

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** October 17, 2013

**Agenda Item:** **Conditional Use – 2826-2834 North Roosevelt Boulevard (RE# 00066150-000100, AK#1068993; RE#00065640-000700, AK#1068497; RE#00065640-000701, AK#8819358; RE#00065380-000000, AK#1068080)** A request for conditional use approval to operate automobile sales and service at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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**Request:** To convert a former gas station and carwash property into an automobile sale and service facility.

**Applicant:** Smith Oropeza, P.L.

**Property Owner:** Carl M. Herman Revocable Living Trust

**Location:** 2826-2834 North Roosevelt Boulevard, (RE# 00066150-000100, AK#1068993; RE#00065640-000700, AK#1068497; RE#00065640-000701, AK#8819358; RE#00065380-000000, AK#1068080)

**Zoning:** General Commercial (CG) zoning district

**Background:**

The property is located on North Roosevelt Boulevard between Key Plaza and Overseas Market. The property was developed as a gas station and carwash. That use ceased and the property has been largely vacant since the station closed.

**Request:**

This request is for conditional use approval for the property as an automobile sales and service center.

**Surrounding Zoning and Uses:**

**North:** CG-Home Depot

**South:** CG-Overseas Market

**East:** CG-Key Plaza

**West:** CG-Overseas Market

**Process:**

**Development Review Committee Meeting:**

July 25, 2013

**Tree Commission Meeting:**

October 15, 2013

**Planning Board Meeting:**

October 17, 2013

**Conditional Use Review:**

Code Sec.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. The same 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.”

**Conditional Use Criteria Per Code Sec. 122-62:**

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring 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.” The following criteria form the basis for a finding of compliance.

The property is zoned CG which accommodates general commercial uses including highway-oriented sales and services not included in the historic commercial districts. The application is for a car dealership on the property which is in an appropriate location for that purpose.

- (b) **Characteristics of Use Described:**

The applicant is proposing a car dealership and service center to replace a former gas station and carwash.

**1) Scale and Intensity:**

**a. Floor Area Ratio:**

The allowed FAR in this zoning district is 0.8. The current FAR is 0.25 and the proposed addition will bring it to 0.41.

**b. Traffic Generation:**

According to the Institute of Transportation Engineers Trip Generation Manual, 7<sup>th</sup> Edition, the proposed conditional use compared to the original use on the site should produce considerably less traffic generation.

**c. Square Feet of Enclosed Building for Each Specific Use:**

The existing building is one story and approximately 4,057 square feet. The proposed building with the addition of repair bays will be 6,660 square feet.

**d. Proposed Employment**

There will be approximately 10 employees working on the site at a given time.

**e. Proposed Number of Service Vehicles:**

Service Vehicles - Oil delivery/removal - twice a month; common carrier (parts) - twice a week; car carrier - once a week. Federal Express delivers almost every day.

**f. Off-Street Parking:**

The applicant will comply with the parking regulations by providing 16 automobile spaces, two that will be ADA compliant and 4 bicycle spaces. These will not be used for the storage of cars for sale or lease.

**2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)**

**a. Utilities:**

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

**b. Public facilities:**

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

**c. Roadway or Signal Improvements:**

No changes are required or proposed to roadway or signal improvements.

**d. Accessory Structures or Facilities:**

No accessory structures or facilities are generated by the proposed conditional use. Existing accessory structures are to be removed.

**e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:**

The proposed project does not include unique facilities or structures.

**3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.**

The applicant is not proposing any exterior changes to the site.

**a. Open Space:**

The applicant is not proposing any changes to open space on the site.

**b. Setbacks from Adjacent Properties:**

No changes are proposed that would alter structural setbacks.

**c. Screening and Buffers:**

The applicant has requested a waiver to the buffer-yard requirements.

**d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:**

No landscaped berms are proposed.

**e. Mitigate Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:**

The proposed use will require storage of used batteries, oil and other fluids and tires used in the repair and maintenance of automobiles. The applicant has provided for containment on site and references this as such on the plan.

**Criteria for Conditional Use Review and Approval.** Applications for a Conditional Use review shall clearly demonstrate the following:

**1) Land Use Compatibility:**

The proposed use is appropriate for the zoning district which allows for “highway-oriented sales and service” uses. The aggregate of surrounding uses are commercial and auto dependent.

**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:**

Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

**4) Hazardous Waste:**

The proposed use will require storage of used batteries, oil and other fluids and tires used in the repair and maintenance of automobiles. The applicant has provided for containment on site and references this as such on the plan.

**5) Compliance with Applicable Laws and Ordinances:**

The applicant will comply with all applicable laws and regulations as a condition of approval.

**6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:**

- a. Land Uses Within a Conservation Area:**  
Not applicable; the site is not located in a conservation area.
- b. Residential Development:**  
Not applicable; no residential development is proposed.
- c. Commercial or Mixed Use Development:**  
Not applicable; no mixed use development is proposed.
- d. Development Within or Adjacent to Historic Districts:**  
Not applicable; the property is not in the historic district.
- e. Public Facilities or Institutional Development:**  
Not applicable; no public facilities or institutional development are being proposed.
- f. Commercial Structures, Uses and Related Activities Within Tidal Waters:**  
Not applicable; this site is not located within tidal waters.
- g. Adult Entertainment Establishments:**  
Not applicable; no adult entertainment is being proposed.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the attached Fire and Engineering Departments' requirements per attached memos dated October 10 and August 27, 2013 respectively.

# **Draft Resolution**

**PLANNING BOARD RESOLUTION  
NUMBER 2013-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
GRANTING APPROVAL OF A CONDITIONAL USE  
APPROVAL PER SECTION 122-62 FOR PROPERTY  
LOCATED AT 2826-2834 NORTH ROOSEVELT  
BOULEVARD (RE# 00066150-000100, AK#1068993;  
RE#00065640-000700, AK#1068497; RE#00065640-000701,  
AK#8819358; RE#00065380-000000, AK#1068080), KEY WEST  
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the General Commercial (CG), zoning district;  
and

**WHEREAS**, the applicant requested an approval of a Conditional Use application to allow  
an automobile and sales center in the CG zoning district; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on  
October 17th, 2013; and

**WHEREAS**, the granting of a Conditional Use is consistent with the criteria in the code; and

**WHEREAS**, the recommendation of approval of the Conditional Use application is in  
harmony with the general purpose and intent of the Land Development Regulations, and will not be  
injurious to the neighborhood, or otherwise detrimental to the public welfare; and

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**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 Conditional Use application per Section 122-62 under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 1970 North Roosevelt Boulevard (RE# 00066150-000100, AK#1068993; RE#00065640-000700, AK#1068497; RE#00065640-000701, AK#8819358; RE#00065380-000000, AK#1068080) with the following conditions:

Fire and Engineering Departments' requirements per attached memos dated October 10 and August 27, 2013 respectively.

**Section 3.** This Conditional Use approval, 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 4.** 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 5.** This resolution is subject to appeal periods as provided by the City of Key West

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director



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 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 17th day of October, 2013.

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

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

Draft

\_\_\_\_\_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**

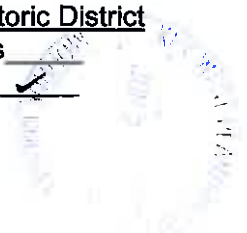
Development Plan

Major \_\_\_\_\_  
Minor \_\_\_\_\_

Conditional Use

Historic District

Yes \_\_\_\_\_  
No



Please print or type:

- 1) Site Address 2826-2832 North Roosevelt
- 2) Name of Applicant Smith | Oropeza, P.L.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative   
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 138 Simonton Street  
Key West, FL. 33040
- 5) Applicant's Phone # 305-296-7227 Email greg@smithoropeza.com
- 6) Email Address: greg@smithoropeza.com
- 7) Name of Owner, if different than above Carl M. Herman Revocable Living Trust
- 8) Address of Owner 1809 Venetian St, Key West, FL. 33040
- 9) Owner Phone # 296-8050 Email Sean@kellyandkelly.com
- 10) Zoning District of Parcel CG RE# See attached
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No   
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
SEE Attached

**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.

\_\_\_\_\_  
\_\_\_\_\_

- 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.

**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.**

Barton W. Smith, Esq.  
Managing Partner

# SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.  
Partner

Richard McChesney, Esq.

138-142 Simonton Street  
Key West, Florida 33040  
Telephone : (305) 296-7227  
Facsimile : (305) 296-8448

## VIA HAND DELIVERY

June 28, 2013

Mr. Donald Leland Craig, AICP  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Conditional Use Application 2826 – 2836 North Roosevelt Boulevard, Key West, Florida 33040; Application for Automobile Sales and Service:

Dear Mr. Craig,

This is an application for approval of a conditional use of the property located at 2826 – 2836 North Roosevelt Boulevard, Key West, Florida 33040 (“Property”). The Property was formerly and commonly known as the “Tunnel” from its current use to an Automobile Sales and Service Dealership known as “Key West KIA”.

### **Existing development is depicted in attached surveys and plans, including:**

- Size of Site
- Buildings
- Structures
- Parking
- FEMA Flood Zones
- Topography
- Existing Stormwater
- Existing Vegetation
- Adjacent Land Uses
- Adjacent Buildings
- Adjacent Driveways
- Utility Locations

### **Proposed development is depicted in attached plans prepared by licensed architects, including:**

- Floor Plans
- Buildings
- Utility Locations
- Driveway Dimensions
- Building Elevations
- Parking
- Setbacks
- Garbage and Recycling
- Project Statistics

### **Key persons and entities involved:**

- Owner: Carl M. Herman Revocable Living Trust Dated 7/19/2002
- Authorized Agent: Smith | Oropeza, P.L.
- Architect: Peter Pike Architect
- Business Owners: Wellings Automotive, LLC, d/b/a Key West KIA

**Site Data:**

Minor exterior renovations are proposed to include a service bay for purposes of service, repair and maintenance of vehicles. Additionally, interior renovations to the existing structure and landscape improvements to the exterior are proposed.

**Additional Project Information:**

Key West KIA currently operates at 3424 North Roosevelt Boulevard, Key West, FL 33040. Key West KIA is proposing to move its current operation from a corridor which is predominantly hotels and professional offices to the proposed location, which is comprised of high intensity retail and wholesale operations.

**Intergovernmental Coordination:** Letters of coordination will be obtained for Waste Water, Potable Water and Solid Waste as part of the application process. In addition, any further coordination as necessitated by the Development Review Committee will be obtained.

**Specific Criteria for Conditional Use Approval:**

- **Characteristics of Proposed Use:**
  - **Scale and intensity of the proposed conditional use as measured by the following:**
    - **Floor Area Ratio:** 0.41.
    - **Traffic Generation:** Per the 8<sup>th</sup> Edition for Trip Generation the daily maximum number of trips would be 100.
    - **Square Feet of enclosed building:** 2,407 square feet.
    - **Proposed employment:** 4-6 employees.
    - **Proposed number and type of service vehicles:** None.
    - **Off-Street Parking Needs:** Pursuant to the Land Development Regulations, sixteen (16) off-street parking spaces, two (2) ADA parking spaces and four (4) bicycle parking spaces are to be provided. The applicant is meeting all of the parking requirements pursuant to the Land Development Regulations.
    - **Open Space:** 59.4%

- **Setbacks from adjacent properties (no changes to any existing setbacks):**
      - Front – 50 feet.
      - Side 1 – 152.15 feet.
      - Side 2 – 65 feet.
      - Side 3 – 0.29 feet.
      - Rear – 89.75 feet.
    - **Screening and buffers:** 5' W (933 LF); 30' W (183 LF) [10155 SF]
    - **Landscaped berms proposed to mitigate against adverse impacts to adjacent site:** Berms and upgrades to landscaping will be completed per approved plans by the City landscape coordinator.
  - **On or Off Site improvement needs generated by the proposed conditional:**
    - **Land Use Compatibility:** The proposed use of the Property is compatible with Section 122-416 of the Land Development Regulations. The Property is located in the Commercial District (CG). The intent of the CG district was to provide for general commercial uses which shall include commercial retail, highway-oriented sales and services and other general commercial activities. The proposed use is a highway-oriented sales model which complements the surrounding uses which include high intensity retail such as Home Depot, Walgreens, The Overseas Shopping Market and Key Plaza Shopping Center. The proposal subject to this application is permitted as a conditional use pursuant to Section 122-418(20) "Vehicular sales and related activities".
    - **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The proposed site is more than adequate to support the proposed use and existing infrastructure will service the proposed use.
    - **Proper Use of Mitigative Techniques:** The proposed use will not create negative impacts that require mitigation, therefore, no mitigative techniques are proposed.
    - **Hazardous Waste:** Used oil, tires and batteries will be stored in accordance with state and federal regulations. Regular disposals of all hazardous waste will occur with a licensed hazardous waste disposal company.
    - **Compliance with Applicable Laws and Ordinances:** The use will comply with all state, local and federal regulations.



- **Additional Criteria Applicable to Specific Land Uses:** The proposed conditional use does not fall within a conservation area or invoke any residential development.

**Analysis: Evaluation for Compliance with the Land Development Regulations (Concurrency Facilities and Other Utilities or Services):**

- **The anticipated public facility impacts of the proposed developments:** The proposed use is not expected or anticipated to impact public facilities more than the historical use of the property.
- **The ability of existing facilities to accommodate the proposed development at adopted level of service standards:** Currently existing facilities will be able to accommodate the proposed use at adopted level of service standards.
- **Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:** There are no existing facility deficiencies that will need to be corrected prior to completion of the proposed development.
- **The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:** There are no facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards.
- **The date such facility improvements or additions will need to be completed:** Not applicable.
- **Fire Protection:** The applicant will coordinate with the Key West Fire Department per any recommendations provided at the Development Review Committee.
- **Site Location and Character of Use:** The site is located along North Roosevelt Boulevard within a highly intense commercial corridor of Key West. The character surrounding the property is largely commercial in nature, including department stores, home improvement warehousing, grocery stores and various retail outlets. The site historically was that of an automotive related industry.
- **Location and screening of mechanical equipment, utility hardware and waste storage areas:** All mechanical equipment, utility hardware and waste storage will be contained in the service bay area out of sight from the general public.
- **Utility Lines:** No changes proposed.
- **Commercial and manufacturing activities conducted in enclosed buildings:** None.

- **Exterior Lighting:** Exterior lighting will be consistent with the historical lighting on the property.
- **Signs:** Signage shall be approved under Section 108-285 and coordinated with FDOT.
- **Pedestrian Sidewalks:** Per FDOT plans.
- **Loading Docks:** None.
- **Storage Areas:** All storage will occur within the service bay area.
- **On Site and Off Site Parking and Vehicular, Bicycle and Pedestrian Circulation:** Parking will be provided for in compliance with the Code for this particular property.
- **Housing:** There is no housing component associated with the conditional use.
- **Economic Resources:** The use of local economic resources is not associated with the conditional use.
- **Special Conditions:** Special conditions do not exist with respect to the conditional use.
- **Construction Management Plan and Inspection Schedule:** Construction shall comply with Section 108-248 of the code.
- **Open Space, Screening, Buffers and Landscaping:** There will be no change to open space. Landscaping and screening/buffers will be upgraded on the property.
- **Stormwater and Surface Water Management:** The property currently has no storm water or surface water management plan, and as such the storm water and storm water will be brought into compliance with the Code and approvals of such coordinated with the City Engineering office.
- **Flood Hazard Areas:** No changes proposed.
- **Utilities:** No changes are required.

**Concurrency Analysis:**

The following specific items are discussed and outlined:

1. Potable Water and Sanitary Sewer
2. Recreation
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

(1) **Potable Water and Sanitary Sewer**

Potable Water – Pursuant to Section 94-68 of the Code, nonresidential potable water requirements are 650 gallons per acre per day. The total capacity of potable water required for the current 1.65 acre property is 1,072.50 gallons per day. Additionally, it is important to note that the vast majority of this property will be utilized as car storage and therefore the needs for potable water are minimal.

Sanitary Sewer – Pursuant to Section 94-67 of the Code, the level of service required for nonresidential sanitary sewer is 660 gallons per acre per day. The total capacity required for the current 1.65 acre property is 1,089 gallons per day. Based on current usage of the City of Key West Wastewater treatment facility, the City has adequate capacity to support the wastewater needs of this project. Additionally, it is important to note that the vast majority of this property will be utilized as car storage and therefore the needs for sanitary sewer are minimal.

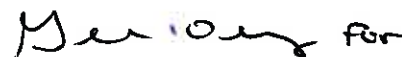
(2) **Recreation** – None applicable as no residential development is proposed.

(3) **Solid Waste** – Pursuant to Section 94-71 of the Code, the nonresidential solid waste disposal requirements are 6.37 pounds per employee per day. Therefore at a low end of four employees the solid waste demand will be 25.48 pounds per day and on the high end of six employees, 38.22 pounds per day. Waste Management currently has adequate capacity to handle the estimated loads of solid waste.

(4) **Drainage** - The proposed surface water and storm water plans delineated on the site plans will accommodate storm water and surface water needs without adversely impacting the City's adopted level of service for drainage.

(5) **Roads/Trip Generation** - Per the 8<sup>th</sup> Edition for Trip Generation the daily maximum number of trips would be 100.

Very Truly Yours,



Barton W. Smith, Esq.  
For the Firm

Enc.

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Jean D. Ward, 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:

2826 - 2834 N. Roosevelt Boulevard,  
*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.

Jean D. Ward  
*Signature of Authorized Representative*  
AS Trustee of Carl M. Herman Revocable Living Trust  
Subscribed and sworn to (or affirmed) before me on this 6/27/13 by  
*date*  
Jean. D. Ward  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL. Driver Lic as identification.

M. Oropesa  
*Notary's Signature and Seal*



Gregory Oropeza  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

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

I, Jean D. Ward as Trustee authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

smith | Oropesa, P.L.

*Please Print Name of Representative*

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

Jean D. Ward  
*Signature of Owner*

N/A.  
*Signature of Joint/Co-owner if applicable*

AS: Trustee of Carl M. Herman Revocable Living Trust.

Subscribed and sworn to (or affirmed) before me on this 6/27/13 by  
*date*

Jean D. Ward  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL Driver Lic as identification.

[Signature]  
*Notary's Signature and Seal*



Gregory Oropesa  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**Deed**



Return to:  
Name: THE CLOSING DEPT.  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1532000 08/01/2005 3:36PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared by: DEBBIE CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

08/01/2005 3:36PM  
DEED DOC STAMP CL: FP

\$0.70

Doc# 1532000  
Bk# 2137 Pg# 2351

# This Indenture

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 shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 2nd 15th day of October A. D. 2002

**Between,** CARL M HERMAN, a married man,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the first part, and  
CARL M. HERMAN, Trustee of the CARL M. HERMAN REVOCABLE LIVING TRUST, under Agreement  
dated July 19, 2002,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of  
TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars  
to him 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 his heirs and assigns forever, the following described land, situate lying and being in the County of  
Monroe State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO THE TRUSTEE AND ANY SUCCESSOR TRUSTEE TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, PURSUANT TO FS 689.071.

THE SUCCESSOR TRUSTEE NAMED IN THIS TRUST IS JEAN DORREEN WARD. ALL PERSONS SHALL BE ENTITLED TO RELY UPON THE VALIDITY OF ACTIONS BY SUCH SUCCESSOR TRUSTEE, INCLUDING THE SALE OR ENCUMBRANCE OF THIS LAND, UPON THE RECORDING OF A CERTIFICATE BY THE SUCCESSOR TRUSTEE, EXECUTED UNDER PENALTIES OF PERJURY, IN THE PUBLIC RECORDS OF THIS COUNTY CERTIFYING TO THE SUCCESSION.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED BY THIS WARRANTY DEED IS NOT HIS HOMESTEAD NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

Property Appraiser's Parcel Identification Number: 00066150-000100

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

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

**Signed, Sealed and Delivered in Our Presence:**

Witnesses:  
Deborah Condella

Printed Name DEBORAH CONDELLA

Phillip Condella

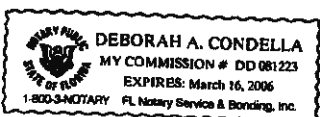
Printed Name PHILLIP CONDELLA

Carl M. Herman L.S.  
CARL M. HERMAN

\_\_\_\_\_  
L.S.

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of 2nd October 2002,  
by CARL M. HERMAN, who is/are personally known to me or who has/have produced  
as identification and who ~~did~~ (did not) take an oath.



Deborah A. Condella  
Signature  
DEBORAH A. CONDELLA  
Printed Name  
NOTARY PUBLIC

Doc# 1532000  
Bk# 2137 Pg# 2352

**Schedule "A"**

**Legal Description:**

A parcel of land on the Island of Key West and being a Part of Parcel 10 according to "Plat of Survey, Part of Lands Formerly Owned by Key West Improvement, Inc.", recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida; and being more particularly described as follows:

Begin at the Northeast corner of the said Parcel 10 and run thence S 52° 25'40" W along the South right of way line of North Roosevelt Boulevard for a distance of 100 feet; thence run S 37°34'20" E for a distance of 150 feet; thence run S 52°25'40" W for a distance of 50 feet; thence run S 37°34'20" E for a distance of 150 feet; thence run N 52°25'40" E for a distance of 150 feet; thence run N 37°34' 20" W for a distance of 300 feet back to the Point of Beginning, containing. 0.86 acre, more or less.

C.M.H.

MONROE COUNTY  
OFFICIAL RECORDS

Return to:  
Name THE CLOSING DEPT.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1532002 08/01/2005 3:36PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared by: DEBBIE CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

08/01/2005 3:36PM  
DEED DOC STAMP CL: FP

\$8.78

Doc# 1532002  
Bk# 2137 Pg# 2355

# This Indenture

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 shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 2nd 15<sup>th</sup> day of October A. D. 2002

~~Between~~, CARL M HERMAN, a married man,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the first part, and  
CARL M. HERMAN, Trustee of the CARL M. HERMAN REVOCABLE LIVING TRUST, under Agreement  
dated July 19, 2002,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the second part,

~~Witnesseth~~, that the said party of the first part, for and in consideration of the sum of  
TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION \_\_\_\_\_ Dollars  
to him 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 his heirs and assigns forever, the following described land, situate lying and being in the County of  
Monroe State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO THE TRUSTEE AND ANY SUCCESSOR TRUSTEE  
TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL  
PROPERTY DESCRIBED HEREIN, PURSUANT TO FS 689.071.

THE SUCCESSOR TRUSTEE NAMED IN THIS TRUST IS JEAN DORREEN WARD. ALL PERSONS SHALL BE  
ENTITLED TO RELY UPON THE VALIDITY OF ACTIONS BY SUCH SUCCESSOR TRUSTEE, INCLUDING THE SALE  
OR ENCUMBRANCE OF THIS LAND, UPON THE RECORDING OF A CERTIFICATE BY THE SUCCESSOR TRUSTEE,  
EXECUTED UNDER PENALTIES OF PERJURY, IN THE PUBLIC RECORDS OF THIS COUNTY CERTIFYING TO THE  
SUCCESSION.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED BY THIS WARRANTY DEED IS  
NOT HIS HOMESTEAD NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF  
THE STATE OF FLORIDA.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND  
IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

Property Appraiser's Parcel Identification Number: 00065640 - 000701 & 00065640 - 000700

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

~~In Witness Whereof~~, the said party of the first part has hereunto set his hand and seal the day and year first above  
written.

**Signed, Sealed and Delivered in Our Presence:**

Witnesses:

Deborah A. Condezza

Printed Name DEBORAH CONDELLA

Phillip Condezza

Printed Name PHILLIP CONDELLA

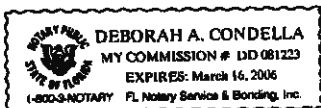
Carl M. Herman

CARL M. HERMAN L.S.

\_\_\_\_\_ L.S.

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 2nd 15<sup>th</sup> day of October 2002,  
by CARL M. HERMAN, who ~~is~~ is not personally known to me or who has/have produced \_\_\_\_\_  
identification and who ~~did~~ (did not) take an oath.



Deborah A. Condezza

Signature DEBORAH A. CONDELLA

Printed Name  
NOTARY PUBLIC

Return to:  
Name THE CLOSING DEPT.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1532002 08/01/2005 3:38PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared by: DEBBIE CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

08/01/2005 3:38PM  
DEED DOC STAMP CL: FP

\$0.70

Doc# 1532002  
Bk# 2137 Pg# 2355

# This Indenture

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 shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 2nd 15<sup>th</sup> day of October A. D. 2002

**Between,** CARL M HERMAN, a married man,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the first part, and  
CARL M. HERMAN, Trustee of the CARL M. HERMAN REVOCABLE LIVING TRUST, under Agreement  
dated July 19, 2002,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of  
TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION \_\_\_\_\_ Dollars  
to him 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 his heirs and assigns forever, the following described land, situate lying and being in the County of  
Monroe State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO THE TRUSTEE AND ANY SUCCESSOR TRUSTEE  
TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL  
PROPERTY DESCRIBED HEREIN, PURSUANT TO FS 689.071.

THE SUCCESSOR TRUSTEE NAMED IN THIS TRUST IS JEAN DORREEN WARD. ALL PERSONS SHALL BE  
ENTITLED TO RELY UPON THE VALIDITY OF ACTIONS BY SUCH SUCCESSOR TRUSTEE, INCLUDING THE SALE  
OR ENCUMBRANCE OF THIS LAND, UPON THE RECORDING OF A CERTIFICATE BY THE SUCCESSOR TRUSTEE,  
EXECUTED UNDER PENALTIES OF PERJURY, IN THE PUBLIC RECORDS OF THIS COUNTY CERTIFYING TO THE  
SUCCESSION.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED BY THIS WARRANTY DEED IS  
NOT HIS HOMESTEAD NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF  
THE STATE OF FLORIDA.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND  
IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

Property Appraiser's Parcel Identification Number: 00065640 - 000701 & 00065640 - 000700

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

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above  
written.

**Signed, Sealed and Delivered in Our Presence:**

Witnesses:  
Deborah A. Condezza

Printed Name DEBORAH CONDEZZA

Phillip Condezza

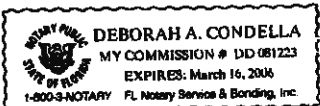
Printed Name PHILLIP CONDEZZA

Carl M. Herman L.S.  
CARL M. HERMAN

\_\_\_\_\_  
L.S.

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 2nd 15<sup>th</sup> day of October 2002,  
by CARL M. HERMAN, who is/are personally known to me or who has/have produced  
identification and who did/(did not) take an oath.



Deborah A. Condezza  
Signature DEBORAH A. CONDEZZA  
Printed Name  
NOTARY PUBLIC

**Schedule "A"**

**Legal Description:**

On the Island of Key West and Part of Parcel 9 of "Plat of survey of Lands on the Island of Key West, Monroe County, Florida", as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, and being described more particularly by metes and bounds as follows:

Begin at the Northwest corner of the said Parcel 9 and run thence North 52° 25' 40" East along the North boundary of the said Parcel 9 for a distance of 97.29 feet to a point; thence run South 37° 34' 20" East for a distance of 200 feet to a point; thence run South 52° 25' 40" West for a distance of 97.29 feet to a point; thence run North 37° 34' 20" West for a distance of 200 feet back to the Point of Beginning.

C. M. W.

MONROE COUNTY  
OFFICIAL RECORDS

**Schedule "A"**

**Legal Description:**

On the Island of Key West and Part of Parcel 9 of "Plat of survey of Lands on the Island of Key West, Monroe County, Florida", as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, and being described more particularly by metes and bounds as follows:

Begin at the Northwest corner of the said Parcel 9 and run thence North 52° 25' 40" East along the North boundary of the said Parcel 9 for a distance of 97.29 feet to a point; thence run South 37° 34' 20" East for a distance of 200 feet to a point; thence run South 52° 25' 40" West for a distance of 97.29 feet to a point; thence run North 37° 34' 20" West for a distance of 200 feet back to the Point of Beginning.

C. M. W.

MONROE COUNTY  
OFFICIAL RECORDS

Return to:  
Name THE CLOSING DEPT.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Deed 1532001 08/01/2005 3:36PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE  
08/01/2005 3:36PM  
DEED DOC STAMP CL: FP \$0.70

This Instrument Prepared by: DEBBIE CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL 33040

Deed 1532001  
Bk# 2137 Pg# 2353

# This Indenture

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 shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if used, the term "nots" shall include all the nots herein described if more than one

Made this 2nd 15<sup>th</sup> day of October A. D. 2002

**Between,** CARL M HERMAN, a married man,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the first part, and  
CARL M. HERMAN, Trustee of the CARL M. HERMAN REVOCABLE LIVING TRUST, under Agreement  
dated July 19, 2002,  
whose address is 1809 Venetia Street, Key West, Florida 33040

of the County of Monroe, in the State of Florida, party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION \_\_\_\_\_ Dollars to him 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 his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO THE TRUSTEE AND ANY SUCCESSOR TRUSTEE TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, PURSUANT TO FS 689.071.

THE SUCCESSOR TRUSTEE NAMED IN THIS TRUST IS JEAN DORREEN WARD. ALL PERSONS SHALL BE ENTITLED TO RELY UPON THE VALIDITY OF ACTIONS BY SUCH SUCCESSOR TRUSTEE, INCLUDING THE SALE OR ENCUMBRANCE OF THIS LAND, UPON THE RECORDING OF A CERTIFICATE BY THE SUCCESSOR TRUSTEE, EXECUTED UNDER PENALTIES OF PERJURY, IN THE PUBLIC RECORDS OF THIS COUNTY CERTIFYING TO THE SUCCESSION.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED BY THIS WARRANTY DEED IS NOT HIS HOMESTEAD NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

Property Appraiser's Parcel Identification Number:

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

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

**Signed, Sealed and Belivered in Our Presence:**

Witnesses:

Deborah Condezza

Printed Name DEBORAH CONDEZZA

Phillip Condezza

Printed Name PHILLIP CONDEZZA

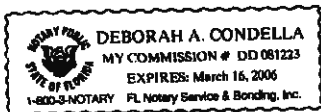
Carl M. Herman L.S.  
CARL M. HERMAN

\_\_\_\_\_  
L.S.

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 2nd day of October 2002,  
by CARL M. HERMAN, who is/are personally known to me or who has/have produced  
as identification and who did (did not) take an oath.

Deborah A. Condezza  
Signature  
DEBORAH A. CONDEZZA  
Printed Name  
NOTARY PUBLIC



**Schedule "A"**

**Legal Description:**

Commencing at the southwest corner of Parcel 9 "PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AS INDICATED AND DESCRIBED", as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida, and the Point of Beginning of the parcel of land being described herein; from the said Point of Beginning, run north 37 deg. 34 min. 20 sec. west for a distance of 600 feet to a point on the southeasterly right of way line (curb line) of Roosevelt Boulevard; thence bear south 52 deg. 25 min. and 40 sec. west along the southeasterly right of way line (curb line) of Roosevelt Boulevard for a distance of 50 feet to a point; thence bear south 37 deg. 34 min. and 20 sec. east for a distance of 600 feet to a point; thence bear north 52 deg. 25 min. and 40 sec. east for a distance of 50 feet back to the Point of Beginning.

C. M. A.



# Survey

# This Indenture # 607 PAGE 182

63438

Please note here, the term "party" shall include the heirs, legal representatives, successors and assigns of the grantor except where the title of the grantor appears thereon in the title, and the term "land" shall include all the more or less described of more than one.

Made this 3 day of FEBRUARY A. D. 1975  
Between The City of Key West, Florida, a municipal corporation

DOCUMENTARY SURTAX FLORIDA  
\$33.55  
\$0.36  
FLORIDA DEPT. OF REVENUE  
TALLAHASSEE, FLORIDA

and Monroe and State of Florida, of the County of Monroe and State of Florida, party of the first part,

and Carl Herman  
1408 Grinnell Street  
Key West, Florida

MONROE and State of FLORIDA, of the County of Monroe and State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

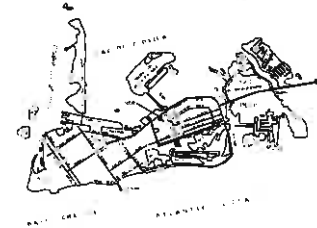
THIS INSTRUMENT PREPARED BY  
MARQUEL W. JAMES, ATTORNEY AT LAW  
418 PLEASANT ST., KEY WEST, FLA. 33040

Commencing at the southwest corner of Parcel 9 "PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AS INDICATED AND DESCRIBED as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida, and the Point of Beginning of the parcel of land being described herein; from the said Point of Beginning, run north 37 deg. 34 min. 20 sec. west for a distance of 600 feet to a point on the southeasterly right of way line (curb line) of Roosevelt Boulevard; thence bear south 52 deg. 25 min. and 40 sec. west along the southeasterly right of way line (curb line) of Roosevelt Boulevard for a distance of 50 feet to a point; thence bear south 37 deg. 34 min. and 20 sec. east for a distance of 600 feet to a point; thence bear north 52 deg. 25 min. and 40 sec. east for a distance of 50 feet back to the Point of Beginning.

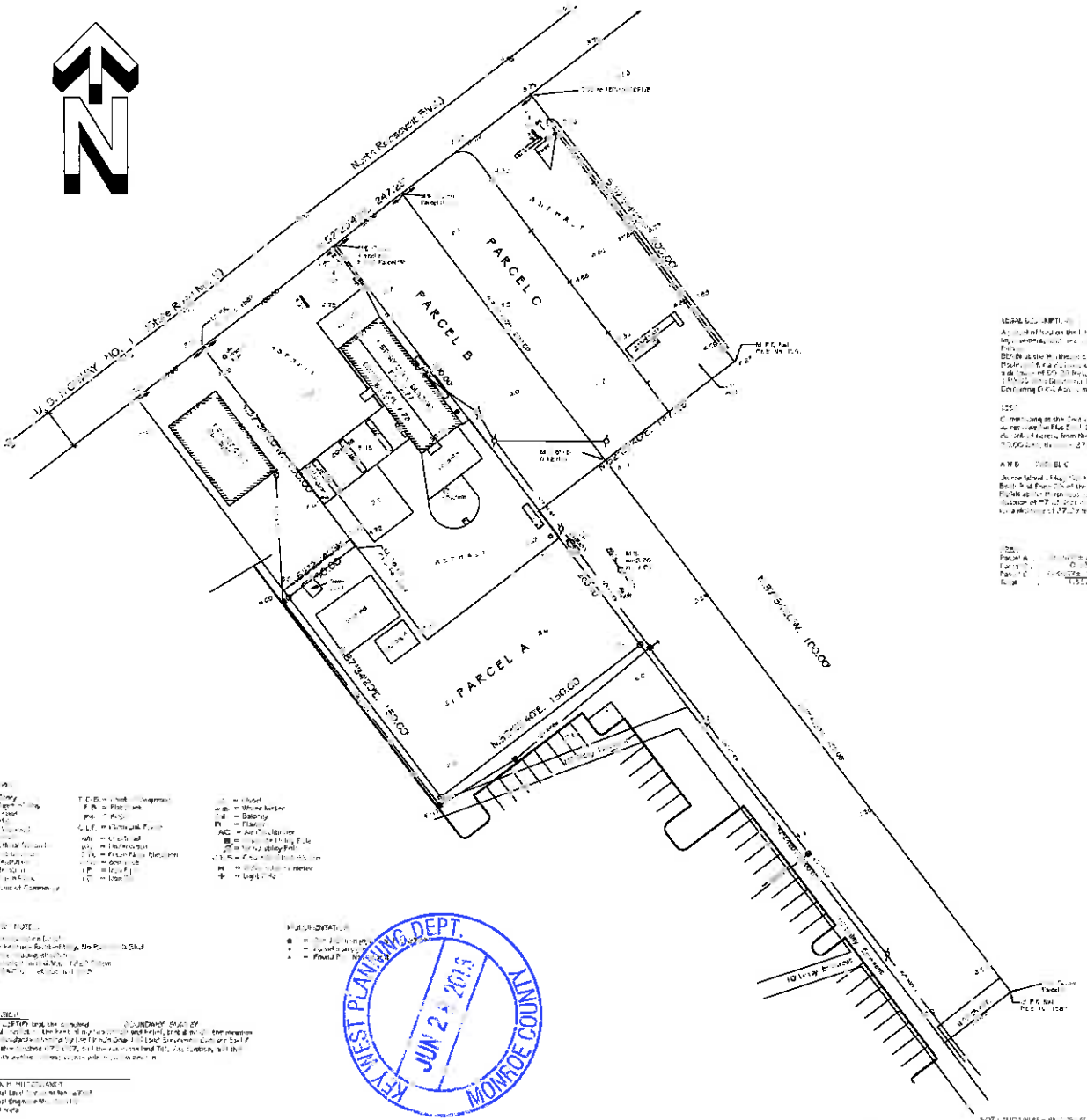
OUR RECORDS SECTION  
MONROE COUNTY FLORIDA  
PH 2:57  
WHITE

To Have and to Hold the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, unto all the estate, right, title, interest and claim whatsoever of the said party of the second part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.



**LOCATION MAP**  
City of Key West &  
Stock Island



**LEGEND - PART 1 - PARCEL A**  
 Aerial photograph of Parcel A, showing existing and proposed structures, as well as proposed improvements, including a parking lot and a new building. Parcel A is located on the east side of North Rindge Blvd., between North Rosemary Blvd. and North Grove Blvd. Parcel A is approximately 100 feet wide and 150 feet deep. The plan shows the existing structure, the proposed structure, and the proposed parking lot. The plan also shows the proposed improvements, including a new building and a parking lot. The plan is drawn to scale and shows the proposed improvements in detail. The plan is drawn to scale and shows the proposed improvements in detail.

**LEGEND - PART 2**  
 Aerial photograph of Parcel B, showing existing and proposed structures, as well as proposed improvements, including a parking lot and a new building. Parcel B is located on the east side of North Rindge Blvd., between North Rosemary Blvd. and North Grove Blvd. Parcel B is approximately 100 feet wide and 150 feet deep. The plan shows the existing structure, the proposed structure, and the proposed parking lot. The plan also shows the proposed improvements, including a new building and a parking lot. The plan is drawn to scale and shows the proposed improvements in detail. The plan is drawn to scale and shows the proposed improvements in detail.

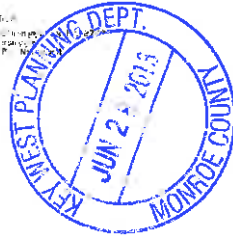
**LEGEND - PART 3**  
 Aerial photograph of Parcel C, showing existing and proposed structures, as well as proposed improvements, including a parking lot and a new building. Parcel C is located on the east side of North Rindge Blvd., between North Rosemary Blvd. and North Grove Blvd. Parcel C is approximately 100 feet wide and 150 feet deep. The plan shows the existing structure, the proposed structure, and the proposed parking lot. The plan also shows the proposed improvements, including a new building and a parking lot. The plan is drawn to scale and shows the proposed improvements in detail. The plan is drawn to scale and shows the proposed improvements in detail.

- Parcel A: 100' x 150'
- Parcel B: 100' x 150'
- Parcel C: 100' x 150'

Scale: 1" = 100'

- ABBREVIATIONS**
- R - Right of Way
  - E - Easement
  - W - Wall
  - G - Garage
  - W - Window
  - C - Corner
  - W - Window
  - D - Door
  - M - Mechanical
  - W - Window
  - D - Door
  - M - Mechanical
  - R - Right of Way
  - E - Easement
  - W - Wall
  - G - Garage
  - W - Window
  - C - Corner
  - W - Window
  - D - Door
  - M - Mechanical
  - R - Right of Way
  - E - Easement
  - W - Wall
  - G - Garage
  - W - Window
  - C - Corner
  - W - Window
  - D - Door
  - M - Mechanical

**NOTICE OF NOTE**  
 North arrow is shown in the upper left corner of the plan. The plan is drawn to scale and shows the proposed improvements in detail. The plan is drawn to scale and shows the proposed improvements in detail.



**BOUNDARY SURVEY**  
 The boundary survey was conducted on June 2, 2013. The survey was conducted by a professional land surveyor and shows the boundary lines of the parcels. The survey was conducted to the satisfaction of the surveyor and the parties to the survey. The survey was conducted to the satisfaction of the surveyor and the parties to the survey.

**CONTRACT INFORMATION**  
 The contract for the survey was awarded to the surveyor on June 2, 2013. The contract was awarded to the surveyor and the parties to the survey. The contract was awarded to the surveyor and the parties to the survey.

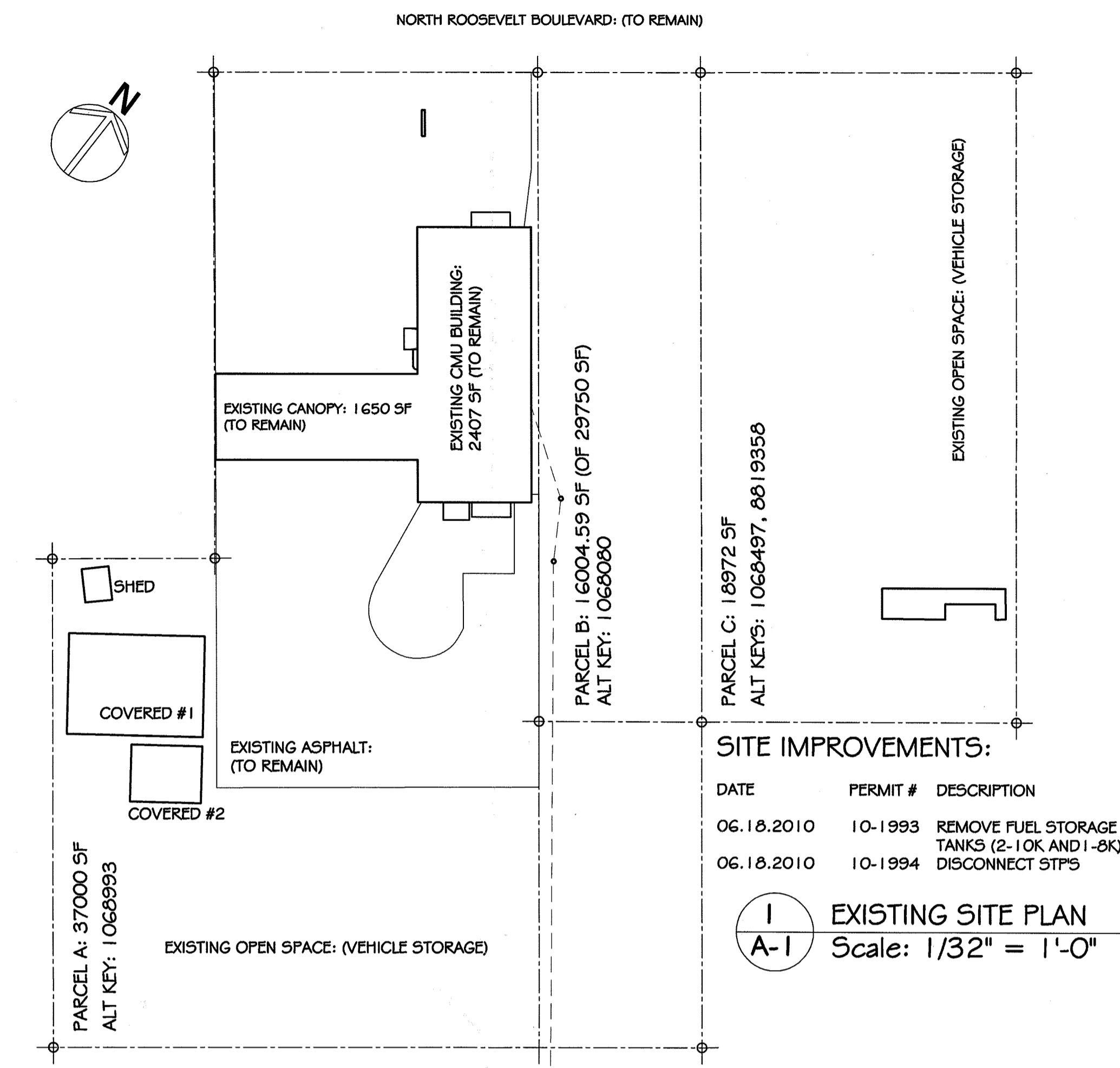
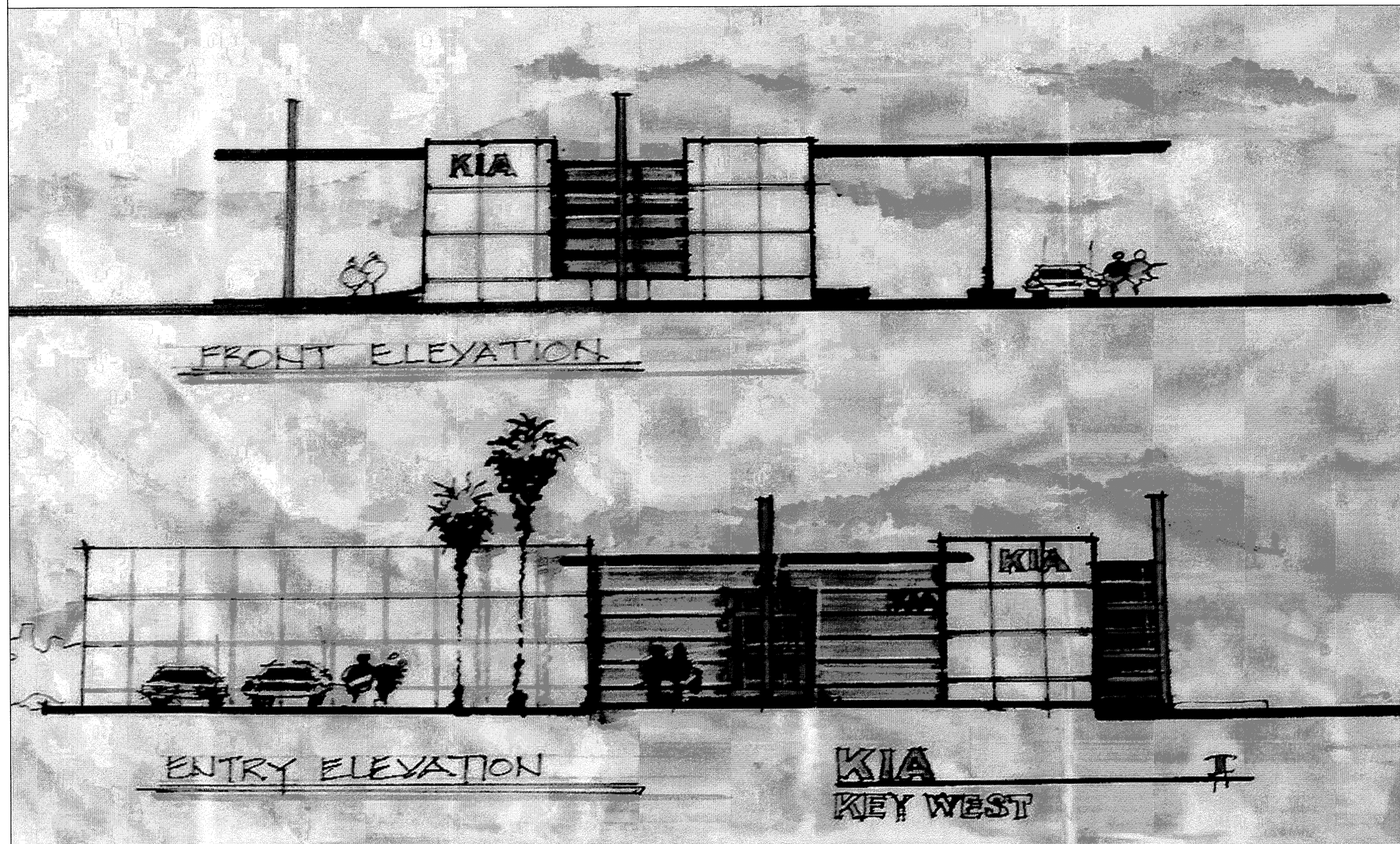
NOT TO SCALE - SEE PLAN FOR DETAILS

Key West Planning Dept.	100' x 150'
Parcel A	100' x 150'
Parcel B	100' x 150'
Parcel C	100' x 150'
Scale	1" = 100'

# Site Plans

# KEY WEST KIA DEALERSHIP

2826 NORTH ROOSEVELT BOULEVARD  
KEY WEST, FLORIDA 33040



**SITE IMPROVEMENTS:**

DATE	PERMIT #	DESCRIPTION
06.18.2010	10-1993	REMOVE FUEL STORAGE TANKS (2-10K AND 1-8K)
06.18.2010	10-1994	DISCONNECT STPS

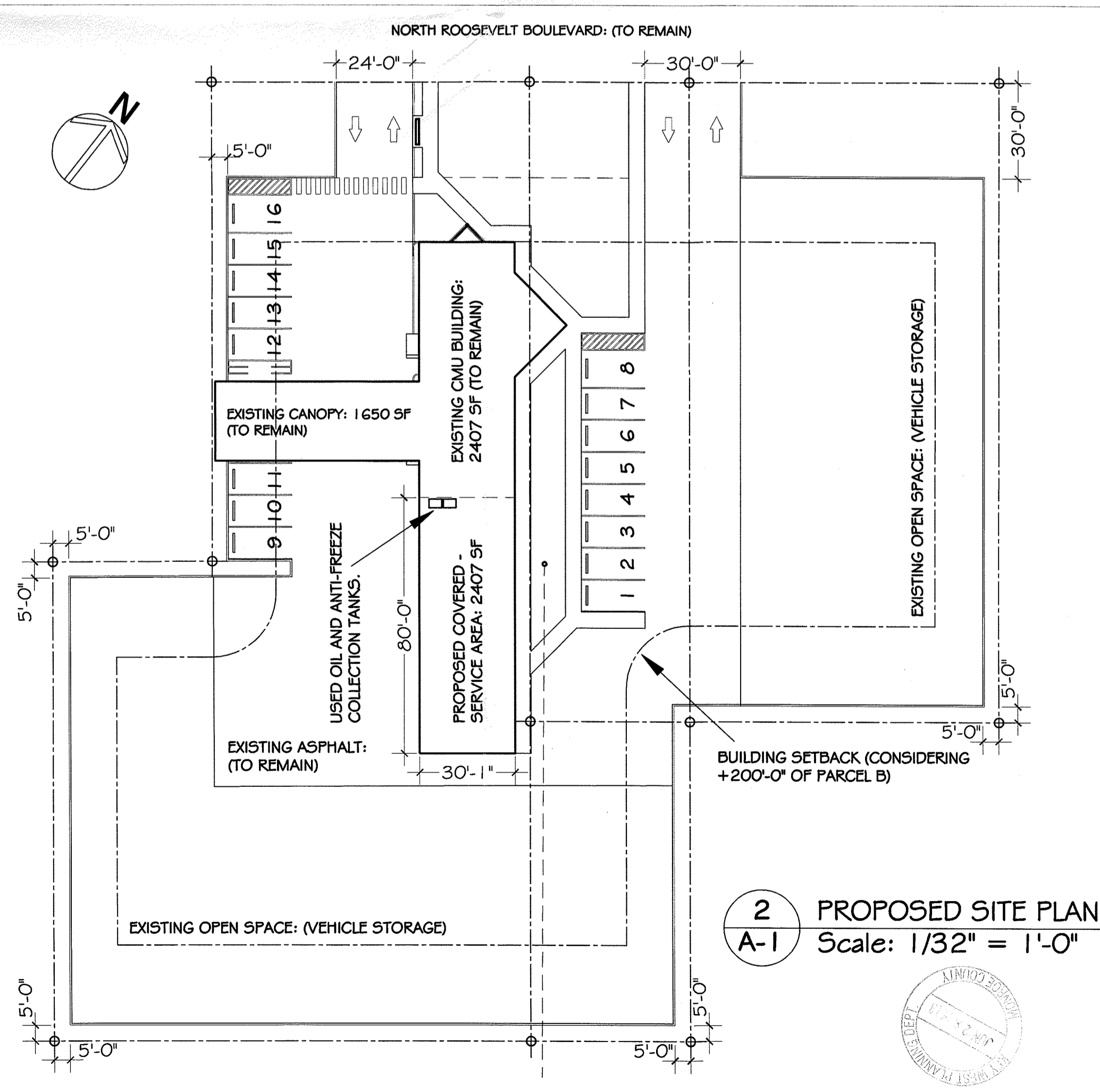
**1**  
**A-1** EXISTING SITE PLAN  
Scale: 1/32" = 1'-0"

## SHEET SCHEDULE

SHEET	CONTENT
A-1	EXISTING & PROPOSED SITE PLANS & SITE DATA
A-2	EXISTING & PROPOSED FLOOR PLANS
A-3	EXISTING & PROPOSED ELEVATIONS (NORTHEAST)
A-4	EXISTING & PROPOSED ELEVATIONS (SOUTHWEST)

## PROPOSED KIA DEALERSHIP SITE DATA: 05.31.2013

SITE ANALYSIS - EXISTING		SITE ANALYSIS - REQUIRED		SITE ANALYSIS - PROPOSED		COMPLIANT
ZONE:	CG	ZONE:	CG	ZONE:	CG	YES (NO CHANGES)
AREA:	71976.59 SF (1.65 AC)	MIN. AREA:	15000 SF	AREA:	71976.59 (1.65 AC)	YES (NO CHANGES)
WIDTH:	247' # 200'	MIN. WIDTH:	150'	WIDTH:	247' # 200'	YES (NO CHANGES)
DEPTH:	300' # 200'	MIN. DEPTH:	100'	DEPTH:	300' # 200'	YES (NO CHANGES)
IMPERVIOUS:	23660 SF (32.87%)	IMPERVIOUS:	60%	IMPERVIOUS:	29601 SF (41.13%)	YES
CMU STRUCTURE:	2407 SF			CMU STRUCTURE:	2407 SF	
CANOPY:	1650 SF			CANOPY:	1650 SF	
COVERED #1:	1228 SF			NEW CANOPY:	2407 SF	
COVERED #2:	360 SF			ASPHALT:	17930 SF	
SHED:	85 SF			NEW ASPHALT:	4913 SF	
ASPHALT:	17930 SF					
BLDG. COV.:	6398 SF (8.88%)	MAX. BLDG. COV.:	40% (28790 SF)	BLDG. COV.:	6660 SF (9.25%)	YES
CMU STRUCTURE:	2407 SF			CMU STRUCTURE:	2407 SF	
CANOPY:	1650 SF			CANOPY:	1650 SF	
COVERED #1:	1228 SF			NEW CANOPY:	2407 SF	
COVERED #2:	360 SF			ENTRY:	196 SF	
SHED:	85 SF					
SETBACKS:						
FRONT:	50'	FRONT:	30'	FRONT:	50'	YES (NO CHANGES)
SIDE #1:	152.15'	SIDE #1:	20'	SIDE #1:	152.15'	YES (NO CHANGES)
SIDE #2:	65'	SIDE #2:	20'	SIDE #2:	65'	YES (NO CHANGES)
SIDE #3:	0.29'	SIDE #3:	20'	SIDE #3:	0.29'	NO (NO CHANGES)
REAR:	169.75'	REAR:	30'	REAR:	89.75'	YES
HEIGHT:	16'	MAX. HEIGHT:	40'	HEIGHT:	15.25'	YES
F.A.R.:	0.25	MAX. F.A.R.:	0.80	F.A.R.:	0.41	YES
FLOOD ZONE:	AE (ELEVATION 8)					
PARKING:	0	PARKING:	16	PARKING:	16	YES
ADA SPACES:	0	ADA SPACES:	2	ADA SPACES:	2	YES
BICYCLE SPACES:	0	BICYCLE SPACES:	4	BICYCLE SPACES:	4	YES



**2**  
**A-1** PROPOSED SITE PLAN  
Scale: 1/32" = 1'-0"

REVISIONS	DATE

**PETER PIKE ARCHITECT**  
© COPYRIGHTED DRAWINGS

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT: RENOVATION OF FILLING STATION  
**KEY WEST KIA**  
2826 NORTH ROOSEVELT BLVD.  
KEY WEST, FL 33040

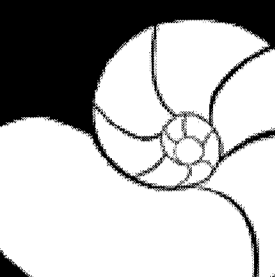
DRAWING TITLE:  
**PROPOSED & EXISTING  
SITE PLANS & SITE DATA**

PROJECT NUMBER:  
13.16  
DRAWN: AAC  
CHECKED: FMP  
DATE: 06.19.2013

SHEET #  
**A-1**

PETER M. PIKE FLA. REGISTRATION # ARO015193

REVISIONS	DATE



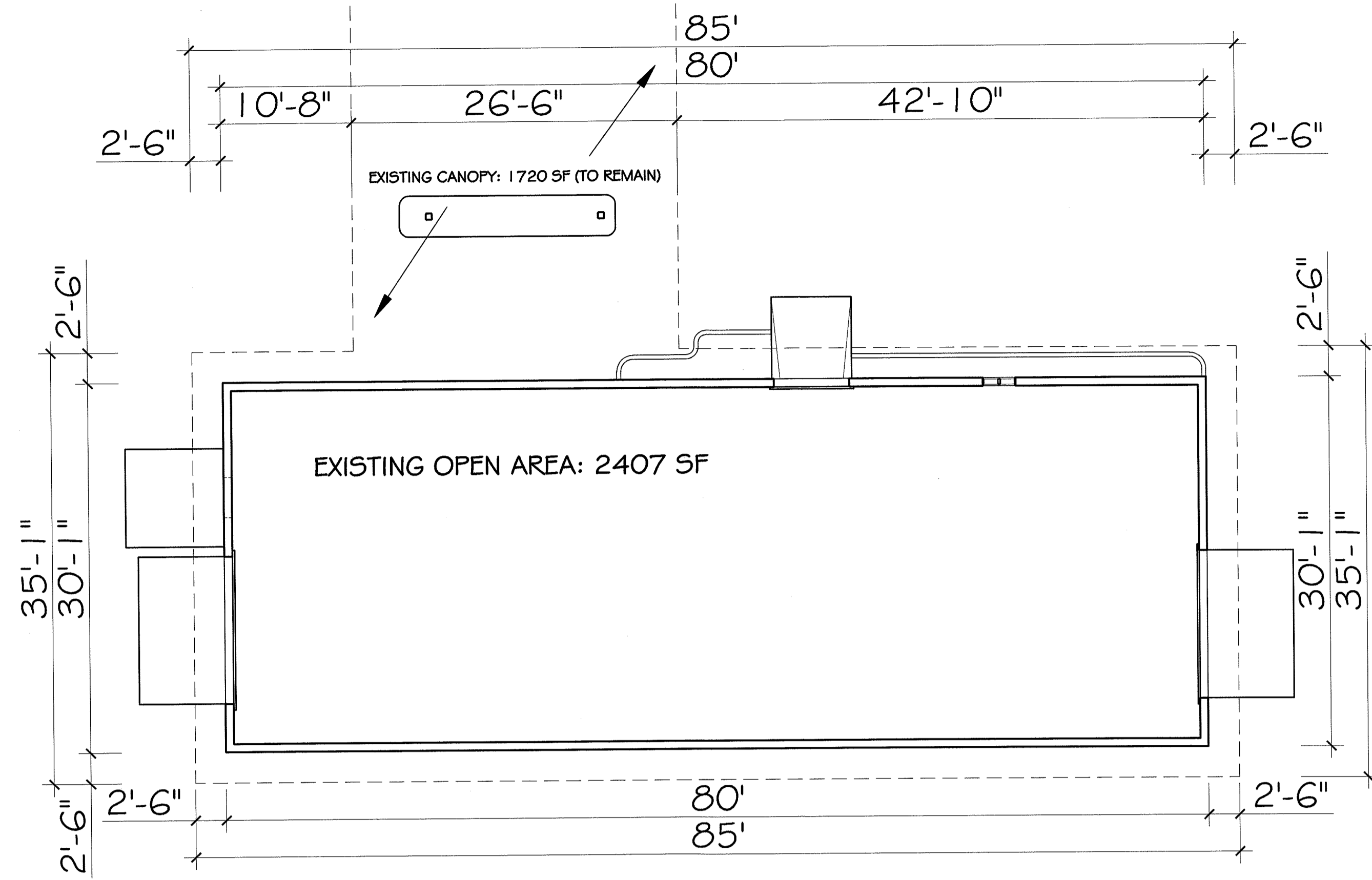
**PETER PIKE ARCHITECT**  
 © COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

PROJECT:  
 RENOVATION OF FILLING STATION  
**KEY WEST KIA**  
 2826 NORTH ROOSEVELT BLVD.  
 KEY WEST, FL 33040

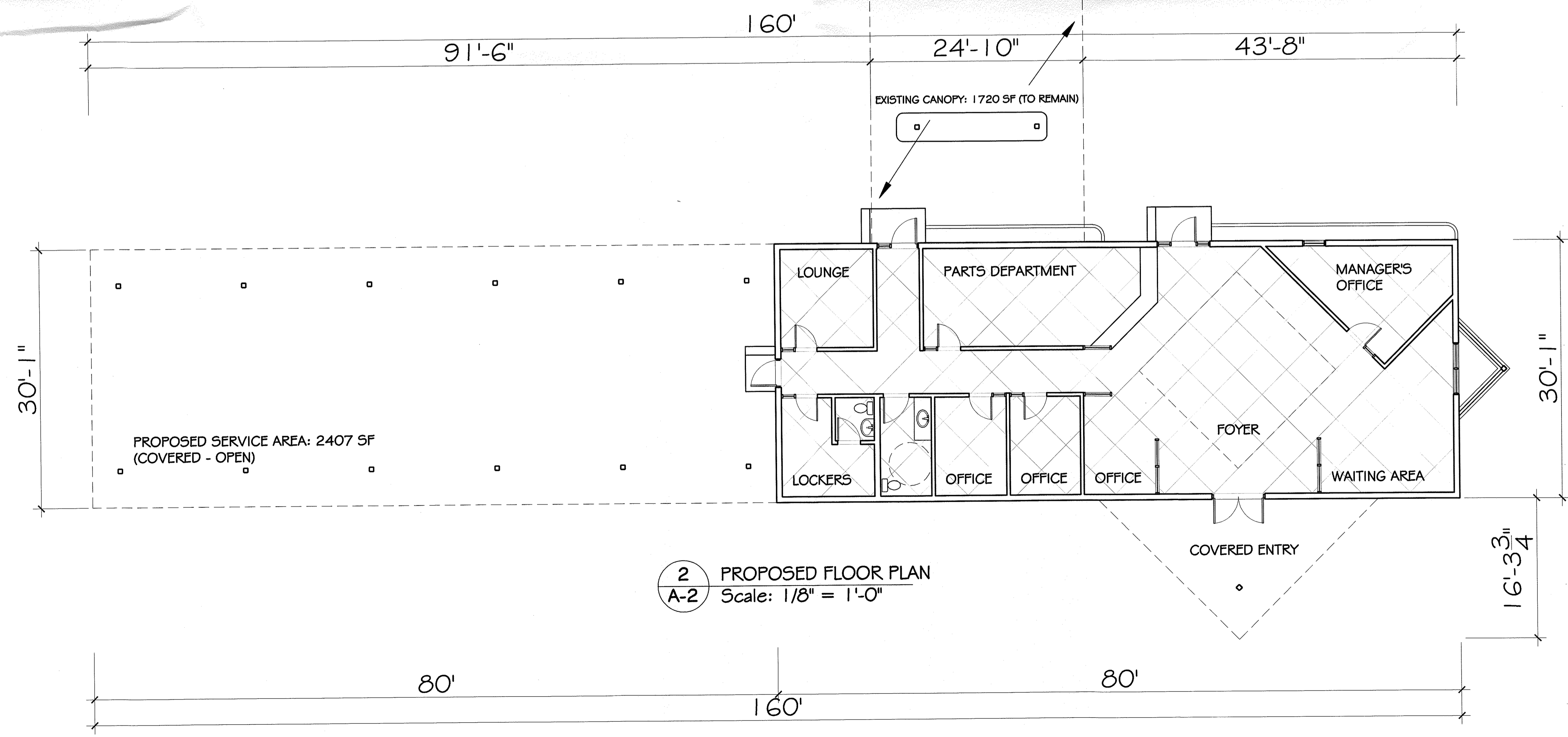
DRAWING TITLE:  
**PROPOSED & EXISTING FLOOR PLANS**

PROJECT NUMBER:  
 13.16  
 DRAWN: AAO  
 CHECKED: PMP  
 DATE: 06.19.2013

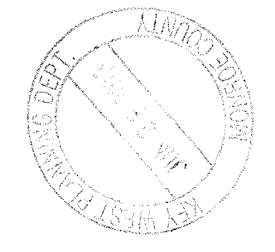
SHEET #  
**A-2**



1 EXISTING FLOOR PLAN  
 A-2 Scale: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN  
 A-2 Scale: 1/8" = 1'-0"



REVISIONS	DATE



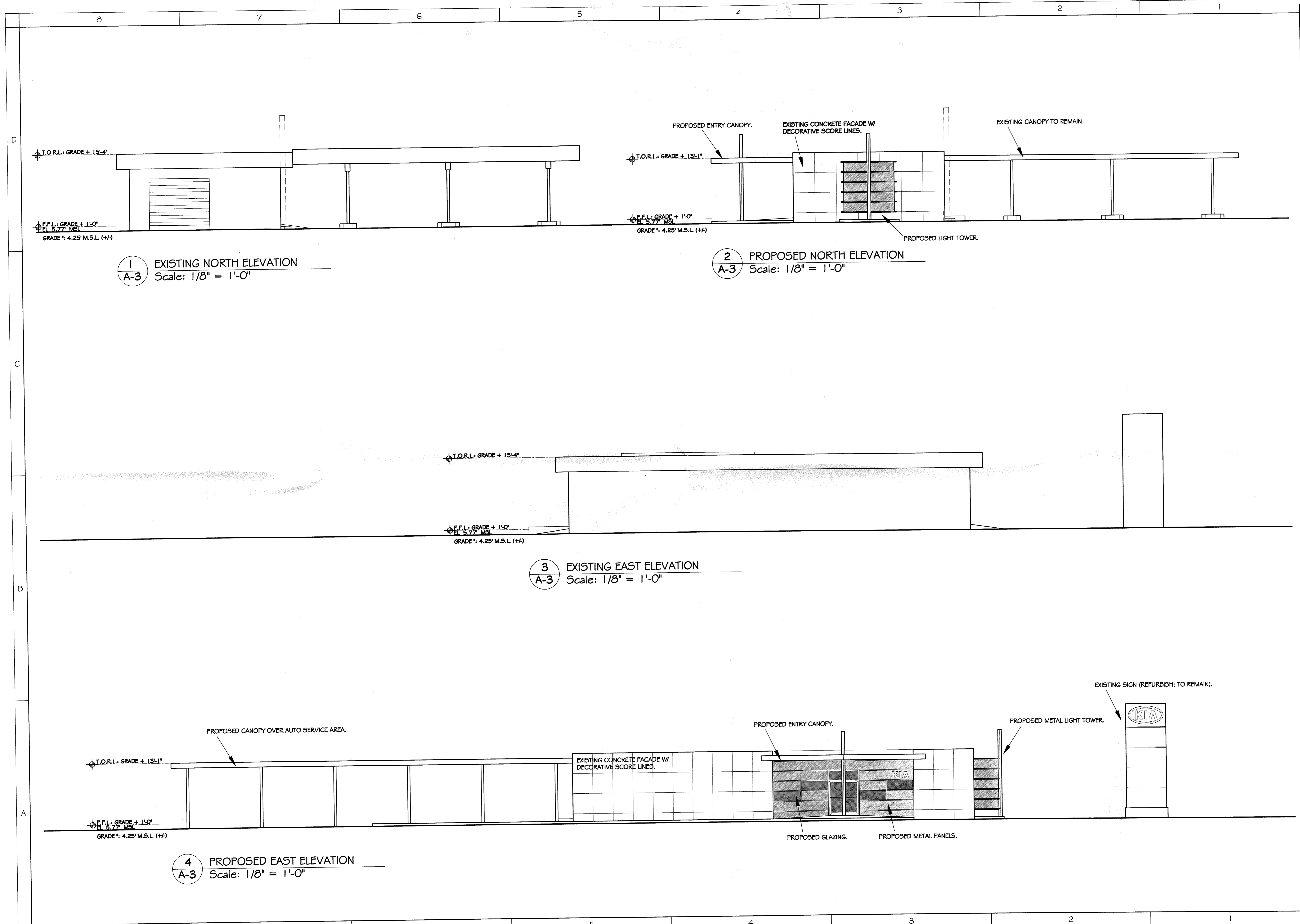
**PETER PIKE ARCHITECT**  
 © COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

PROJECT: RENOVATION OF FILLING STATION  
**KEY WEST KIA**  
 2826 NORTH ROOSEVELT BLVD.  
 KEY WEST, FL 33040

DRAWING TITLE:  
**PROPOSED & EXISTING ELEVATIONS**

PROJECT NUMBER: 13.16  
 DRAWN: AAO  
 CHECKED: PMP  
 DATE: 06.19.2013

SHEET #  
**A-3**



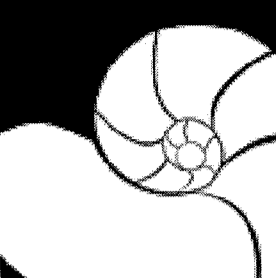
1 EXISTING NORTH ELEVATION  
 A-3 Scale: 1/8" = 1'-0"

2 PROPOSED NORTH ELEVATION  
 A-3 Scale: 1/8" = 1'-0"

3 EXISTING EAST ELEVATION  
 A-3 Scale: 1/8" = 1'-0"

4 PROPOSED EAST ELEVATION  
 A-3 Scale: 1/8" = 1'-0"

REVISIONS	DATE



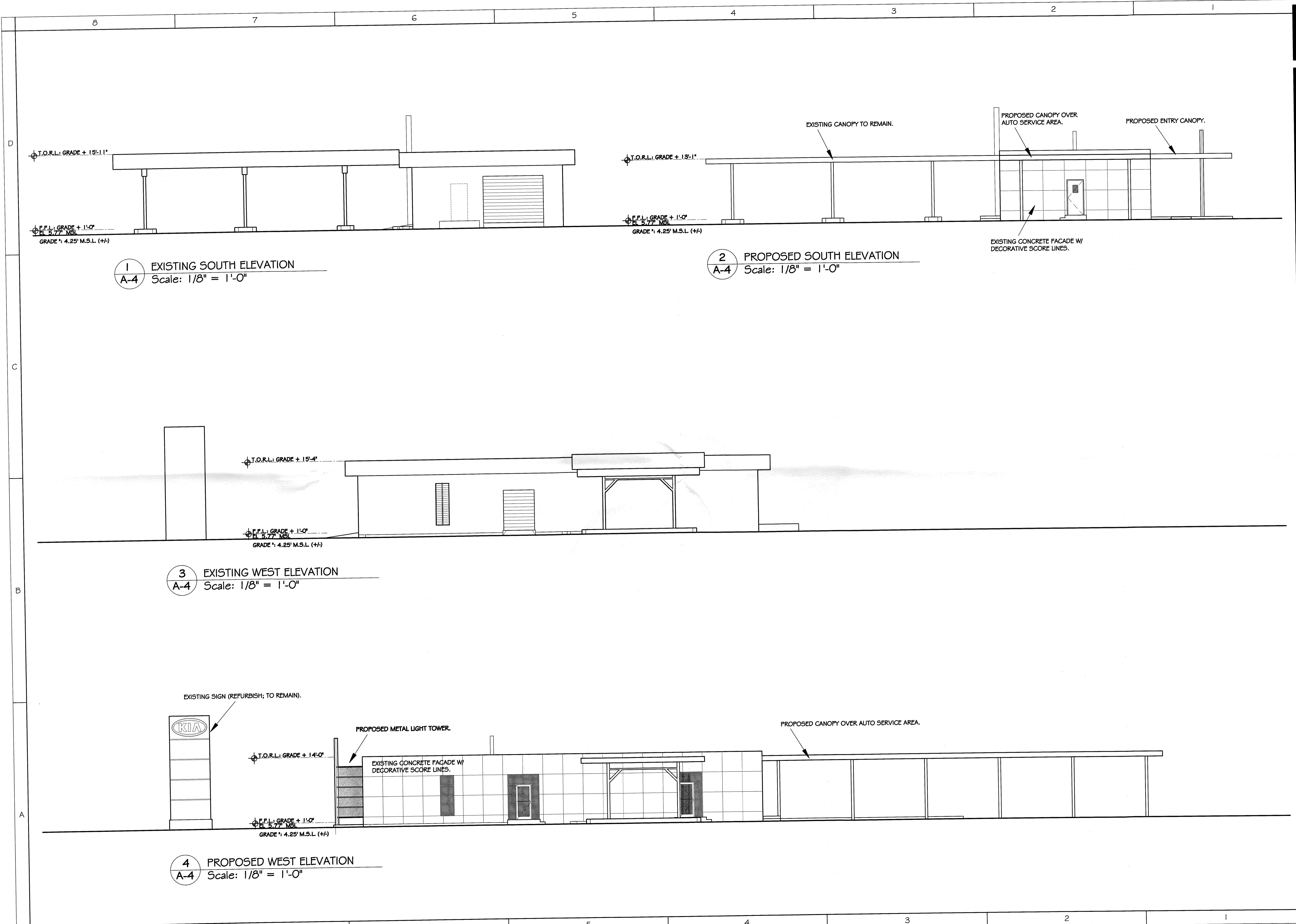
**PETER PIKE ARCHITECT**  
 © COPYRIGHTED DRAWING  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

PROJECT: RENOVATION OF FILLING STATION  
**KEY WEST KIA**  
 2826 NORTH ROOSEVELT BLVD.  
 KEY WEST, FL 33040

DRAWING TITLE:  
**PROPOSED & EXISTING ELEVATIONS**

PROJECT NUMBER: 13.16  
 DRAWN: AAO  
 CHECKED: PMP  
 DATE: 06.19.2013

SHEET #  
**A-4**



**1** EXISTING SOUTH ELEVATION  
 A-4 Scale: 1/8" = 1'-0"

**2** PROPOSED SOUTH ELEVATION  
 A-4 Scale: 1/8" = 1'-0"

**3** EXISTING WEST ELEVATION  
 A-4 Scale: 1/8" = 1'-0"

**4** PROPOSED WEST ELEVATION  
 A-4 Scale: 1/8" = 1'-0"



**DRC**  
**Minutes & Comments**

HARC PLANNER: No Comments

ENGINEERING: Ms. Ignaffo spoke about the ADA parking spaces on the property. She asked that the ADA spaces be allocated on site in accordance with the number of spaces that are currently there and providing accessible routes to the building and that the existing parking bicycle rack be located on the site. Please provide a parking area plan that shows ADA accessible parking spaces on the shortest accessible route to the restaurant building, office building, and ADA accessible hotel rooms, in accordance with the Florida Building Code: Accessibility.

The Site Plan proposes locating rental scooter parking where the bicycle rack is located. Please show the new location for the employee and visitor bicycle rack on the Site Plan.

FIRE DEPARTMENT: Lt.Barroso had concerns about storing flammable liquids, batteries, tires, etc. and an improved storage for fire extinguishers in proximity to the guest rooms.

POLICE DEPARTMENT: Officer Torrence asked where the practice area for the scooter rental was. He stated by ordinance an area is required.

The applicant stated there currently was not an area but he would look into it. He would look into the other concerns as stated.

PLANNING DIRECTOR: Mr. Craig stated since this would be for guests only there should be no outdoor signage for rental to the public. Mr. Craig also asked Mr. Cunningham to check on existing license for jet-ski rentals for guests and any restriction on signage. Mr. Craig also had concerns about the practice area for the scooters.

KEYS ENERGY SERVICES: No objections

10) Conditional Use – 2826 – 2832 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080)-A request for conditional use approval to operate an automobile sales and service at property located in the CG zoning district per Section 1222-418(20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title for the Conditional Use. Mr. Cunningham presented the item as this was "The Tunnel" property and a KIA dealership would be opened there. There would be site modifications and improvements and an addition on the building. There would be 16 off-street parking spaces, 2 ADA and additionally 4 bicycle parking spaces. This is an appropriate location for a car dealership.

SUSTAINABILITY COORDINATOR: No comment

URBAN FORESTER: Ms. DeMaria stated if any trees or vegetation was to be on the property that the applicant should check with her office.

HARC PLANNER: No comments

ENGINEERING: Ms. Ignaffo commented on storage of fluids and they should be stored on a spill containment pallet and have all necessary fire protection measures in place. The location for trash and recycling is not noted on the site plan and stormwater management plan is not shown on the application. She stated Mr. Pike would be providing one. The landscape is not shown and the pavement is not shown. She is asking for a specific parking lot plan. She stated there are no dimensions for the ADA parking spaces. Ms. Ignaffo also mentioned driveway entrances and to coordinate with the FDOT.

#### Stormwater Drainage

Please provide a stormwater management plan, in accordance with City of Key West Code of Ordinances, Sec. 108-711, that contains the first flush of runoff equivalent to the first inch over the project site area.

#### Solid Waste

Oil and hydraulic fluid waste and materials shall be stored and transported consistent with best management principles and practices, i.e., incorporate spill containment pallets and fire protection measures in storage areas and licensed waste haulers.

Show the location for trash storage areas. Dumpster location shall be screened, pursuant to Sec. 108-279. Trash storage areas shall be sized to include garbage and recycling storage.

#### Parking Area

Please provide a parking plan for the upland area, in conformance with Chapter 108, Article VII, including stormwater drainage system, lighting plan, and landscape waiver.

#### Driveway

The proposed site plan shows two driveways located less than 100 feet apart, which may create safety and operational hazards. Multiple driveway connections for a single parcel, including adjacent properties under common use, may be allowed with Florida Department of Transportation approval. Please coordinate driveway access entrances with FDOT.

#### ADA Accessibility

ADA accessible routes from the ADA accessible spaces and North Roosevelt Boulevard are not shown on the proposed site plan. Please indicate accessible routes and provide width dimensions.

at this time.

**POLICE DEPARTMENT:** Officer Torrence commented on the driveways and coordination with FDOT. He also observed that with heavy rains there may be ponding on the street and he did not know if the new roadway would improve this problem but to not place the cars too close to the roadway.

**PLANNING DIRECTOR:** Mr. Craig echoed Engineering's concerns regarding the entrances being coordinated with FDOT and questioned the two entrances being only 50 feet apart. He didn't think two were necessary at this location.

**!<EYS ENERGY SERVICES:** Applicant will need to provide a site plan and project review form for all electrical loads, thus to ensure the applicant and surrounding customers have adequate power.

Greg Oropeza, 138 Simonton Street, for the applicant. Mr. Oropeza stated they had met with FDOT and had no objections to one larger curb-cut. A revised site plan had been submitted that included landscaping, lighting and better references to the drainage. All car parking storage would remain unpaved to help with the drainage. There would be landscaping and lighting. He stated KIA has a 20-year commitment to this property. He said the service area was covered and open-aired.

Mr. Cunningham verified this would also come before the Tree Commission.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 11:31 a.m.

*e Ja*  
Susan P. Harrison, CMC  
Senior Deputy City Clerk

# **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

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: 1068993 Parcel ID: 00066150-000100

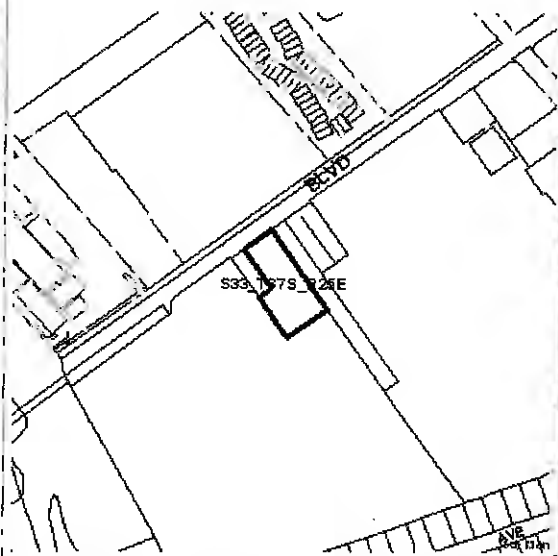
**Ownership Details**

Mailing Address:  
 HERMAN CARL M REV LIV TR DTD 07/19/02  
 1809 VENETIA ST  
 KEY WEST, FL 33040

**Property Details**

PC Code: 26 - GAS STATION / CONVENIENCE STORE  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section: 33-67-25  
 Township-Range: 33-67-25  
 Property Location: 2826 N ROOSEVELT BLVD KEY WEST  
 Legal Description: KW 2 SHEETS PB4-89 PLAT OF SURVEY ON TWO SHEETS PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT INC PT PARCEL 10 150 FT X 150 FT & PT KW NO 10 A PARCEL OF LAND LYING SE OF N ROOSEVELT BOULEVARD 100 FT X 150 FT OR489-649/651 OR2137-2351/52

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10DH - COMM DRY HIGHWAY	100	300	37,500.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 1  
 Total Living Area: 2400  
 Year Built: 1974

**Building 1 Details**

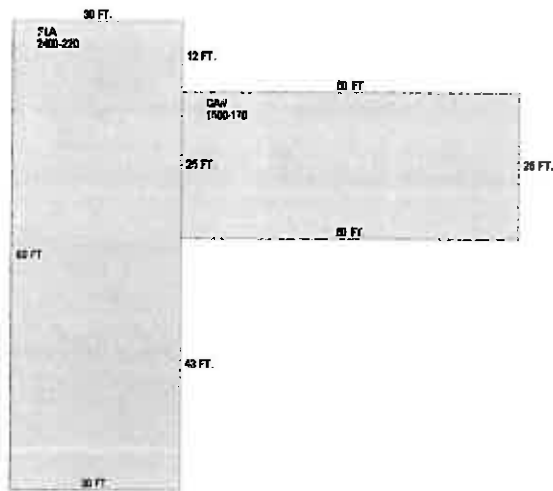
Building Type                      Condition P                      Quality Grade 400  
 Effective Age 36                      Perimeter 220                      Depreciation % 45  
 Year Built 1974                      Special Arch 0                      Grnd Floor Area 2,400  
 Functional Obs 0                      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	1	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	0	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					2,400
2	CAN		1	1989					1,500

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6075	1 STORY STORES	100	N	N
	6076	CAN	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1662	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	20,010 SF	0	0	1975	1976	2	25
2	PT3:PATIO	2,466 SF	0	0	1975	1976	2	50
3	PT3:PATIO	100 SF	0	0	1994	1995	2	50
4	UB2:UTILITY BLDG	42 SF	6	7	1995	1996	3	50



**Appraiser Notes**

OLD TUNNEL CONVENIENCE/LIQUOR STORE
2006-11-20 - CAR CARE BOLACO (REAR OF PARCEL), BUILDING IS VACANT. - JEN

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 04-1056	04/05/2004	12/31/2005	2,000	Commercial	DEMO CONCRETE FAÇADE AROUND FUEL PUMPS
1 04-3266	10/12/2004	12/31/2005	2,000	Commercial	NEW 200AMP METER & PANEL.
1 05-0554	06/30/2005	12/31/2005	2,500	Commercial	A.T.F PERMIT MOVED TICKET BOOTH WITHOUT PERMIT
1 10-1994	06/18/2010		1,000	Commercial	DISCONNECT STP'S ONLY
1 10-1993	06/18/2010		11,500	Commercial	REMOVE EXISTING UNDERGROUND FUEL STORAGE TANKS, TWO (2) 10K GALLONS AND ONE (1) 8K GALLONS
1 B940935	03/01/1994	07/01/1995	5,000	Commercial	RENOVATE TO STORE
1 B951155	04/01/1995	07/01/1995	5,000	Commercial	DEMO INTERIOR/RAISED FL.
1 B951169	04/01/1995	07/01/1995	1,300	Commercial	1000 YARDS FILL
1 E951220	04/01/1995	07/01/1995	2,500	Commercial	ELECTRICAL
1 B951941	06/01/1995	07/01/1995	6,000	Commercial	UPGRADE PTE
1 E952104	06/01/1995	07/01/1995	500	Commercial	TEMPORARY SERVICE
1 B952208	07/01/1995	07/01/1995	7,600	Commercial	UPGRADE PTE MECHANICAL
1 B952855	08/01/1995	12/01/1995	1,000	Commercial	CONST TRAIL FOR 120 DAYS
1 M952856	08/01/1995	12/01/1995	450	Commercial	3 TON AC (TRAILER)
1 B952891	09/01/1995	12/01/1995	350	Commercial	BUILD 5X10 DECK
1 9600803	04/01/1996	12/01/1996	6,000	Commercial	SIGN
1 9703684	10/01/1997	12/01/1997	1,000	Commercial	DEMO ISLAND/REBUILD
1 9800924	03/25/1998	12/08/1998	500	Commercial	TAKE OUT WALL A/C
1 9801867	06/15/1998	11/17/1999	1,100	Commercial	REPAIR POT HOLES/PARKING
1 9901407	05/07/1999	11/17/1999	24,000	Commercial	REPAIRS
1 9901597	05/12/1999	11/17/1999	2,000	Commercial	REPAIR SIGNS
1 9901741	06/11/1999	11/17/1999	29,500	Commercial	REPAIR PIPE/DISPENSOR
1 0001155	05/11/2000	08/04/2000	3,100	Commercial	ELECTRICAL/PLUMBING

**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
2012	181,124	24,998	501,008	707,130	707,130	0	707,130
2011	197,590	25,031	1,359,878	1,582,499	1,076,634	0	1,582,499
2010	197,590	25,064	756,105	978,759	978,759	0	978,759
2009	197,590	25,097	895,388	1,118,075	1,118,075	0	1,118,075
2008	197,590	25,129	1,558,238	1,780,957	1,780,957	0	1,780,957
2007	139,977	25,031	1,687,500	1,852,508	1,852,508	0	1,852,508
2006	175,323	25,061	1,593,750	1,794,134	1,794,134	0	1,794,134
2005	227,973	26,010	1,612,500	1,866,483	1,866,483	0	1,866,483
2004	230,079	26,454	1,612,500	1,869,033	1,869,033	0	1,869,033
2003	230,079	26,893	787,500	1,044,472	1,044,472	0	1,044,472
2002	230,079	27,337	787,500	1,044,916	1,044,916	0	1,044,916
2001	230,079	27,776	787,500	1,045,355	1,045,355	0	1,045,355
2000	239,408	12,963	577,500	829,871	829,871	0	829,871
1999	263,813	13,107	577,500	854,420	854,420	0	854,420
1998	176,256	12,770	577,500	766,526	766,526	0	766,526
1997	143,121	12,905	577,500	733,526	733,526	0	733,526

1996	130,110	13,042	525,000	668,152	668,152	0	668,152
1995	118,121	12,626	525,000	655,747	655,747	0	655,747
1994	118,121	12,750	525,000	655,871	655,871	0	655,871
1993	118,121	12,873	525,000	655,994	655,994	0	655,994
1992	118,121	12,996	525,000	656,117	656,117	0	656,117
1991	118,121	13,120	525,000	656,241	656,241	0	656,241
1990	118,121	14,124	352,500	484,745	484,745	0	484,745
1989	76,334	6,157	352,500	434,991	434,991	0	434,991
1988	72,141	6,157	315,000	393,298	393,298	0	393,298
1987	70,447	6,157	225,000	301,604	301,604	0	301,604
1986	70,346	6,157	225,000	301,503	301,503	0	301,503
1985	68,329	6,157	140,331	214,817	214,817	0	214,817
1984	56,504	6,157	140,331	202,992	202,992	0	202,992
1983	56,504	6,157	140,331	202,992	202,992	0	202,992
1982	49,374	6,157	140,331	195,862	195,862	0	195,862

**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
2/1/1971	489 / 649	35,000	00	Q

This page has been visited 63,076 times.

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

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

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

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: 1068497 Parcel ID: 00065640-000700

**Ownership Details**

Mailing Address:  
 HERMAN CARL M REV LIV TR DTD 07/19/02  
 1809 VENETIA ST  
 KEY WEST, FL 33040

**Property Details**

PC Code: 10 - VACANT COMMERCIAL  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 33-67-25  
 Property Location: VACANT LAND 2834 N ROOSEVELT BLVD KEY WEST  
 Legal Description: KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 9 PB3-35 (47.29' X 200') OR496-172R/S OR991-604D/C OR2137-2355/56

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10DH - COMM DRY HIGHWAY	47	200	9,458.00 SF

**Appraiser Notes**

2006-11-17 - ELECTRIC CAR RENTALS

**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
2012	0	0	185,761	185,761	185,761	0	185,761
2011	0	0	504,208	504,208	401,353	0	504,208
2010	0	0	364,867	364,867	364,867	0	364,867
2009	0	0	432,079	432,079	432,079	0	432,079
2008	0	0	425,610	425,610	425,610	0	425,610
2007	0	0	567,480	567,480	567,480	0	567,480
2006	0	0	472,900	472,900	472,900	0	472,900
2005	0	0	406,694	406,694	406,694	0	406,694
2004	0	0	406,694	406,694	406,694	0	406,694
2003	0	0	198,618	198,618	198,618	0	198,618
2002	0	0	198,618	198,618	198,618	0	198,618
2001	0	0	198,618	198,618	198,618	0	198,618
2000	0	0	145,653	145,653	145,653	0	145,653
1999	0	0	145,653	145,653	145,653	0	145,653
1998	0	0	145,653	145,653	145,653	0	145,653
1997	0	0	145,653	145,653	145,653	0	145,653
1996	0	0	132,412	132,412	132,412	0	132,412
1995	0	0	132,412	132,412	132,412	0	132,412
1994	0	0	132,412	132,412	132,412	0	132,412
1993	0	0	132,412	132,412	132,412	0	132,412
1992	17,853	8,890	272,412	299,155	299,155	0	299,155
1991	0	0	272,412	272,412	272,412	0	272,412
1990	0	0	194,580	194,580	194,580	0	194,580
1989	0	0	194,580	194,580	194,580	0	194,580
1988	0	0	175,122	175,122	175,122	0	175,122
1987	0	0	116,748	116,748	116,748	0	116,748
1986	0	0	116,748	116,748	116,748	0	116,748
1985	0	0	86,249	86,249	86,249	0	86,249
1984	0	0	86,249	86,249	86,249	0	86,249
1983	0	0	86,249	86,249	86,249	0	86,249
1982	0	0	86,249	86,249	86,249	0	86,249

**Parcel Sales History**

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1972	496 / 172	40,000	00	Q

This page has been visited 63,076 times.

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

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

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

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: 8819358 Parcel ID: 00065640-000701

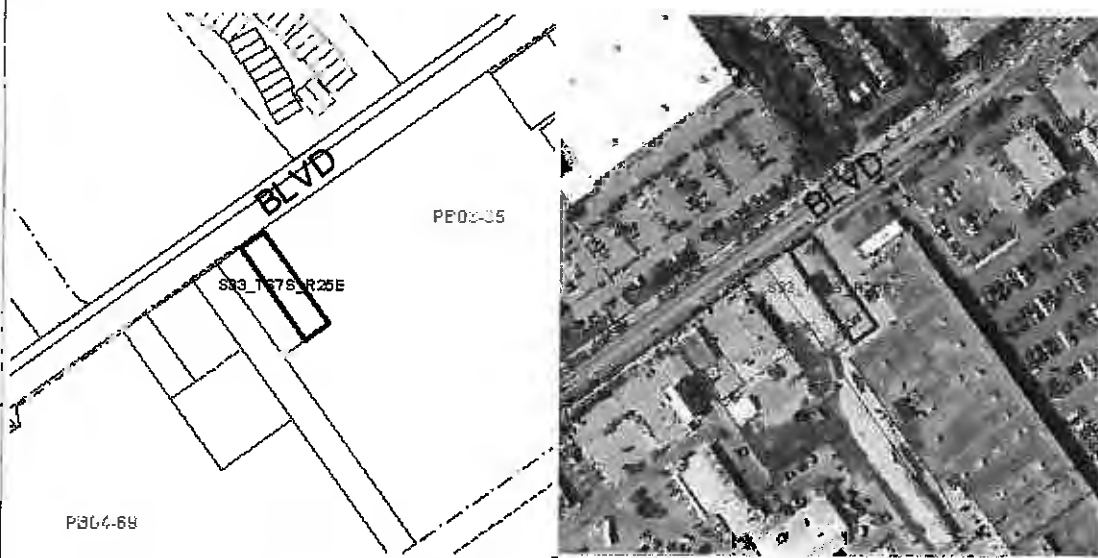
**Ownership Details**

**Mailing Address:**  
 HERMAN CARL M REV LIV TR DTD 07/19/02  
 1809 VENETIA ST  
 KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 33-67-25  
**Property Location:** 2834 NORTH ROOSEVELT BLVD KEY WEST  
**Legal Description:** KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 9 PB3-35 (50' X 200') OR496-1722R/S OR991-604D/C OR2137-2355/56

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10DH - COMM DRY HIGHWAY	50	200	10,000.00 SF

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	288 SF	36	8	1990	1991	2	50

2	AP2:ASPHALT PAVING	7,750 SF	0	0	1990	1991	2	25
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**Appraiser Notes**

TPP 8948061 - ENTERPRISE LEASING CO (CAR RENTAL)  
 2006-11-20 - BUILDING WAS DAMAGED BY HURRICANE. HAS NOT BEEN REPAIRED. ENTERPRISE HAS RENTED A TEMP. TRAILER TO DO BUSINESS OUT OF.  
 - JEN

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9702265	07/01/1997	08/01/1997	400		ELECTRICAL

**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
2012	0	7,536	192,220	199,756	199,756	0	199,756
2011	19,673	7,582	521,740	548,995	452,677	0	548,995
2010	21,503	7,628	382,394	411,525	411,525	0	411,525
2009	21,503	7,675	452,835	482,013	482,013	0	482,013
2008	21,503	7,721	450,000	479,224	479,224	0	479,224
2007	15,479	7,767	600,000	178,006	178,006	0	178,006
2006	25,745	7,813	500,000	533,558	533,558	0	533,558
2005	26,351	8,479	430,000	464,830	464,830	0	464,830
2004	26,348	9,145	430,000	465,493	465,493	0	465,493
2003	26,348	9,811	210,000	246,159	246,159	0	246,159
2002	26,348	10,477	210,000	246,825	246,825	0	246,825
2001	29,376	11,143	210,000	250,519	250,519	0	250,519
2000	29,376	6,046	154,000	189,422	189,422	0	189,422
1999	29,376	6,402	154,000	189,778	189,778	0	189,778
1998	19,638	6,757	154,000	180,395	180,395	0	180,395
1997	19,638	7,113	154,000	180,751	180,751	0	180,751
1996	17,853	7,468	140,000	165,321	165,321	0	165,321
1995	17,853	7,823	140,000	165,676	165,676	0	165,676
1994	17,853	8,179	140,000	166,032	166,032	0	166,032
1993	17,853	8,534	140,000	166,387	166,387	0	166,387

**Parcel Sales History**

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There are no sales to display for this parcel.

This page has been visited 63,075 times.

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

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

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: 1068080 Parcel ID: 00065380-000000

**Ownership Details**

Mailing Address:  
 HERMAN CARL M REV LIV TR DTD 07/19/02  
 1809 VENETIA ST  
 KEY WEST, FL 33040

**Property Details**

PC Code: 99 - NON AG ACREAGE 5 AC OR MORE  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township Range: 33-67-25  
 Property Location: VACANT LAND 2832 N ROOSEVELT BLVD KEY WEST  
 Legal Description: KW A PARCEL OF LAND LYING SE'LY OF N ROOSEVELT BLVD & NWLY & ADJACENT TO TR 9 OF PB3-35 G66-364 OR607-192/193R/S OR991-604D/C ~~OR2137-2358/2864~~

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
000E - EASEMENT	50	600	30,000.00 SF

**Appraiser Notes**

EASEMENT NEXT TO KEY PLAZA (BEHIND ALBERTSONS). - JEN

**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
2012	0	0	30,000	30,000	27	0	30,000
2011	0	0	25	25	25	0	25
2010	0	0	25	25	25	0	25
2009	0	0	25	25	25	0	25
2008	0	0	25	25	25	0	25
2007	0	0	25	25	25	0	25
2006	0	0	1,350,000	16,500	16,500	0	16,500
2005	0	0	1,350,000	16,500	16,500	0	16,500
2004	0	0	16,500	16,500	16,500	0	16,500
2003	0	0	16,500	16,500	16,500	0	16,500
2002	0	0	16,500	16,500	16,500	0	16,500
2001	0	0	16,500	16,500	16,500	0	16,500
2000	0	0	16,500	16,500	16,500	0	16,500
1999	0	0	16,500	16,500	16,500	0	16,500
1998	0	0	16,500	16,500	16,500	0	16,500
1997	0	0	16,500	16,500	16,500	0	16,500
1996	0	0	16,500	16,500	16,500	0	16,500
1995	0	0	16,500	16,500	16,500	0	16,500
1994	0	0	16,500	16,500	16,500	0	16,500
1993	0	0	16,500	16,500	16,500	0	16,500
1992	0	0	16,500	16,500	16,500	0	16,500
1991	0	0	16,500	16,500	16,500	0	16,500
1990	0	0	16,500	16,500	16,500	0	16,500
1989	0	0	16,500	16,500	16,500	0	16,500
1988	0	0	16,500	16,500	16,500	0	16,500
1987	0	0	16,485	16,485	16,485	0	16,485
1986	0	0	16,485	16,485	16,485	0	16,485
1985	0	0	16,485	16,485	16,485	0	16,485
1984	0	0	16,485	16,485	16,485	0	16,485
1983	0	0	16,485	16,485	16,485	0	16,485
1982	0	0	16,485	16,485	16,485	0	16,485

**Parcel Sales History**

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
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**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., October 17, 2013 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:

**Conditional Use – 2826-2834 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080)** – A request for conditional use approval to operate an automobile sales and service at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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](http://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:

**Conditional Use – 2826-2834 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080) – A request for conditional use approval to operate an automobile sales and service at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Applicant:** Smith/Oropeza, P.L.

**Owner:** Carl M Herman Revocable Living Trust

**Project Location:** 2826-2834 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080)

**Date of Hearing:** Thursday, October 17, 2013

**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 and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://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 Gibson at [sgibson@keywestcity.com](mailto: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.

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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**Time of Hearing:** 6:00 PM

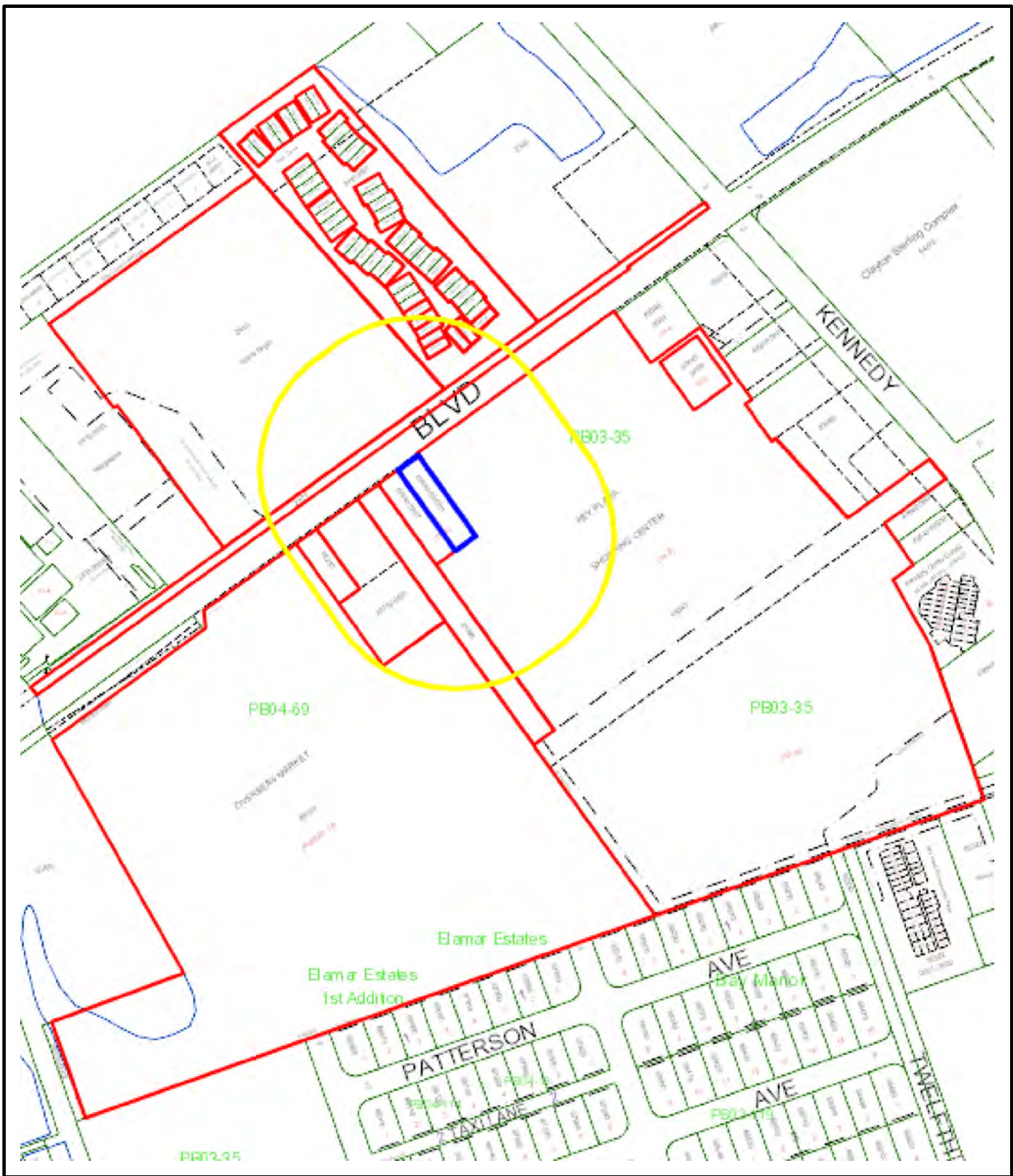
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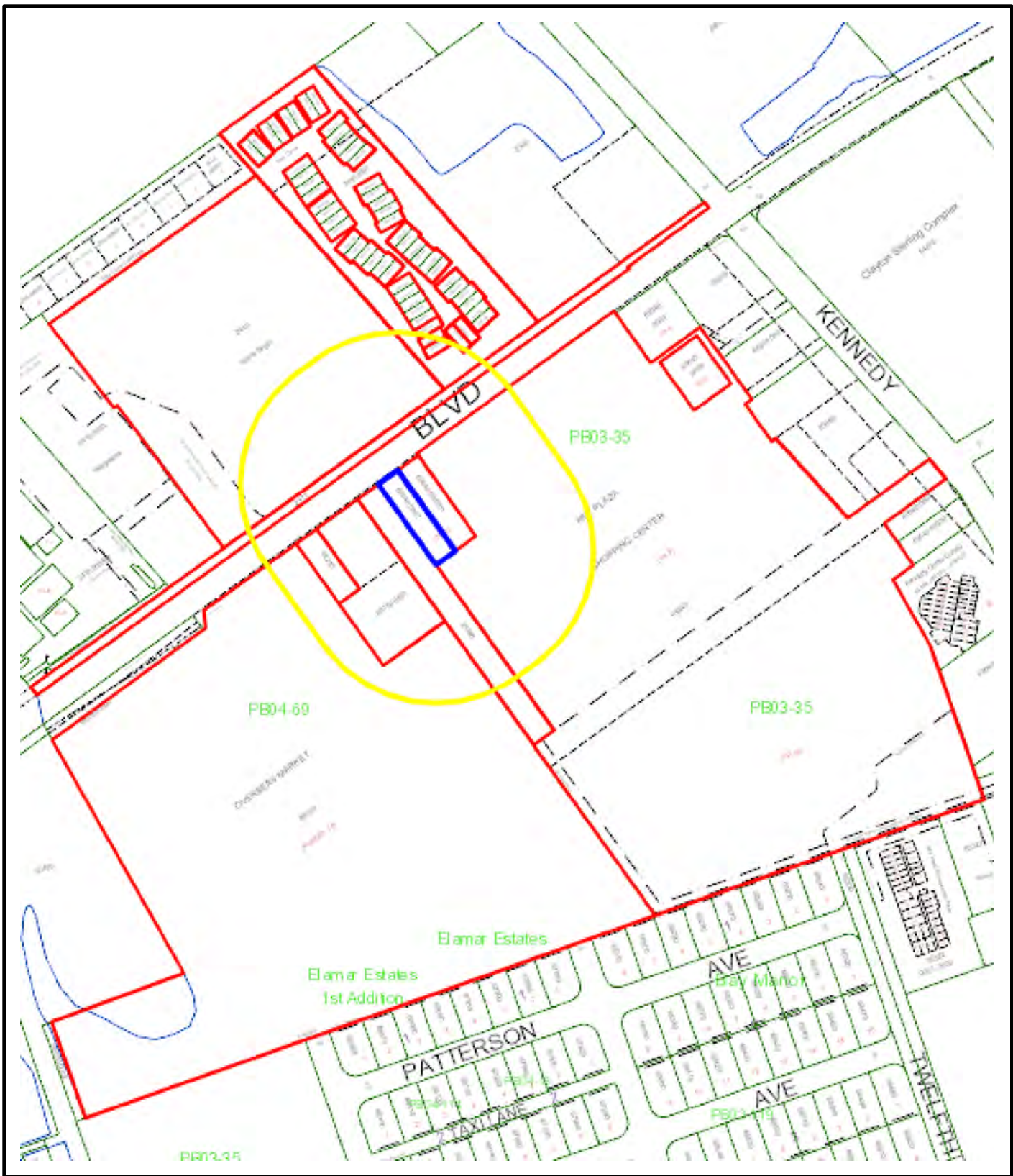
## Monroe County, Florida

Printed: Oct 03, 2013

### 2826-2834 N Roosevelt (3) map

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.





# Monroe County, Florida

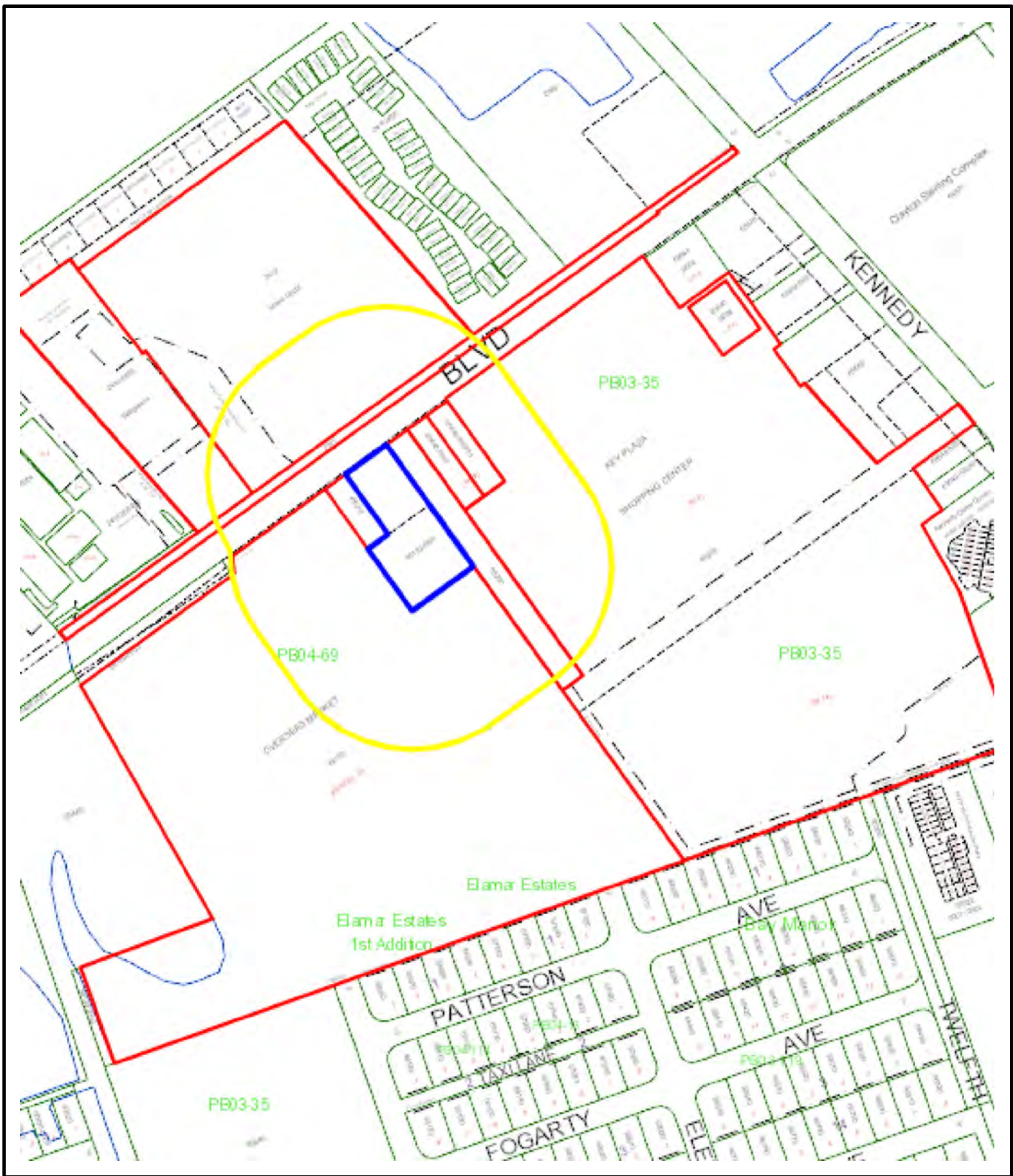
## 2826-2834 N Roosevelt (2) map

Printed: Oct 03, 2013



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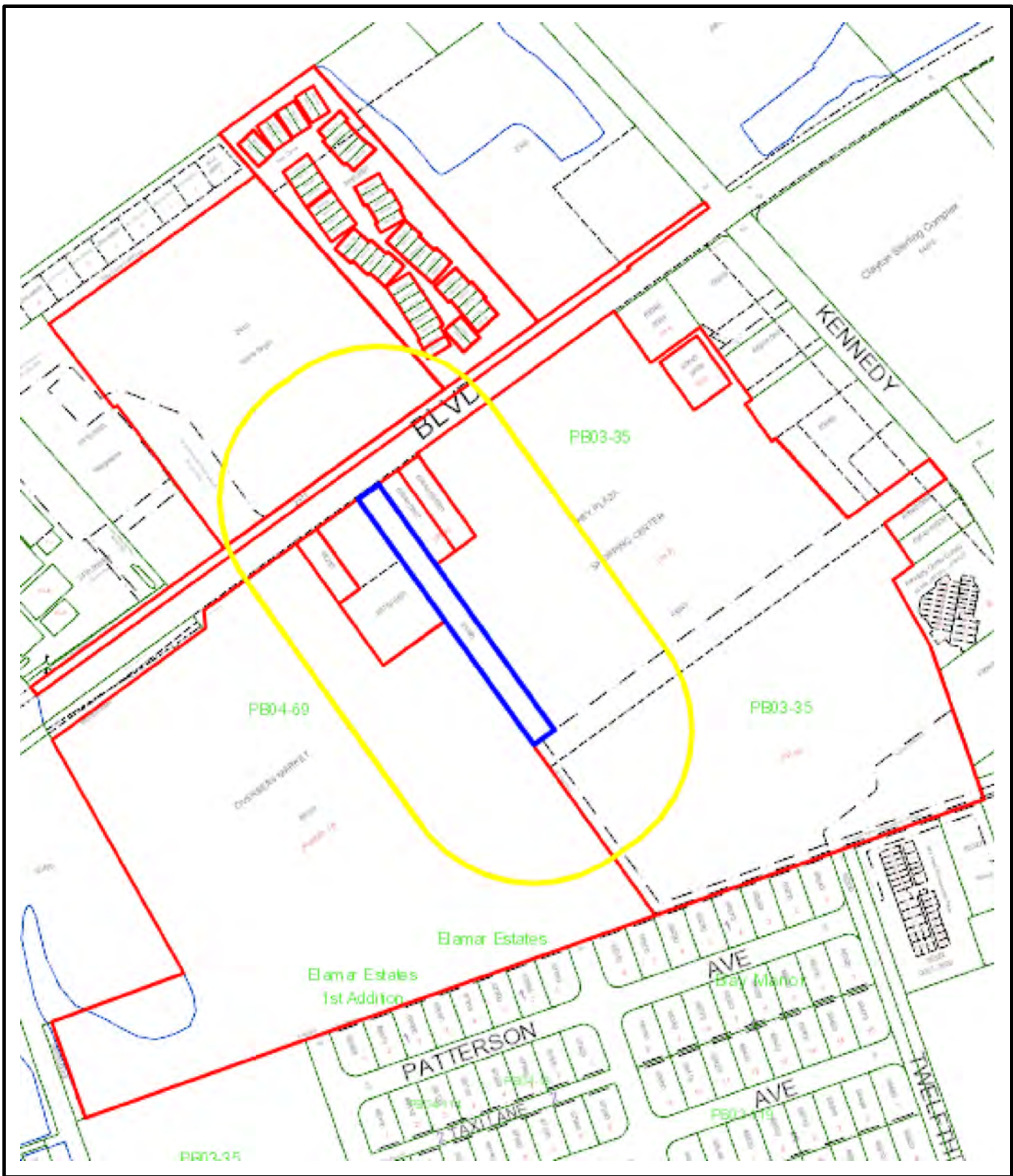
# Monroe County, Florida

Printed: Oct 03, 2013

## 2826-2834 N Roosevelt (1) map

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# Monroe County, Florida

## 2826-2834 N Roosevelt (4) map

Printed: Oct 03, 2013



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<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
HERMAN CARL M REV LIV TR DTD 07/19/02	1809 VENETIA ST		KEY WEST	FL	33040	
KEY HOME INVESTORS LLC	2115 LINWOOD AVE	STE 110	FORT LEE	NJ	7024	
KEY COVE HOMEOWNER'S ASSOC INC	201 FRONT ST	STE 224	KEY WEST	FL	33040	
SAVIANO DENNIS P TRUST 5/18/1993	PO BOX 2025		KEY WEST	FL	33045-2025	
ROSCOE JENNIFER G	926 TRUMAN AVE		KEY WEST	FL	33040	
MTC KEY PLAZA LIMITED PARTNERSHIP	50 TICE BLVD STE 320		WOODCLIFF LAK NJ		07677-7603	
SK II INC	506 FLEMING ST		KEY WEST	FL	33040-6882	
WINGO TURNER SUC TR ESTATE OF T A COX	PO BOX 1159		DEERFIELD	IL	60015-6002	
LAMB JUDITH K	3029 N ROOSEVELT BLVD APT 54		KEY WEST	FL	33040-3912	
SCARBROUGH GAVIN W	3029 N ROOSEVELT BLVD APT 53		KEY WEST	FL	33040-3912	
MEDEIROS GARY J AND MICHELLE M	3029 N ROOSEVELT BLVD APT 2		KEY WEST	FL	33040-4089	
BABANATS MELISSA C AND KEVIN N	10256 OASIS PALM DR		TAMPA	FL	33615	
SOMMERS ANDREW W	3029 N ROOSEVELT BLVD	APT 3	KEY WEST	FL	33040-4089	
GANISTER PATRICIA GAE	3029 N ROOSEVELT BLVD APT 4		KEY WEST	FL	33040-4089	
SMITH REX MICHAEL	3029 N ROOSEVELT BLVD APT 5		KEY WEST	FL	33040-4089	