

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
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ROBERT H. GEBALDE

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Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel

September 15, 2023

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

RE: 2407 N. Roosevelt Ave, Key West, Florida 33040
Major Modification to Development Plan Resolution 14-316

Dear Ms. Halloran,

On behalf of our client, 2407 N Roosevelt, LLC, (the “Applicant”) we are seeking City Commission approval to modify specific conditions of a Major Development Plan and Conditional Use approved by Res. 14-316, for the property located at 2407 N Roosevelt Blvd, Key West, FL 33040 (the “Property”).

Enclosed herein is an application to modify three conditions contained in Res. 14-316. Per code Sec. 108-91(C)(4), changes to specific conditions required by the original approval shall require approval by the administrative body that originally approved the development and shall be noticed in accordance with division 2 of article VIII of chapter 90. The City Commission approved by Resolution 14-316, the Major Development Plan and Conditional Use of the above referenced property.

The Applicant is requesting a modification to three of the 24 enumerated conditions. Namely, condition #14, condition #20 and condition #23. The following, or similar, modification language is being requested:

14. There shall be no other commercial use of the marina area or parking lot, nor shall the development plan or conditional use authorize the change of the existing legally non-conforming uses to any other commercial use, unless an application for a change of nonconforming use is submitted. Accessory uses to the marina shall be permitted.

20. The marina shall have no more than six (6) charter vessels at a maximum of (six) 6 passengers for active or passive docking.

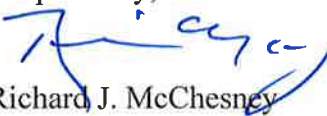
23. No vessel longer than forty (40) feet, nor any vessel with a draft of more than three (3) feet shall be docked, or allowed to use the marina.

Since this approval 9 years ago, the Property has changed ownership. New owners have already made improvements to the marina by removing the dilapidated 3,300 square foot over-the-water office structure. The site plan revisions propose to reduce and relocate the docks off the mangrove fringe, thereby decreasing the potential for environmental impacts. The proposed location of the charter boats, if the Commission approves the change, would be aggregated on the Northerly dock of the Property. Since 2014, the marine industry has made many advances in technology and manufacturing allowing for larger boats to decrease their potential draft and, as such, the market for these types of vessels has increased.

Impact Reduction Summary (figures in square feet)			
	Direct In-Water Impacts	Shading Impacts	Total Impacts
Building Demolition	33.2	5,694.1	5,727.3
East Shoreline Dock	10.6	1,271.4	1,282.0
Total Reduced Impacts	43.8	6,965.4	7,009.3

It is also important to note that the former commercial building located over the bay bottom has been demolished and will not be rebuilt, thus decreasing the overall parking demand on the Property.

	USES	CODE REQUIREMENTS	TOTAL EXISTING	
EXISTING	Floating Structure (3,200 sq. ft.)	1 sp/300 sq. ft.	10.66 spaces	29.41 spaces
	75 Slips no charter	1 sp/4 slips	18.75 spaces	
PROPOSED	68 personal slips;	1 sp/4 slips	17 spaces	29 spaces
	6 charter slips	1sp/3 pass	12 spaces	

Respectfully,

 Richard J. McChesney
 For the Firm

Enc.
 As Stated



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

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$325.50 advertising/noticing fee and a \$115.76 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,566.85
Outside Historic District Total Application Fee	\$ 2,872.27
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Major Development Plan Total Application Fee	
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Administrative Modification Fee	\$ 840.00
Minor Modification Fee	\$ 1,601.25
Major Modification Fee	\$ 2,262.75
Conditional Use (not part of a development plan) Total Application Fee	
Extension (not part of a development plan) Total Application Fee	\$ 1,020.07
Revision or Addition (not part of a development plan) Fee	\$ 2,100.00

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address: 2407 N Roosevelt Blvd
- 2) Name of Applicant: Spottswood, Spottswood, Spottswood & Sterling, PLLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-9556 Email: Richard@spottswoodlaw.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above: 2407 N Roosevelt LLC
- 8) Address of Owner: 1646 W. Snow Avenue, Ste 29, Tampa, FL 33606

9) Owner Phone #: 480-540-89 6 Email: Sam@AMERICANMARINAPROPERTIES.com

10) Zoning District of Parcel: _____ RE# 00002280-00100

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).

Request modificaitons to 3 of 24 conditions as approved by CC Resolution 14-316.

Modification to Condition #14 to allow for marina related uses on the upland; Condition #20 to permit six charter boats to operate out of the marina and Condition #23 to change the maximum allowed boat length to 40 ft.

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.

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

**City Commission
Resolution**

RESOLUTION NO. 14-316

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTION 108-91.B.2.(c) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA TO CONSTRUCT DOCKAGE WITH 79 BERTHS ON PROPERTY LOCATED AT 2407 NORTH ROOSEVELT BOULEVARD (RE #00002280-000100, AK #8890613) IN THE OUTSTANDING WATERS OF THE STATE (C-OW) ZONING DISTRICT; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") requires that outside of the Historic District a Major Development Plan is required for addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities equal to or greater than 5,000 square feet; and

WHEREAS, the applicant proposed construction of a dock system with 79 berths; and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(b)(3) requires the Planning Board to consider the landscape waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 21, 2014, resulting in Planning Board Resolution No. 2014-48; and

WHEREAS, the Planning Board determined that the granting of the Major Development Plan, Conditional Use and Landscape Waiver 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

WHEREAS, pursuant to Section 108-198, the City Commission shall review and act upon Major Development Plan proposals; and

WHEREAS, the City Commission determined that the granting of the Major Development Plan and Conditional Use will be 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.

NOW THEREFORE BE IT RESOLVED by the City Commission 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 the City Commission grants approval of the application for Major Development Plan, Conditional Use and Landscape Waiver for the construction of 79 berths on property

located at 2407 North Roosevelt Boulevard (RE # 00002280-000100, AK # 8890613) in the C-OW Zoning District pursuant to Sections 108-91B.2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 8, 2013, with the following conditions provided in Planning Board Resolution 2014-48, and specified as follows:

Conditions to be completed prior to the issuance of a building permit:

1. The Applicant receives all necessary permits from relevant State and Federal Agencies.
2. In addition to the existing on-site parking, the Applicant shall make available twenty (20) exclusive parking spaces for use in association with the proposed development. Confirmation that said additional parking spaces are available for the proposed development shall be presented to the Planning Department prior to the issuance of any building permit, land clearing permit, or any permit required for physical furtherance of the proposed development. The City Attorney shall review any parking easement agreement between applicant and any property owner which is in furtherance of the above-stated to insure compliance with City of Key West Code Sec. 108-576(a).

3. If the construction project costs exceed \$500,000, the Applicant shall obtain approval of a Public Art Plan from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

4. The Applicant shall obtain the proper permits for any trimming of mangroves during construction of the project.

Conditions to be completed prior to the issuance of a Certificate of Occupancy:

5. On-site artwork shall be installed and inspected by the City pursuant to Section 2-487.

6. The applicant coordinates with the U.S. Coast Guard to provide and maintain navigational markers from the docking basin to open water.

7. All lighting complies with "dark sky" or equivalent program on the docks themselves.

8. The Applicant will provide sewage pump-out facilities for all boats, with pump-out facilities accessible 24 hours a day to all vessels of any length.

9. The Applicant shall provide the parking lot landscaping required by LDR Section 108-414(b) as evidenced by a landscape plan prepared by a licensed landscape

architect and reflective of the conceptual design contained in the email to the Planning Department on July 8, 2014.

10. The on-site parking lot shall be striped and the driveway to said parking stalls appropriately marked.

11. The clear site triangle for the access route to North Roosevelt Boulevard shall be maintained clear of obstruction as per City Code.

12. The Applicant shall install the hose cabinets, standpipes and other fire suppression and alarms as required by the City Fire Marshall.

13. The parking lot on site shall be restriped to provide standard size stalls required by City Code, including two handicapped stalls.

14. There shall be no other commercial use of the marina area or parking lot, nor shall the development plan or conditional use authorize the change of the existing legally non-conforming uses to any other commercial use.

15. There shall be no boat storage of any kind on the upland portions of the site inclusive of the parking lot.

16. The Applicant shall provide a fire department hammerhead turn-around, as required by code.

17. The Applicant shall provide a letter from a structural engineer determining the hammerhead access road

in close proximity of the water line can safely handle the total weight of our fire department trucks.

18. The Applicant shall provide a secondary emergency egress walkway for emergency purposes only, approved location and specifications are addressed in the Fire Access Site Plan (Sheet Number C-7.0).

Conditions subject to Conditional Approval Permit, per Ordinance 10-22, subject to an associated annual inspection:

19. The applicant maintains a Florida Department of Environmental Protection Clean Marina Designation.

20. There shall be no use of the marina for charter boats of any kind, including active or passive docking of charter vessels.

21. There shall be no boat ramp, or automobile or hoist-assisted boat launching of any type.

22. There shall be no storage of boat trailers on any part of the site, nor in any of the parking spaces on site, or in leased areas.

23. No vessel longer than thirty (30) feet, nor any vessel with a draft of more than three (3) feet shall be docked, or allowed to use the marina.

24. There shall be no slips outside the mangrove fringe (per revised site plans dated October 22, 2014).

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

Section 4. This Major Development Plan does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C, F.A.C., this permit 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 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.

Passed and adopted by the City Commission at a meeting held this 21 day of October, 2014.

Authenticated by the presiding officer and Clerk of the Commission on November 17, 2014.

Filed with the Clerk November 17, 2014.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Absent</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

Authorization



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

MANAGING MEMBER of 2407 N ROOSEVELT LLC
Name of office (President, Managing Member) Name of owner from deed

authorize RICHARD McCHESNEY / SPOTTSWOOD LAW FIRM
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 6/28/23
Date

by Samuel Napp
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

D06399756

Lee I Spiegel
Name of Acknowledger typed, printed or stamped

HH128696
Commission Number, if any



Verification

SunBiz Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
2407 N ROOSEVELT LLC

Filing Information

Document Number	M22000008075
FEI/EIN Number	88-1674933
Date Filed	05/20/2022
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/26/2022
Event Effective Date	NONE

Principal Address

1646 W. SNOW AVE.
STE. 29
TAMPA, FL 33606

Changed: 03/20/2023

Mailing Address

1646 W. SNOW AVE.
STE. 29
TAMPA, FL 33606

Changed: 03/20/2023

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 03/20/2023

Address Changed: 03/20/2023

Authorized Person(s) Detail

Name & Address

Title MGR

LAMONT, MAX
3953 MAPLE AVE, STE 350
DALLAS, TX 75219

Title MGR

NAPP, SAM
3953 MAPLE AVE, STE 350
DALLAS, TX 75219

Annual Reports

Report Year	Filed Date
2023	04/27/2023

Document Images

04/27/2023 -- ANNUAL REPORT	View image in PDF format
03/20/2023 -- Reg. Agent Change	View image in PDF format
05/26/2022 -- I.C Amendment	View image in PDF format
05/20/2022 -- Foreign Limited	View image in PDF format

Deed

Doc # 2378045 Bk# 3177 Pg# 35 Electronically Recorded 6/1/2022 at 2:38 PM Pages 3
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 Electronically REC: \$27.00 Deed Doc Stamp \$40,250.00

Prepared by and return to:
 Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
 500 Fleming Street
 Key West, FL 33040
 305-294-9556
 File Number: 1439-21.0510 EC
 Consideration: \$5,750,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 31ST day of May, 2022 between Richard C. Walker, a single man (as to Parcel 1), and Roosevelt Docks, LLC, a Florida limited liability company (as to Parcel 2) whose post office address is 2407 N. Roosevelt Blvd., Key West, FL 33040, grantor, and 2407 N. Roosevelt LLC, a Delaware limited liability company whose post office address is 3953 Maple Avenue, Suite 350, Dallas, TX 75219, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

PARCEL 1:

Commencing at a point at the intersection of Roosevelt Boulevard and the Northeasterly property line of Hilton Haven, thence in a Northeasterly direction along the seawall which forms the North boundary of Roosevelt Boulevard a distance of 60 feet, for a point of beginning; thence at right angles and in a Northwesterly direction a distance of 350 feet; thence at right angles and in a Northeasterly direction a distance of 606 feet; thence in a Southeasterly direction a distance of 350 feet, to a point which is on the North boundary line of the Right-of-Way of Roosevelt Boulevard; thence at right angles and in a Southwesterly direction a distance of 606 feet back to the point of place of beginning. Lying and being in Section 33, Township 67 South, Range 25 East, Monroe County, State of Florida.

LESS AND EXCEPT PARCEL 2 DESCRIBED AS FOLLOWS:

A parcel of land on the Island of Key West and being part of the parcel of land described in Deed Book G-44 Page 161, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the Southwesterly corner of said parcel described in Deed Book G-44, Page 161, and the Northwesterly right of way line of Roosevelt Boulevard; thence in a Northwesterly direction along a line deflected 54°10' to the North of said Northwesterly right of way line of Roosevelt Boulevard, 199.22 feet to the Point of Beginning; thence with a deflection angle to the right of 98°33'18" and along the centerline of an existing wood dock, 52.38 feet; thence continue along said centerline with a deflection angle to the left of 44°02'39", 75.30 feet; thence continue along the said centerline with a deflection angle to the left of 90°05'26", 75.15 feet; thence continue along said centerline with a deflection angle to the left of 45°50'00", 46.23 feet; thence with a deflection angle to the left of 45°44'35", 80.13 feet to the centerline of an existing wood dock; thence along said centerline with a deflection angle to the left of 88°42'36", 68.55 feet to the Point of Beginning.

DoubleTime®

PARCEL 2:

A parcel of land on the Island of Key West and being part of the parcel of land described in Deed Book G-44 Page 161, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the Southwesterly corner of said parcel described in Deed Book G-44, Page 161, and the Northwesterly right of way line of Roosevelt Boulevard; thence in a Northwesterly direction along a line deflected 54°10' to the North of said Northwesterly right of way line of Roosevelt Boulevard, 199.22 feet to the Point of Beginning; thence with a deflection angel to the right of 98°33'18" and along the centerline of an existing wood dock, 52.38 feet; thence continue along said centerline with a deflection angle to the left of 44°02'39", 75.30 feet; thence continue along the said centerline with a deflection angle to the left of 90°05'26", 75.15 feet; thence continue along said centerline with a deflection angle to the left of 45°50'00", 46.23 feet; thence with a deflection angle to the left of 45°44'35", 80.13 feet to the centerline of an existing wood dock; thence along said centerline with a deflection angle to the left of 88°42'36", 68.55 feet to the Point of Beginning.

Parcel Identification Number: 00002880-000100
and
Parcel Identification Number: 00002880-000101

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

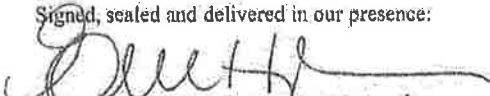
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

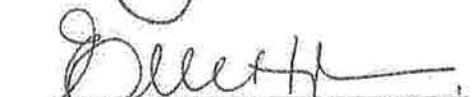
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

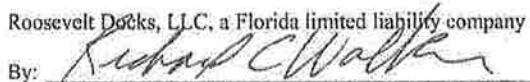

Witness Name: Enca H. Sterling

Witness Name: Julie Betz


Richard C. Walker (Seal)


Witness Name: Enca H. Sterling

Witness Name: Julie Betz

Roosevelt Docks, LLC, a Florida limited liability company
By: 
Richard C. Walker, Authorized Member and Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2022 by Richard C. Walker, Individually and as Authorized Member and Manager of Roosevelt Docks, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Notary Public _____

Printed Name Julie Betz

My Commission Expires: _____

Property Appraiser Information

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00002280-000100
Account# 8890613
Property ID 8890613
Millage Group 10KW
Location 2407 N ROOSEVELT Blvd, KEY WEST
Address
Legal KW PARCEL OF LAND AND BAY BOTTOM LYING NLY OF N ROOSEVELT BLVD (4.62 AC) G44-161/62(II DEED 19529) OR1366-2453/54 OR1440-476/77 OR1440-478/79T/C OR1566-801/82C OR1566-807/09C OR1676-806/07 OR2302-207E OR2471-1632/60F/J OR3177-0035
Description (Note: Not to be used on legal documents.)
Neighborhood 31040
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

[2407 N ROOSEVELT LLC](#)
 3953 Maple Ave
 Ste 350
 Dallas TX 75219

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,081,761	\$1,081,761	\$1,135,580	\$1,135,580
+ Market Misc Value	\$203,301	\$203,402	\$203,848	\$204,293
+ Market Land Value	\$2,135,303	\$2,135,303	\$2,135,303	\$2,135,303
▪ Just Market Value	\$3,420,365	\$3,420,466	\$3,474,731	\$3,475,176
▪ Total Assessed Value	\$3,420,365	\$2,419,502	\$2,237,811	\$2,080,735
- School Exempt Value		(\$25,000)	(\$25,000)	(\$25,000)
▪ School Taxable Value		\$2,988,643	\$3,008,590	\$3,000,600

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$2,135,303	\$1,135,580	\$203,848	\$3,474,731	\$2,237,811	\$25,000	\$3,008,590	\$441,141
2020	\$2,135,303	\$1,135,580	\$204,293	\$3,475,176	\$2,080,735	\$25,000	\$3,000,600	\$449,576
2019	\$502,730	\$1,224,686	\$204,738	\$1,932,154	\$1,932,154	\$25,000	\$1,907,154	\$0
2018	\$2,295,995	\$1,069,681	\$158,734	\$3,524,410	\$3,085,124	\$25,000	\$3,060,124	\$439,286

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	27,007.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	4.00	Acreage	0	0

Buildings

Building ID	44344	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1987
Building Type	PROFESSIONAL BLDG / 19C	EffectiveYearBuilt	2005
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	10085	Roof Type	FLAT OR SHED
Finished Sq Ft	8772	Roof Coverage	MEMBRANE
Stories	2 Floor	Flooring Type	

Condition	AVERAGE	Heating Type	FCD/AIR DUCTED	
Perimeter	716	Bedrooms	0	
Functional Obs	0	Full Bathrooms	4	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	23	Grade	450	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,772	8,772	0
OPU	OP PR UNFIN LL	395	0	0
OPF	OP PRCH FIN LL	336	0	0
OUF	OP PRCH FIN UL	582	0	0
TOTAL		10,085	8,772	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1980	1981	0 x 0	1	240 SF	4
WOOD DECK	1980	1981	25 x 25	1	625 SF	2
WOOD DOCKS	1980	1981	0 x 0	1	7925 SF	3
CH LINK FENCE	1987	1988	6 x 25	1	150 SF	3
TIKI	1987	1988	9 x 19	1	171 SF	5
ASPHALT PAVING	1996	1996	0 x 0	1	16000 SF	2
CONC PATIO	1995	1996	0 x 0	1	2200 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/31/2022	\$5,750,000	Warranty Deed	2378045	3177	0035	05 - Qualified	Improved		
5/15/2015	\$100	Quit Claim Deed		2741	440	11 - Unqualified	Improved		
8/31/1999	\$100,000	Quit Claim Deed		1676	0806	H - Unqualified	Improved		
8/1/1995	\$450,000	Warranty Deed		1366	2453	G - Unqualified	Improved		

Permits

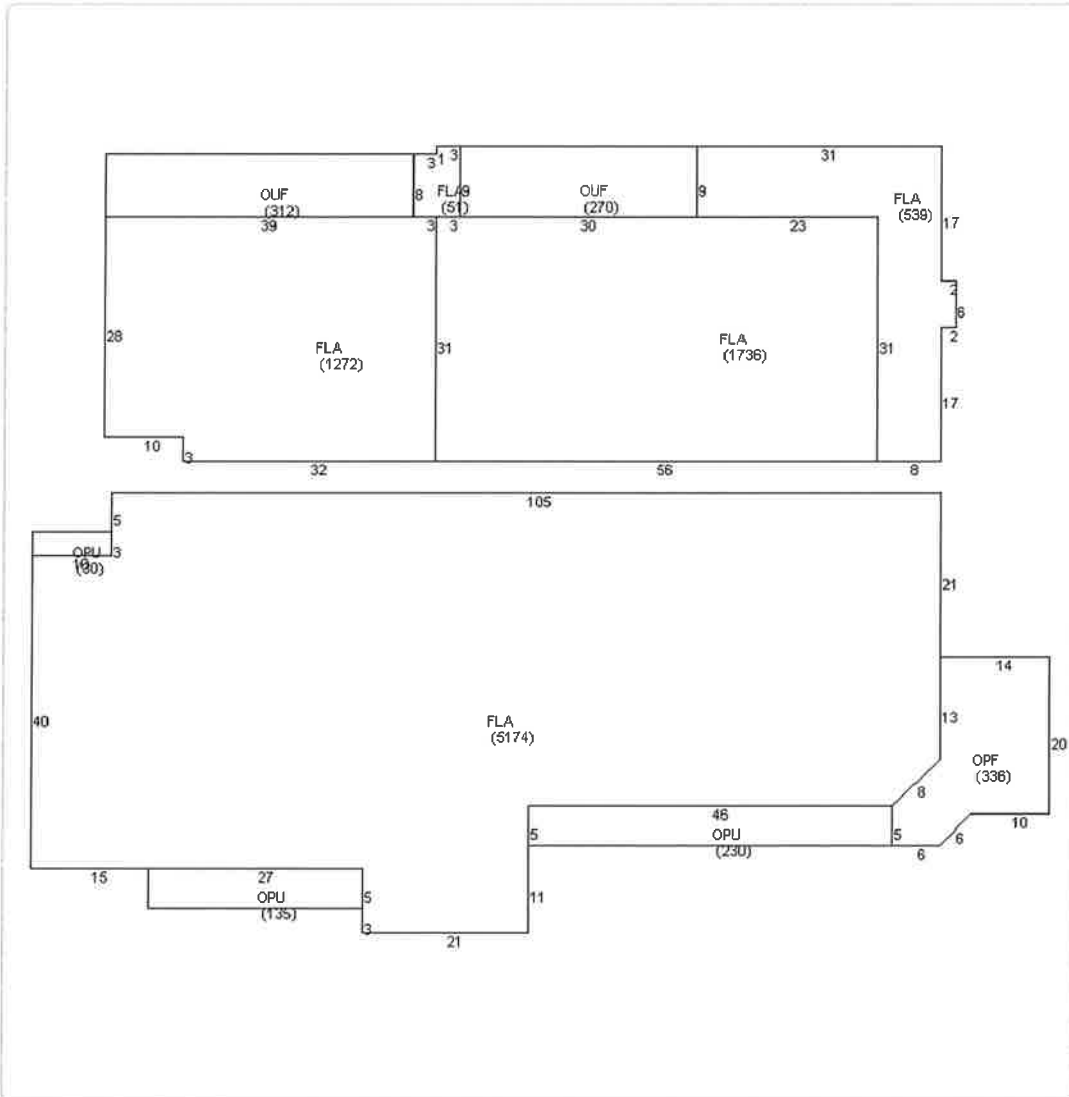
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-1299	6/8/2023		\$77,000	Commercial	Installation of new 118' exfiltration trench and catch basin. Attached plans show location, details and drainage calculations.
23-1204	4/27/2023		\$39,077	Commercial	Removal of sheetrock on walls and ceiling as noted on 1st fl. Removal of misc. debris and trash throughout 1st floor. Work is interior work.
2023-0838	4/12/2023		\$300,000	Commercial	Furnish and install electrical per supplied plans: Furnish and install Underground Electrical Service (Saw cut asphalt, approx. 130', from the new service location to the new Keys Energy Services (KES) pole. • Excavate a 3'x3' trench from the new service location to the new KES pole location. Includes backfilling/compacting. Run (4) 2" conduits from the new service, approx. 25', up the new KES pole for Weatherhead location, Pull new service wires up pole and make all terminations).,Furnish and install Electrical NEMA3R Panels A, B, HP, and feeders as shown using copper cable, Furnish and install 35' wood pole, in planter area by the electrical service, for riser install, Furnish and install (80) WP GFI receptacles as shown.,Furnish and install branch circuitry for lighting & power in ½" PVC conduit.,Furnish and install (3) "SB" light fixtures and (3) 34" direct burial aluminum poles, Furnish and install low voltage lighting system on docks
2023-0899	4/12/2023		\$14,000	Commercial	Furnish and install Complete Camera System, w permit 23-0838 Furnish and install Complete Camera System, w permit 2023-0838 : One (1) Alibi Vigilant Flex Series 8-Channel ULTRA H.265 NVR w/ Two 6TB Hard Drives, Five (5) Alibi Vigilant 8MP Starlight SmartSense Varifocal Vandal-Resistant 164 Feet IR IP Bullet Camera., Five (5) Cat6 Data Circuits in PVC Conduit., One (1) Long-Range Ethernet Repeater., Programming.
2023-0721	3/15/2023		\$201,908	Commercial	Installation of fire suppression system on new dock. Installation of 1200' +/- 4" fusion fire line on newly installed marina dock, 11 - 2 1/2" hose valves, 11 Fire Extinguishers, FDC, replacement of existing 6" RPDA, 250' +/- fire main to supply dock system, install 11 hose cabinets
2023-0720	3/14/2023		\$156,460	Commercial	Install new domestic water and vacuum sewer line on newly installed dock as per plans.
12-3657	10/9/2012		\$179,000	Commercial	REPLACE EXISTING SANITARY WASTE STATION
12-3658	10/9/2012		\$5,500	Commercial	INSTALL LIFT STATION
08-3767	10/13/2008	6/28/2011	\$1,500	Commercial	EXISTING POST, TWO ALUMINUM SIGNS, DOUBLE FACED, 23.32 SF "SOUTEHRNMOST FOOT & ANKLE SPECIALISTS"
08-1201	9/14/2008	9/14/2008	\$3,500	Commercial	RED TAG: REPLACE DECK BOARDS ON EXISITING DECK (20X25) ENCLOSE 6X8 AREA OVER DECK TO CREATE SHED STORAGE AREA
03-3332	10/7/2003	12/31/2004	\$1,000	Commercial	REMOVE STRUCTURE AT DOCK & COLLAPSING DECKING ONLY
03-3535	10/7/2003	12/31/2004	\$200,000	Commercial	RENOVATE ENTIRE BLDG
03-2823	8/26/2003	12/31/2004	\$6,950	Commercial	ROOF FOR ADDITION
03-1205	6/16/2003	12/31/2004	\$73,800	Commercial	INTERIOR RENOVATIONS
03-1627	6/16/2003	12/31/2004	\$100,000	Commercial	ATF 2 ROGO UNITS
03-1709	6/3/2003	12/31/2004	\$2,100	Commercial	UPGRADE KITCHEN
03-1883	5/27/2003	12/31/2004	\$2,000	Commercial	TILE 2ND FLOOR
03-0395	4/17/2003	12/31/2004	\$84,100	Commercial	ADDITION-ELEVATOR

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02-2699	10/29/2002	12/31/2004	\$2,456	Commercial	ROOFING
96-4193	10/1/1996	12/1/1996	\$2,095	Commercial	ALARMS SYSTEM
96-3055	7/1/1996	9/1/1996	\$16,000	Commercial	MECHANICAL
B953091	9/1/1995	9/1/1996	\$200,000	Commercial	RENOVATION
B952690	8/1/1995	9/1/1996	\$20,000	Commercial	DEMOLITION INTERIOR 68445F

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Sketches (click to enlarge)



Photos



Map



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