON, LLC, a Florida limited liability
company
whose address is: 425 Caroline Street, KEY WEST, FL 33040

of the County of MONROE , State of Florida , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of MONROE State of Florida to wit:

*The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is

21906 RAFFY ROAD, CUDJOLE KEY FL 33042

*Subject to current taxes, easements and restrictions of record.

Warranty Deed - Page 2

Parcel ID Number: 00006500-000000 & 006500-000100

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Michael Larson
Witness

[Signature] (Seal)
LYNN H. KEPHART
P.O. Address: 414 Simonton Street, KEY WEST, FL 33040

[Signature]
Printed Name: Jennifer G. Sanchez
Witness

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this _____ day of **July**, 2013 by
LYNN H. KEPHART, a married man

who is personally known to me or who has produced his **Florida driver's license** as identification.

[Signature]
Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires:



Survey

EXHIBIT "A"

PARCEL A-2

COMMENCE at the Southeasterly right of way line of Eaton Street and the southwesterly right of way line of Simonton Street; thence in a Southwesterly direction along the said Southeasterly right of way line on Eaton Street for 156.18 feet to the Point of Beginning; thence at a right angle and in a Southeasterly direction for 100.00 feet; thence at a right angle and in a Southwesterly direction for 55.07 feet the Northeasterly right of way line of Bahama Street; thence at tight angles and in a Southwesterly direction along the said Northeasterly right of way line of Bahama Street for 100.00 feet to the said Southeasterly right of way line of Eaton Street; thence at a right angle and in a Northeasterly direction along the said Southeasterly right of way line of Eaton Street for 55.07 feet.

PARCEL A-1

On the Island of Key West, Monroe County, Florida, and being a portion of Lot 2, Square 37 according to William A. Whitehead's Map of said Island delineated in February A.D 1829, but being more particularly described as follows:

COMMENCE at the Southeasterly right of line of Eaton Street and the Southwesterly right of way line of Simonton Street; thence in a Southwesterly direction along the said Southeasterly right of way on Eaton Street for 84.00 feet to the Point of Beginning; thence to right angle and in a Southwesterly direction for 10 feet; thence at a right angle and in a Southeasterly direction for 12 feet; thence at right angle and in a Southwesterly direction for 62.18 feet; thence at right angle and in a Northwesterly direction for 100.00 feet to the said Southeasterly right of way line of Eaton Street; thence at a right angle and in a Northeasterly direction along the said Southeasterly right of way line of Eaton Street for 72.18 feet back to the Point of Beginning.

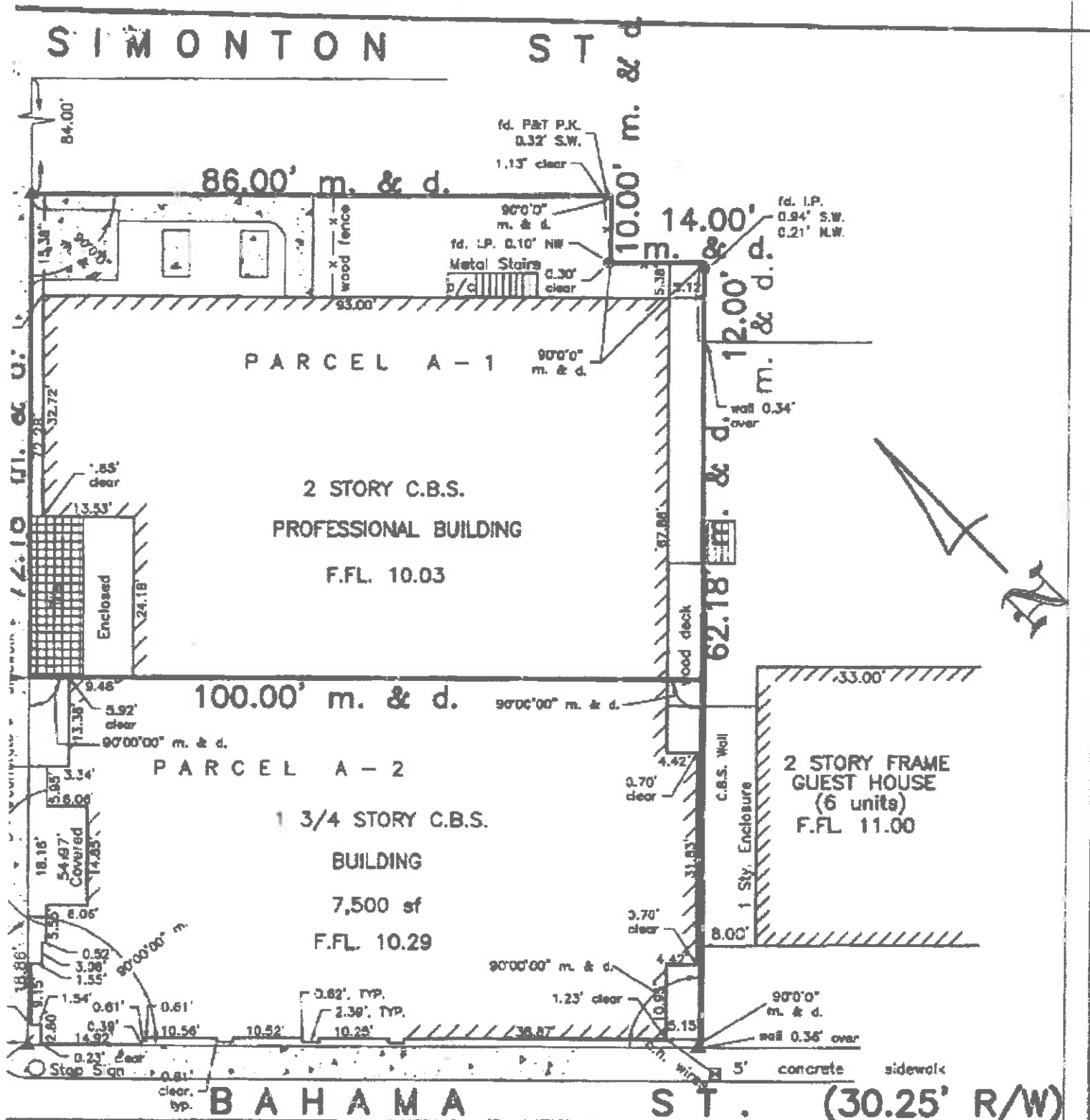
TOGETHER WITH:

Overhang Easement rights created by that Resolution No. 05-204 of the City of Key West recorded June 20, 2005 in Official Records Book 2124, Page 1877, and being more particularly described as follows:

On the Island of Key West, Monroe County, Florida, and being a portion of Lot 2. Square 37 according to William A. Whitehead's Map of said Island delineated in February A.D. 1829, but being mare particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Bahama Street and the Southeasterly Right-of-Way Line of Eaton
(Continued on Attached)

Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Eaton Street for 18.86 feet to the Point of Beginning thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way line of Eaton Street for 18.16 feet to a point on a curve to the left, having a radius of 10.50 feet, a central angle of 119'45'20", a cord bearing Southwesterly along the said Northeasterly Right-of-Way Line of Eaton Street, and a cord length of 18.16 feet; thence along the arc of the said curve, an arc length of 21.95 feet to the said Southeasterly Right-of-Way Line of Eaton Street and the Point of Beginning.



Eaton Street One 512 Eaton Street, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 11-272-C	
Scale: 1" = 20'	Ref. 70-60	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 6/11/04	FILE	Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/13/06: updated, split in half, cert.			
7/28/11: Updated, no changes			
1/ data/red/cwg/keywest/block32			

Block 32

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

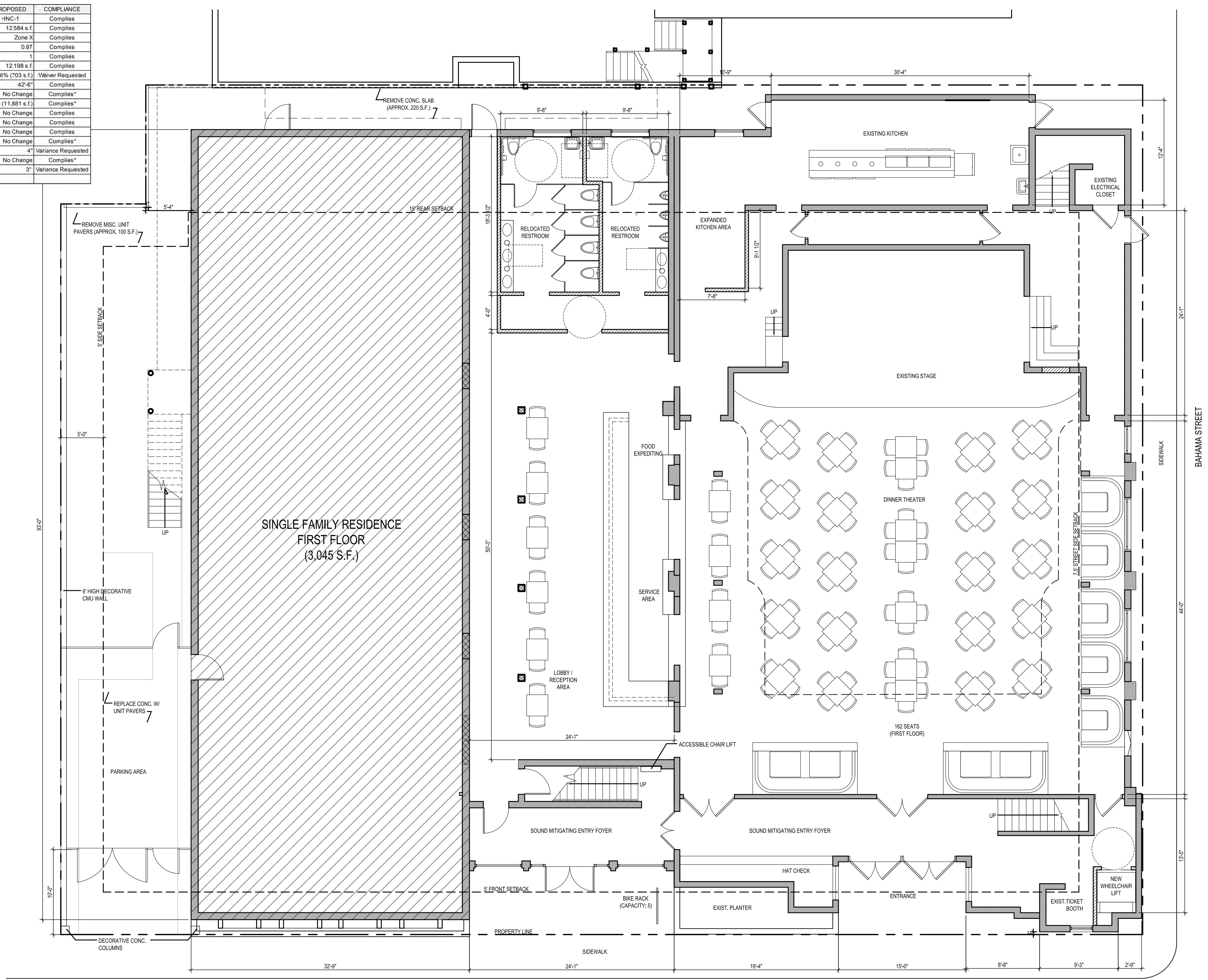
3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0468
Fax: (305) 293-0237
fhilde1@bellsouth.net
L.B. No 7700

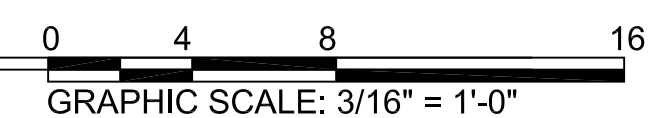
Site Plans

SITE DATA	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HNC-1	HNC-1	HNC-1	Complies
SITE SIZE	12,584 s.f.	12,584 s.f.	12,584 s.f.	Complies
FEMA FLOOD ZONE	Zone X	Zone X	Zone X	Complies
FAR	1	1.46	0.97	Complies
DENSITY	4.8	6	1	Complies
COMMERCIAL FLOOR AREA	12,584 s.f.	18,418 s.f.	12,198 s.f.	Complies
LANDSCAPING/OPEN SPACE	27% (3,397 s.f.)	4% (517 s.f.)	6% (703 s.f.)	Waiver Requested
HEIGHT	30'	52'-6"	42'-6"	Complies
BUILDING COVERAGE	40%	10,808 s.f. (81%)	No Change	Complies*
IMPERVIOUS SURFACE RATIO	0.8	0.96 (12,087 s.f.)	0.94 (11,881 s.f.)	Complies*
LOT SIZE	Min. 4,000 s.f.	12,584 s.f.	No Change	Complies
LOT WIDTH	Min. 40'	127.25'	No Change	Complies
LOT DEPTH	Min. 90'	100'	No Change	Complies
FRONT SETBACK	Min. 10'	4"	No Change	Complies*
SIDE SETBACK	Min. 5'	54"	4"	Variance Requested
STREET SIDE SETBACK	Min. 7.5'	1.5'	No Change	Complies*
REAR SETBACK	Min. 15'	0'	3"	Variance Requested

*Existing non-conformity pursuant Sec. 122-27



1 FIRST FLOOR / SITE PLAN
A-2.1 SCALE: 3/16"=1'-0"



NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street, Key West FL
Tel: 305-293-3263

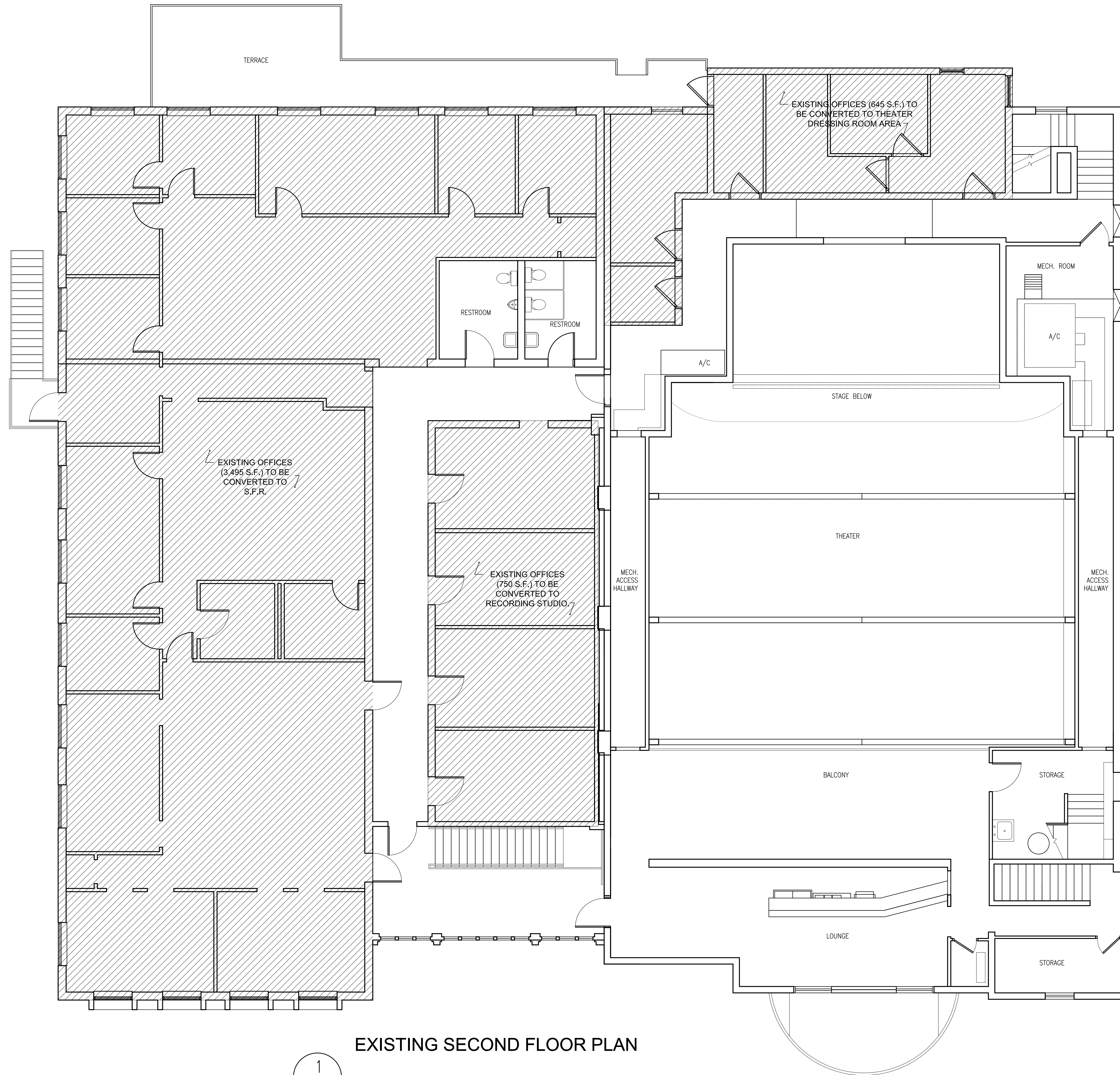
Submissions / Revisions:
DEV PLAN APP - 2013.09.05
DEV PLAN APP, REV. 1: 2013.12.27

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

Title:
FIRST FLOOR / SITE PLAN

Sheet Number:
A-2.1



EXISTING SECOND FLOOR PLAN

1
AE-22

SCALE: 3/16"=1'-0"

Tel: 305-890-6191
Email: info@wshepler.com

Seat:
PROGRESS SET NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street, Key West FL
Tel: 305-293-3263

Submissions / Revisions:

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017

Title:
EXISTING SECOND FLOOR PLAN

SCALE: AS NOTED
Sheet Number:

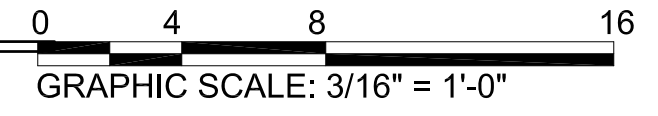
AE-2.2

Submissions / Revisions:

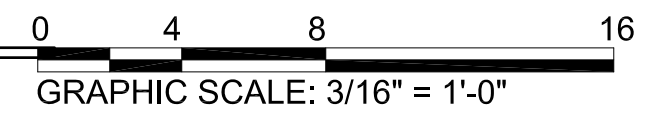
No.	Description	Date

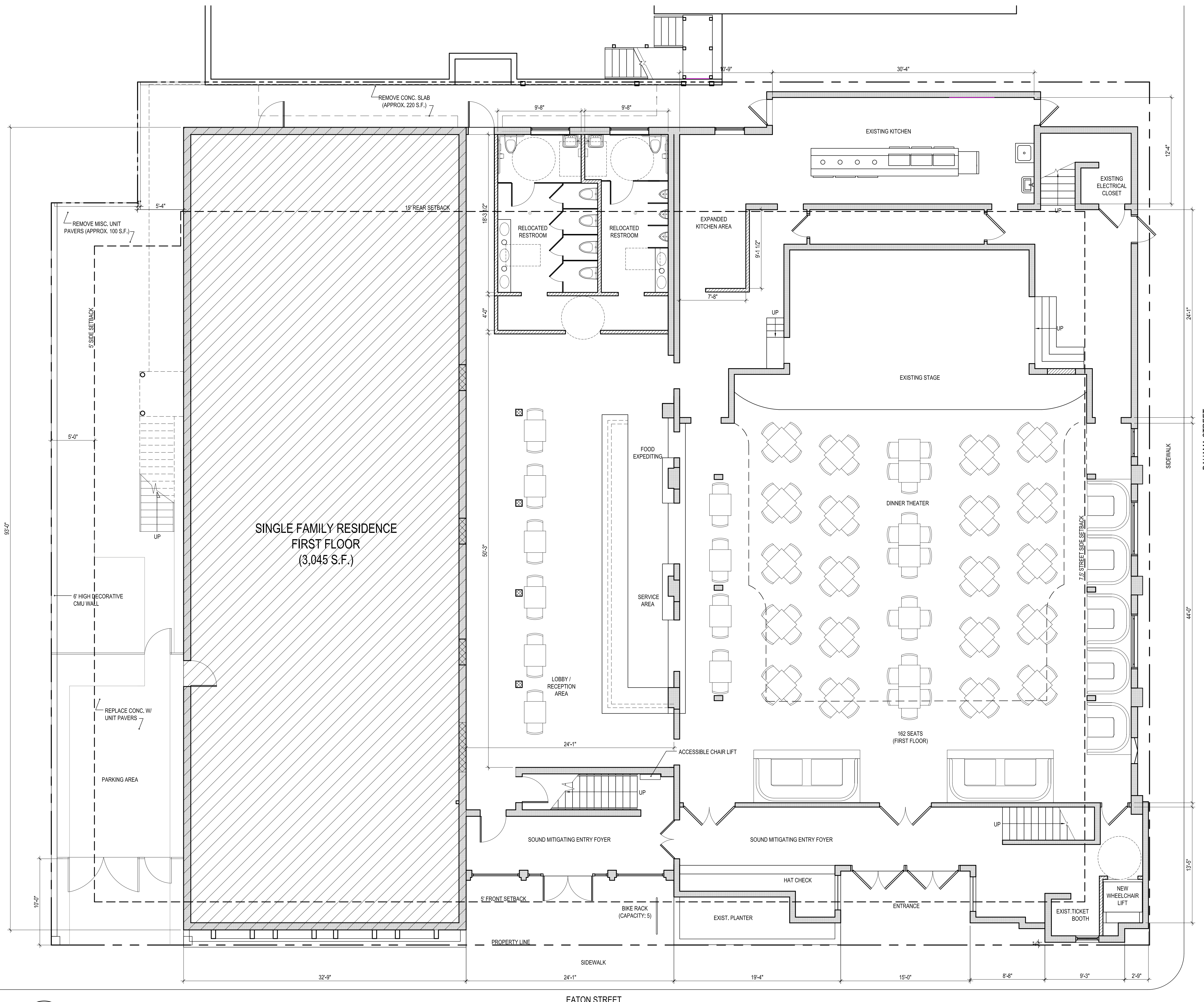


2 EXISTING EAST ELEVATION
AE-3.1 SCALE: 3/16"=1'-0"

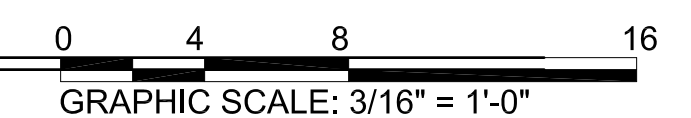


1 EXISTING NORTH (EATON ST.) ELEVATION
AE-3.1 SCALE: 3/16"=1'-0"





1 FIRST FLOOR / SITE PLAN
 A-2.1 SCALE: 3/16" = 1'-0"



NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
 201 Front Street, Key West FL
 Tel: 305-293-3263

Submissions / Revisions:
 DEV PLAN APP - 2013.09.05
 DEV PLAN APP, REV. 1: 2013.12.27

512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

First Floor / Site Plan

Sheet Number:
A-2.1

NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street, Key West FL
Tel: 305-293-3263

Submissions / Revisions:
DEV PLAN APP - 2013.09.05
DEV PLAN APP, REV. 1: 2013.12.27

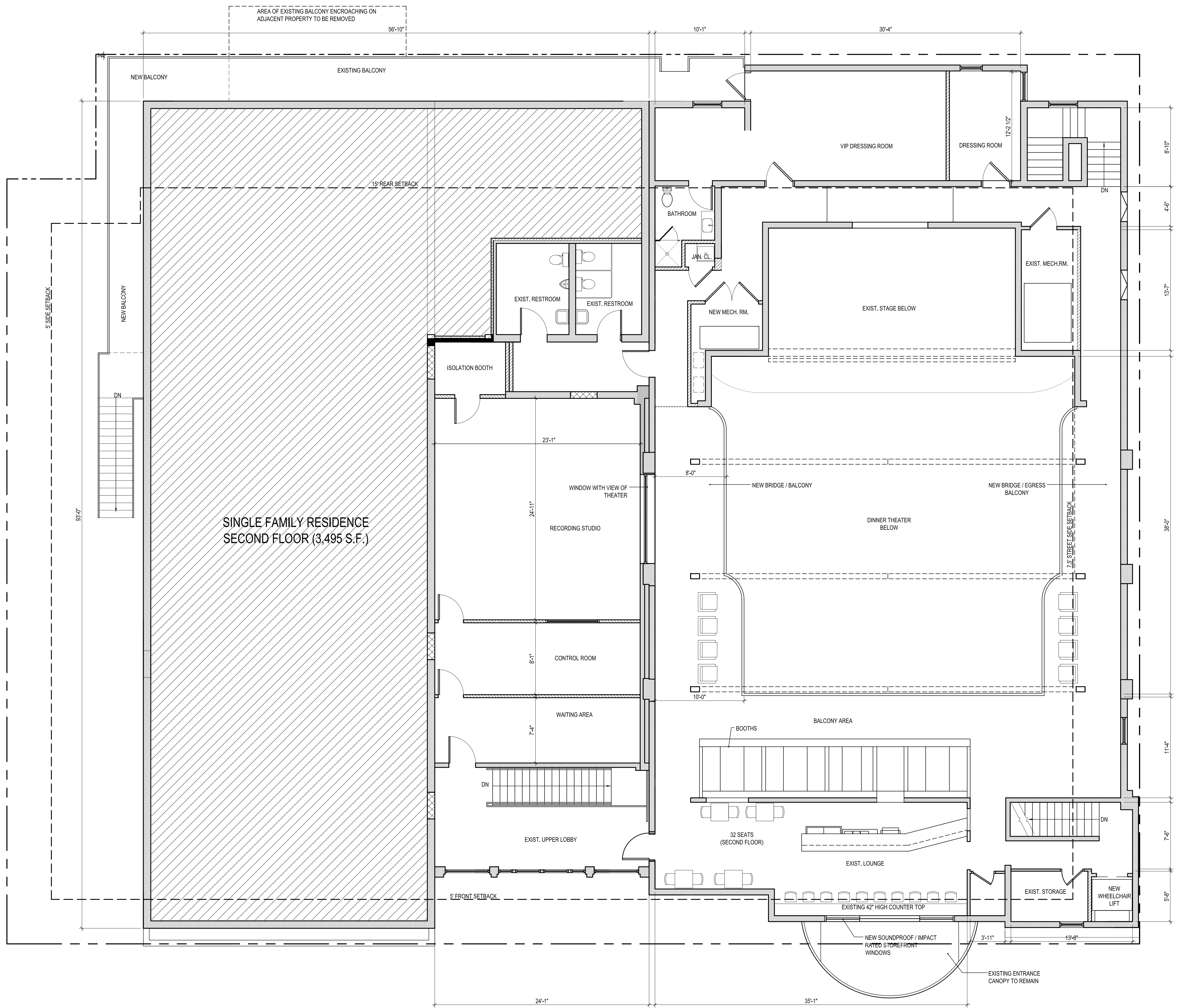
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36
Project #: 13017

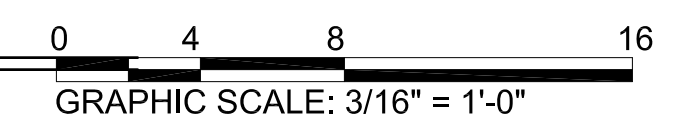
SECOND FLOOR PLAN

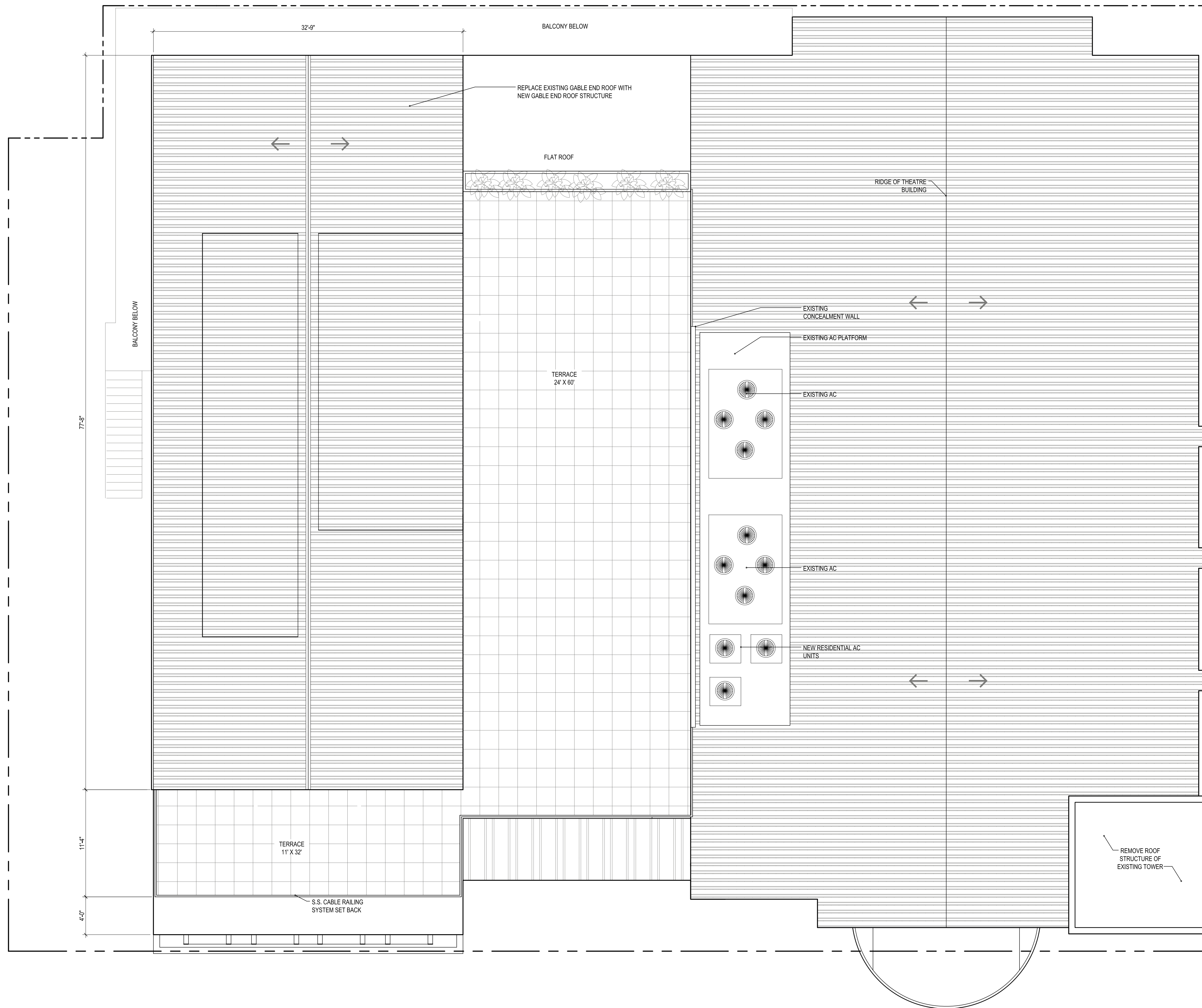
Sheet Number:
A-2.2

Date: - DECEMBER 27, 2013
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1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"





1 LOFT & TERRACE PLAN
 A23 SCALE: 3/16"=1'-0"

0 4 8 16
 GRAPHIC SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
 201 Front Street, Key West FL
 Tel: 305-293-3263

Submissions / Revisions:

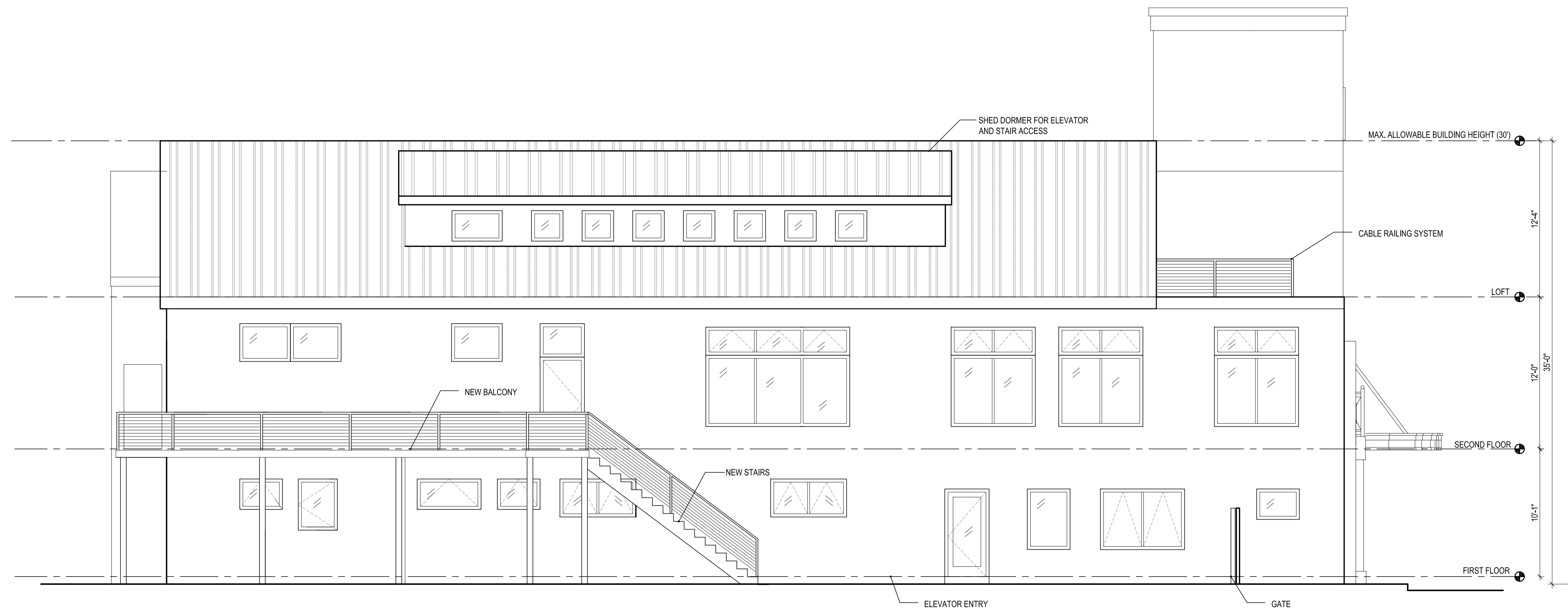
DEV PLAN APP - 2013.09.05
DEV PLAN APP, REV. 1: 2013.12.27

512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

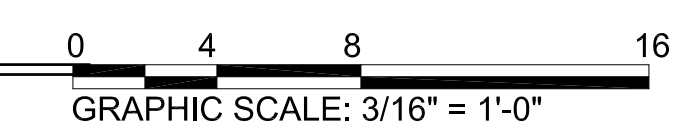
Drawing Size: 24x36 | Project #: 13017

ROOF PLAN

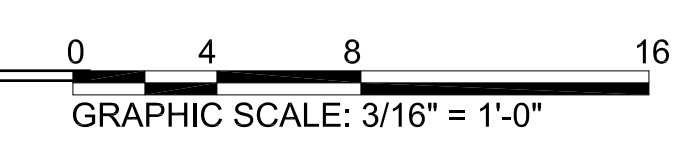
Sheet Number:
A-2.3



2 EAST ELEVATION
A-3.1 SCALE: 3/16" = 1'-0"



1 NORTH (EATON ST.) ELEVATION
A-3.1 SCALE: 3/16" = 1'-0"



512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017

Title:

ELEVATIONS

Sheet Number:

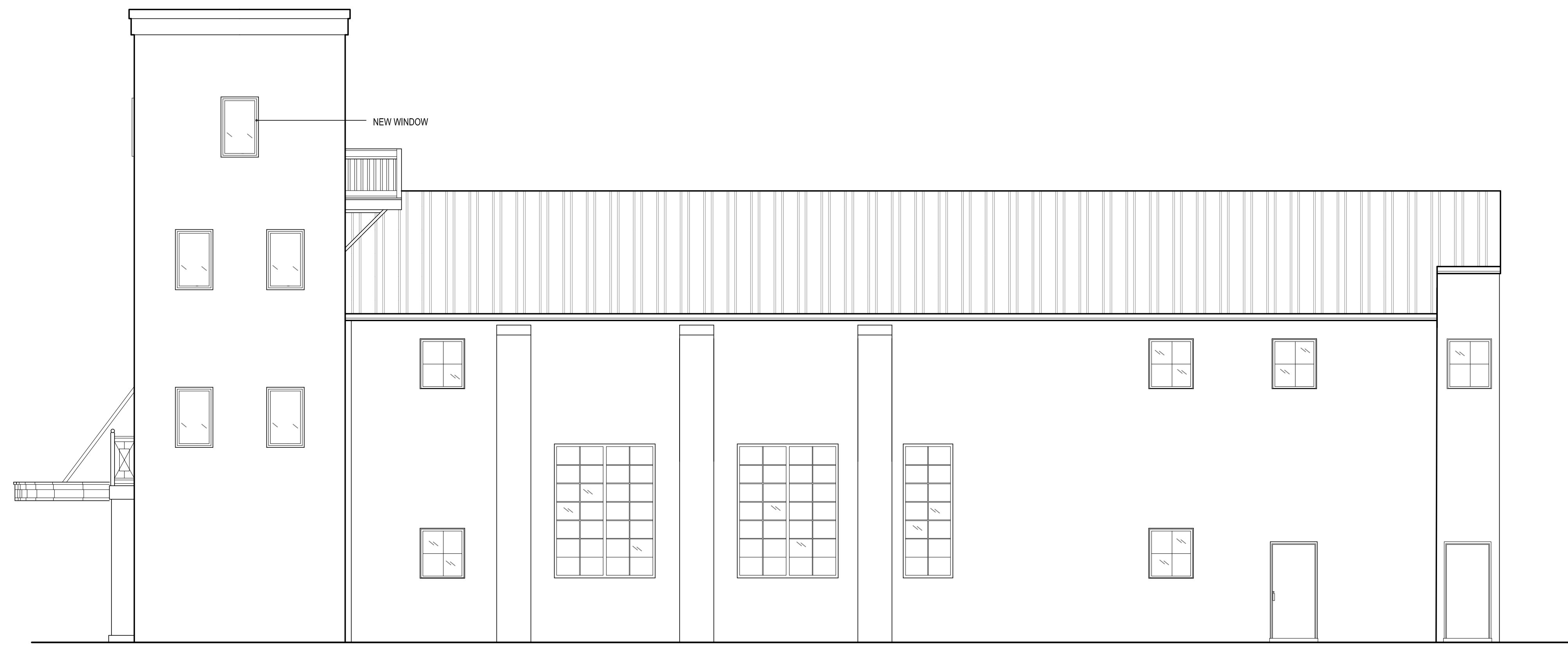
A-3.1

NOT FOR CONSTRUCTION

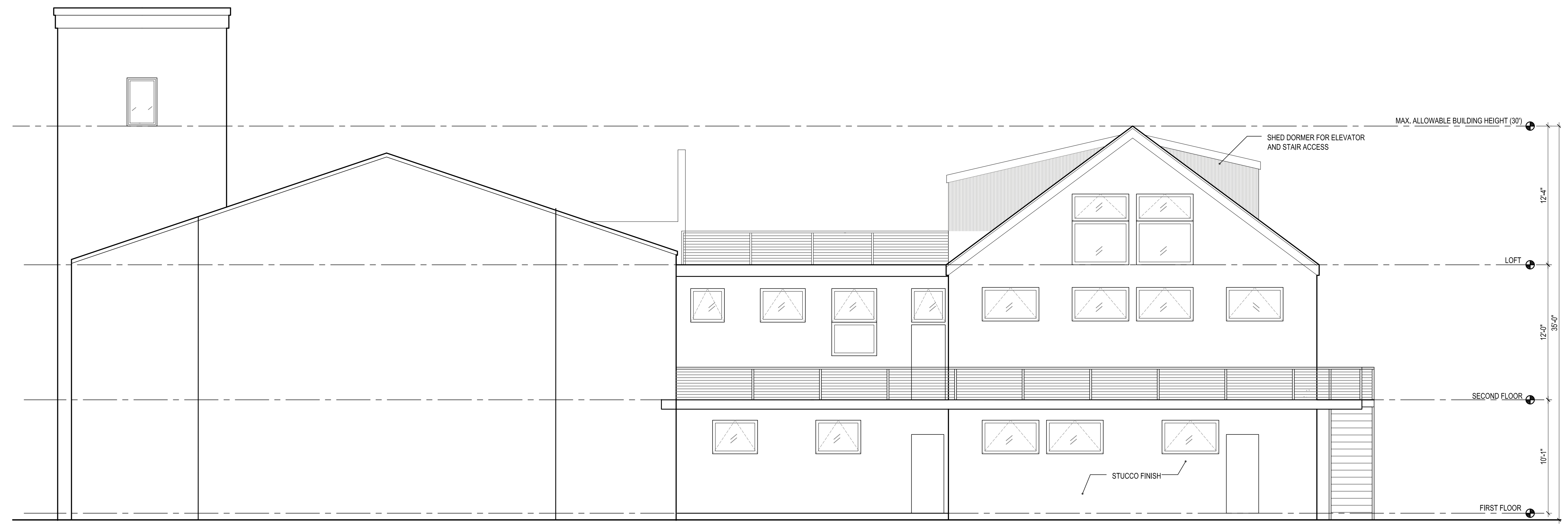
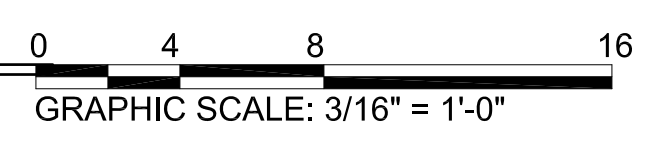
Consultants:
Meridian Engineering
201 Front Street, Key West FL
Tel: 305-293-3263

Submissions / Revisions:

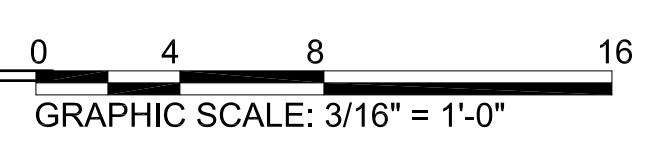
REV PLAN APP - 2013.09.05
REV PLAN APP, REV 1 - 2013.12.27



2 WEST ELEVATION
A-3.2 SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION
A-3.2 SCALE: 3/16"=1'-0"



512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017
Title:

ELEVATIONS

Sheet Number:
A-3.2

SYMBOL KEY

- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- FIRE STROBE - CEILING MOUNTED
- 2 HOUR FIRE SEPARATION

USE AND OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)

CONSTRUCTION CLASSIFICATION: III (exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.)

OCCUPANT LOAD: 285 (+ 12 EMPLOYEES) 297 TOTAL

EGRESS WIDTH REQUIRED:
2 X 140.5" 28.5 IN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)

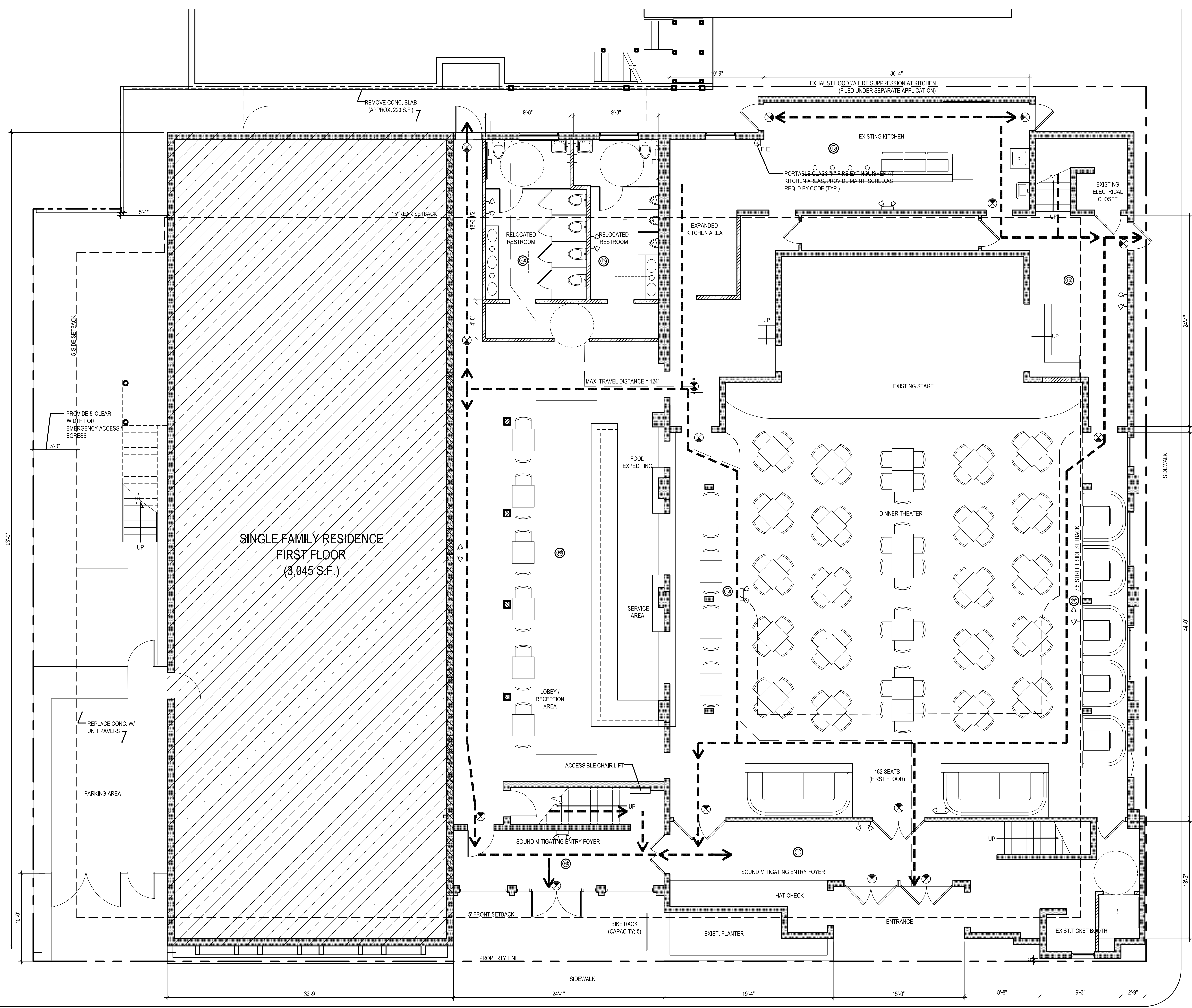
MIN. NUMBER OF EXITS REQUIRED: 2 (1-500 PERSONS / STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

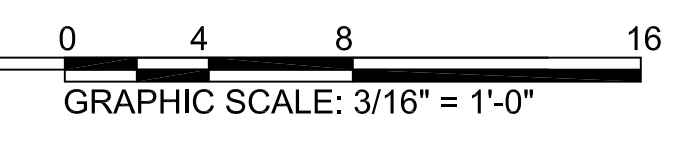
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:

MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 FT.
PROPOSED MAX. TRAVEL DISTANCE = 124 FT.

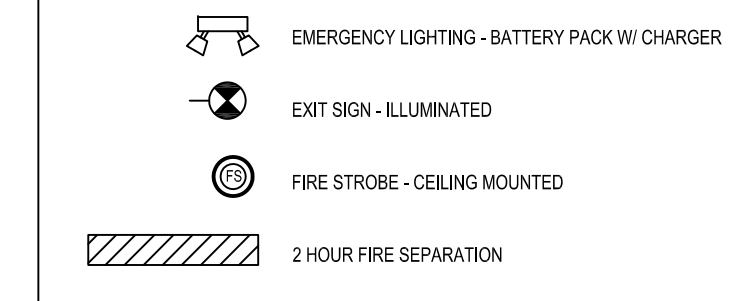
Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.



1 FIRST FLOOR / SITE PLAN
A-2.1 SCALE: 3/16"=1'-0"



SYMBOL KEY



USE AND OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)

CONSTRUCTION CLASSIFICATION: III (exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.)

OCCUPANT LOAD: 285 (+ 12 EMPLOYEES) 287 TOTAL

EGRESS WIDTH REQUIRED: 2 X 148.5", 28.5 IN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR).

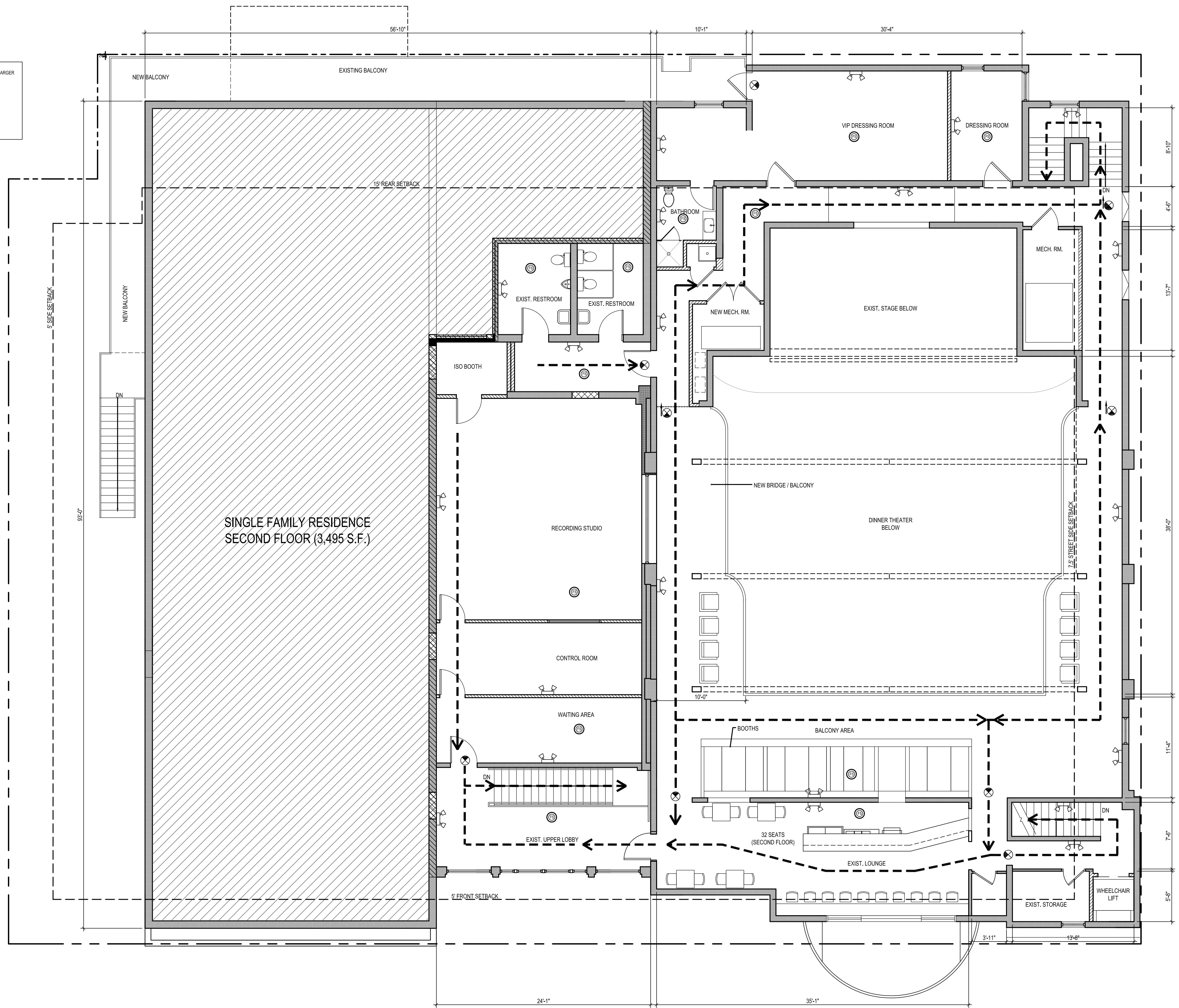
MIN. NUMBER OF EXITS REQUIRED: 2 (1-500 PERSONS / STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

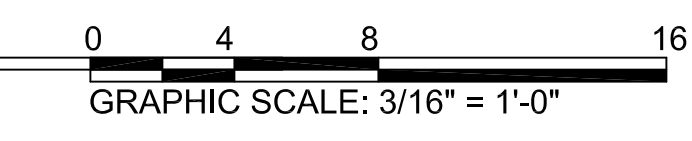
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:

MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 FT.
PROPOSED MAX. TRAVEL DISTANCE = 124 FT.

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.



1
A-2.2 **SECOND FLOOR PLAN**
 SCALE: 3/16"=1'-0"



Tel: 305-890-6191
 Email: info@wshepler.com
 Seat:

NOT FOR CONSTRUCTION

Consultants:
Meridian Engineering
 201 Front Street , Key West FL
 Tel: 305-293-3263

Submissions / Revisions:
 DEV PLAN APP - 2013.09.05
 DEV PLAN APP, REV. 1: 2013.12.27

512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

SECOND FLOOR LIFE SAFETY PLAN

Sheet Number:
LS-2

Date: - JANUARY 14, 2014
 ©2013 by William Shepler Architect

DRC
Minutes & Comments

Minutes of the Development Review Committee December 20, 2013 **DRAFT**

There are existing trees on the property that may need review by the Tree Commission. There also appears to be one or two large trees on or near the property line that have large branches that may be impacted by construction. Any impact to these branches and to the trees whether originating from this property or not must be analyzed and potentially reviewed by the Tree Commission. Removal and trimming of certain trees does require permitting through the Tree Commission. Please contact the Urban Forester for additional information.

POLICE DEPARTMENT:

No comment.

HARC PLANNER:

No comment.

ENGINEERING:

Construct stormwater swales along property perimeters within the landscape areas, and direct roof gutter downspouts into them.

FIRE DEPARTMENT:

No comment,

BUILDING OFFICIAL:

No comment.

SUSTAINABILITY COORDINATOR:

No comment.

KEYS ENERGY:

No objections. The only condition is that the existing service will need to be upgraded to the right front or side of the building.

6. **Alcohol Sales Special Exception – 512-524 Eaton Street (RE# 00006500-000000; AK# 1006734 & RE#00006500-000100, AK#8792239)** – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the alcohol sales special exception request.

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

POLICE DEPARTMENT:

**Minutes of the Development Review Committee
December 20, 2013 DRAFT**

No comment.

HARC PLANNER:

No comment.

ENGINEERING:

No comment.

FIRE DEPARTMENT:

No comment.

BUILDING OFFICIAL:

No comment.

SUSTAINABILITY COORDINATOR:

No comment.

KEYS ENERGY:

No objections.

7. **Lot Split - 309 Caraballo Lane (RE# 00003350-000000; AK#1003484) & 2 Gecko Lane (RE# 00003070-000000, AK#1003166)** - Split off a 1,337.6 square foot portion of property located at 309 Caraballo Lane to be incorporated into property located at 2 Gecko Lane in the HMDR zoning district per Section 118 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the lot split request.

Mr. Wayne Larue Smith, of The Smith Law Firm gave members an overview of the lot split request.

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

POLICE DEPARTMENT:

No comment.

HARC PLANNER:

Ms. Torregrosa stated for the record that she has already been in discussion regarding the fence.

ENGINEERING:

No comment



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

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

The offices of the Property Appraiser will be closed November 28th & 29th in observance of Thanksgiving.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1006734 Parcel ID: 00006500-000000

Ownership Details

Mailing Address:
TAP ALL POTENTIAL 512-524 EATON LLC
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code: 32 - ENCLOSED THEATERS/AUDITORIUMS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 512 EATON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 37 T-532 G36-106-108 OR1188-639/641 OR2124-1877/83(RES NO 05-204) OR2642-397/400

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	55	100	5,504.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 6348
 Year Built: 1968

Building 1 Details

Building Type	Condition A	Quality Grade 450
Effective Age 12	Perimeter 646	Depreciation % 15
Year Built 1968	Special Arch 0	Grnd Floor Area 0,348
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	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	10	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,265
2	OPX		1	1994					135
3	FLA		1	1994					1,112
5	OUU		1	1994					18
6	OUF		1	1994					240

7	FLA	1	1988	3,746
8	FLA	1	1988	225

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		STAGE THEATERS	100	N	N
	1613	STAGE THEATERS	100	N	Y
	1615	STAGE THEATERS	100	N	Y
	1619	STAGE THEATERS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
444	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	30 SF	0	0	1993	1994	4	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-4397	12/08/2011	08/13/2012	30,000	CHANGE OUT TWO 20 TON AC SYSTEMS
1	11-4029	11/02/2011	08/13/2012	18,000	RUN SEWER TO MAIN BOX ROUGH AND TRIM 4 LAVS,4 TOILETS,2 URINALS,2 FLOOR DRAINS,
1	12-0037	01/06/2012	08/13/2012	1,000	INSTALL 8 SECURITY CAMERAS
1	13-0215	01/23/2013		100	Commercial EXTEND PERMIT #99-4178 FOR FINAL INSPECTION. INSTALL A BUILT-UP MODIFIED RUBBER ROOF.
1	13-0216	01/23/2013		100	Commercial EXTEND PERMIT #99-1329 FOR FINAL INSPECTION. INSTALL 35 SQRS OF V-CRIMP ROOFING
1	13-0218	01/23/2013		100	Commercial EXTEND PERMIT #99-2475 FOR FINAL INSPECTION. REPLACE 30 SQS V-CRIMP ROOM
1	11-4446	12/15/2011		4,500	Commercial INSTALL NEW ELEC. AND EMERGENCY LIGHTING FOR HALL & 2 BATHROOMS. ELECTRICAL TO BE INSTALL IN ENT AND MC TYPE ELECTRICAL RACE WAY AS APPROVED FOR PLACES OF ASSEMBLE.
1	12-0037	01/06/2012		1,000	Commercial INSTALL EIGHT (8) SECURITY CAMERAS LOCATIONS, INCLUDING WIRING & CAMERAS INSTALLATION
1	M941617	05/01/1994	10/01/1994	5,200	Commercial 1 10TON AC
1	B941839	06/01/1994	10/01/1994	10,000	Commercial 2 DRS,TICKET BOOTH,TOWER
1	B942150	06/01/1994	10/01/1994	850	Commercial 70 THEATER SEATS INSULATI
1	B943420	10/01/1994	11/01/1994	900	Commercial INTERIOR PAINTING
1	P944108	12/01/1994	10/01/1995	2,000	5 PLUMBING FIXTURES
1	P944183	12/01/1994	10/01/1995	2,500	5 ADDITIONAL FIXTURES
1	A950224	01/01/1995	10/01/1995	2,000	Commercial 5 SQS METAL V CRIMP ROOF
1	B954085	11/01/1995	12/01/1995	450	Commercial AWNING OVER TICKET BOOTH

1	9702883	08/01/1997	10/01/1997	1,000	Commercial	REPAIRS AT SEWER LINE
1	9802475	08/10/1998	11/03/1998	8,600	Commercial	REPL ROOF
1	9901278	04/20/1999	08/18/1999	9,000	Commercial	V-CRIMP ROOF
1	99-4178	02/28/1999	08/16/1999	3,000	Commercial	RUBBER ROOF
1	01-2830	08/10/2001	10/31/2005	170,000	Commercial	RENOVATE THEATER
1	04-1322	04/26/2004	10/31/2005	22,500	Commercial	LANDING AND SIDE BALCONY IN TOWER
1	05-2251	06/09/2005	10/31/2005	900	Commercial	REPLACE TWO WC'S & ONE LAV.
1	06-2862	05/10/2006	07/24/2006	3,850	Commercial	INTERIOR WORK ONLY,DYWALL
1	06-3376	06/24/2006	07/24/2006	57,500		DEMO & DBRIS REMOVAL OF 3000SF OF CONCRETE FLOORS AND INTERIOR WALLS

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
2013	1,184,158	195	781,842	1,541,373	1,541,373	0	1,541,373
2012	1,184,158	202	781,842	1,541,373	1,541,373	0	1,541,373
2011	1,197,769	208	868,713	2,066,690	1,947,570	0	2,066,690
2010	1,224,991	214	545,314	1,770,519	1,770,519	0	1,770,519
2009	1,252,213	221	587,416	1,839,850	1,839,850	0	1,839,850
2008	1,252,213	227	715,520	1,967,960	1,967,960	0	1,967,960
2007	845,818	233	715,520	1,561,571	1,561,571	0	1,561,571
2006	782,831	239	550,400	1,733,470	1,733,470	0	1,733,470
2005	782,831	246	495,360	1,278,437	1,278,437	0	1,278,437
2004	701,208	252	330,240	1,031,700	1,031,700	0	1,031,700
2003	701,208	258	220,160	921,626	921,626	0	921,626
2002	701,208	265	220,160	921,633	921,633	0	921,633
2001	701,208	39	220,160	921,407	921,407	0	921,407
2000	701,208	94	148,608	849,910	849,910	0	849,910
1999	763,947	96	148,608	912,651	912,651	0	912,651
1998	509,298	98	148,608	658,004	658,004	0	658,004
1997	509,298	101	137,600	646,999	646,999	0	646,999
1996	462,998	103	137,600	600,701	600,701	0	600,701
1995	458,898	105	137,600	596,603	596,603	0	596,603
1994	295,600	0	137,600	433,200	433,200	0	433,200
1993	295,600	0	137,600	433,200	433,200	0	433,200
1992	295,600	0	137,600	433,200	433,200	433,200	0
1991	295,600	0	137,600	433,200	433,200	433,200	0
1990	546,906	0	267,431	814,337	814,337	814,337	0
1989	546,906	0	264,285	811,191	811,191	811,191	0
1988	501,208	0	239,115	740,323	740,323	740,323	0

1987	493,438	0	137,806	631,244	631,244	631,244	0
1986	494,462	0	135,918	630,380	630,380	630,380	0
1985	485,716	0	113,265	598,981	598,981	598,981	0
1984	0	296,810	113,265	410,075	410,075	410,075	0
1983	0	296,810	56,896	353,706	353,706	353,706	0
1982	0	296,810	56,896	353,706	353,706	353,706	0

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
7/26/2013	2642 / 397	3,500,000	<u>WD</u>	<u>05</u>
10/1/1991	1188 / 639	360,000	<u>WD</u>	<u>U</u>

This page has been visited 1,593 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., January 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Minor Development Plan, Variance & Alcohol Sales Special Exception – 512-524 Eaton Street (RE# 00006500-000000; AK# 1006734 and RE# 00006500-000100, AK# 8792239) - Requests for reconstruction of commercial floor area for conversion to a single-family dwelling, a waiver to landscape requirements, side and rear-yard setback variances for the construction of emergency ingress and egress, and special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the HNC-1 zoning district per Section 108-91(A)(1)(b), Section 90-391, Section 122-238(6)a.2 & a.3, and Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida.

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

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Minor Development Plan, Variance & Alcohol Sales Special Exception – 512-524 Eaton Street (RE# 00006500-000000; AK# 1006734 and RE# 00006500-000100, AK# 8792239)** - Requests for reconstruction of commercial floor area for conversion to a single-family dwelling, a waiver to landscape requirements side and rear-yard setback variances for the construction of emergency ingress and egress, and special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the HNC-1 zoning district per Section 108-91(A)(1)(b), Section 90-391, Section 122-238(6)a.2 & a.3, and Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida.

Applicant/Owner: **Patrick Wright, Owen Trepanier & Associates**

Project Location: 512-524 Eaton

Date of Hearing: Thursday, January 23, 2014

Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene
City Commission Chambers

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

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

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

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

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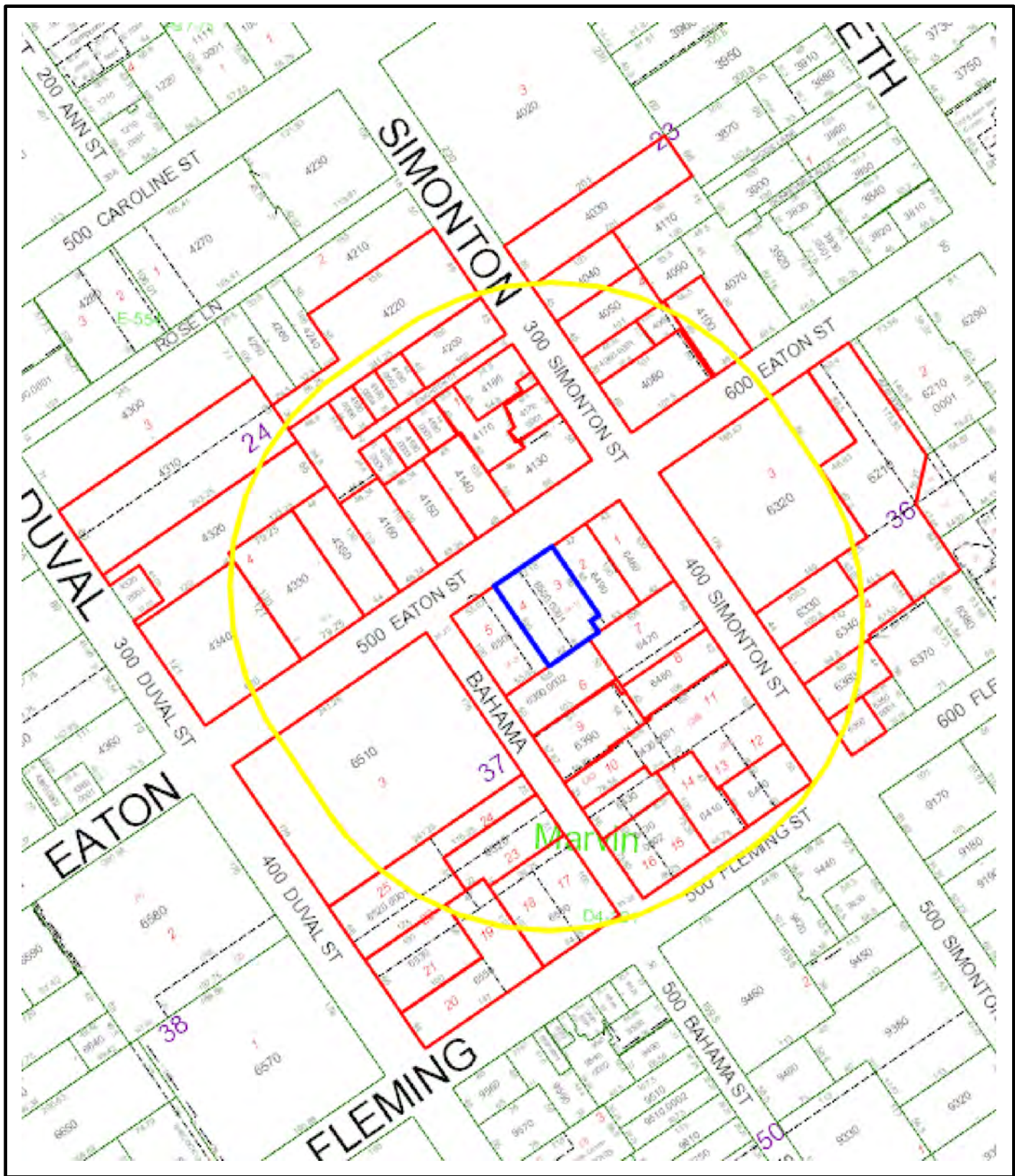
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Monroe County, Florida

512-524 Eaton

Printed: Jan 09, 2014



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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
FELLING MICHAEL	11199 OVERSEAS HWY		MARATHON	FL	33050-3460	
TAP ALL POTENTIAL 512-524 EATON LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
MOLONEY SUE CLAY	320 SIMONTON ST		KEY WEST	FL	33040-6869	
MOLONEY SUSAN	326 SIMONTON ST		KEY WEST	FL	33040-6869	
KEY WEST WOMANS CLUB	319 DUVAL ST		KEY WEST	FL	33040-6687	
ARTIST HOUSE LLC	534 EATON ST		KEY WEST	FL	33040-6881	
WHITE J LARRY	685 E LONG LAKE RD		BLOOMFIELD HIL MI		48304-2443	
FIRST UNITED METHODIST CHURCH	PO BOX 669		KEY WEST	FL	33041-0669	
TOMITA GERALDINE	531 FLEMING ST		KEY WEST	FL	33040-6879	
TAYLOR DAVID F	1702 LINDEN AVE		NASHVILLE	TN	37212-5112	
FAVELLI GEORGEANN MARION LIVING TRUST 1/19/06	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
PILOT HOUSE LLC	414 SIMONTON ST		KEY WEST	FL	33040-6815	
SIMONTON COURT MANAGEMENT CO	324 SIMONTON ST		KEY WEST	FL	33040-6869	
NILES FAMILY LIVING TRUST 10/28/2002	4768 CAPE MAY AVE		SAN DIEGO	CA	92107-2226	
COOPER LAND TRUST 12/26/1990	7705 NW 48TH ST STE 110		DORAL	FL	33166-5454	
FLORIDA KEYS FUNERAL SERVICES LLC	418 SIMONTON ST		KEY WEST	FL	33040-6815	
KEPHART LYNN H	414 SIMONTON ST		KEY WEST	FL	33040	
BCP LLC	1409 SUN TER		KEY WEST	FL	33040-4081	
INTER-OCEAN HOLDINGS LLC	600 FLEMING ST		KEY WEST	FL	33040-6826	
THORESEN ERLING T REVOCABLE TRUST 6/13/2013	3235 MARY ST		MIAMI	FL	33133-5234	
CARRIAGE TRADE LIVING TRUST 10/22/2009	529 EATON ST		KEY WEST	FL	33040-6801	
ONDERDONK GARY R AND DIANE M	513 FLEMING ST STE 1		KEY WEST	FL	33040-6861	
SBM LLC	66 WESTWIND RD		LOUISVILLE	KY	40207-1521	
DAVIDSON JUDITH H	PO BOX 4210		KEY WEST	FL	33041-4210	
PISCHKE RICHARD AND JULIA L	527 FLEMING ST		KEY WEST	FL	33040-6879	
DEAN DONNA LOUISE REV TRUST	14 W CYPRESS TER		KEY WEST	FL	33040-6235	
ST PAULS CHURCH	PO BOX 1014		KEY WEST	FL	33041-1014	
KAVOURA DIMITRI	PO BOX 308		KEY WEST	FL	33041-0308	
CORLEY LUCY CLAY MOLONEY	66 WESTWIND RD		LOUISVILLE	KY	40207	
328 SIMONTON STREET LLC	205 ELIZABETH ST UNIT 1		KEY WEST	FL	33040-6612	
WONG SONG ENTERPRISES INC	PO BOX 4870		KEY WEST	FL	33041-4870	
SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040-6891	
RAPPAPORT ROBERT	1107 KEY PLZ PMB 330		KEY WEST	FL	33040-4086	
333 SIMONTON ST LLC	18 ETTINGER RD		WESTON	VT	05161-6500	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
DEAN DONNA LOUISE REV TRUST	14 W CYPRESS TER		KEY WEST	FL	33040	
DAVIDSON JUDITH H	PO BOX 4210		KEY WEST	FL	33041-4210	
HAWKINS RICHARD J	PO BOX 106		KEY WEST	FL	33041-0106	
BAHAMA 415 LLC	2919 26TH ST W		BRADENTON	FL	34205-3737	
THE STUDIOS OF KEY WEST INC	600 WHITE ST		KEY WEST	FL	33040-7153	
DADE LODGE NO 14 FREE AND ACCEPTED MASONS	PO BOX 608		KEY WEST	FL	33041-0608	
CARLOUGH WILLIAM ARTHUR REV TR AGREE 9/26/2003	417 SIMONTON ST		KEY WEST	FL	33040-6814	
UNITED STATES OF AMERICA	1776 PEACHTREE ST NW		ATLANTA	GA	30309-2309	
FAR NIENTE LLC	1920 N CLARK ST APT 17P		CHICAGO	IL	60614-5401	
C & D PROPERTIES OF KEY WEST I LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
GRIFFINS NEST LLC	12687 SUMMERWOOD DR		FORT MYERS	FL	33908-6805	
YATES DONALD AND KATHRYN	611 EATON ST		KEY WEST	FL	33040-6802	