

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: February 20, 2014

Agenda Item: **Conditional Use - Habana Plaza, 3100 block of Flagler Avenue (RE# 0069090-0000000)** – A request to approve a small to medium-scale commercial retail establishment of approximately 12,231 sq. ft. within existing commercial floor area in the Limited Commercial (CL) zoning district.

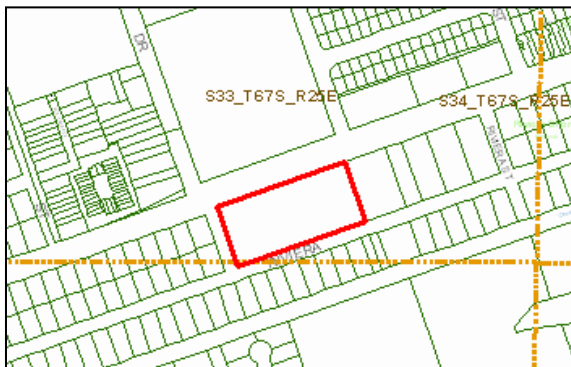
Request: To convert existing commercial office and retail space into a commercial retail establishment of approximately 12,231 sq. ft. to establish a discount-retail “Dollar Tree” store.

Applicant: Trepanier and Associates, Inc.

Property Owner: RL BB-FL Hillsborough, LLC.

Location: 3100 block of Flagler Avenue (RE# 0069090-0000000, AK#1072982)

Zoning: Limited Commercial (CL) zoning district



Background:

This 103,835 sq. ft. property has 45,018 sq. ft. of existing commercial floor area (Habana Plaza) and 19 residential dwelling units. There is currently 12,231 sq. ft. of vacant floor area comprised

of 6,105 sq. ft. vacated by Social Services / Family Planning / Family Counseling / Florida Department of Children and Families (DCF) and 6,126 sq. ft. previously leased as commercial retail and vacant for some time.

Request:

The applicant requests conditional use approval to use the 12,231 sq. ft. of vacant floor area as a small to medium-scale residential neighborhood-oriented commercial retail establishment. Pursuant to Sec. 122-388 (11) commercial retail uses greater than 5,000 sq. ft. require conditional use approval.

Surrounding Zoning and Uses:

North: CL Multi-family & commercial (Luani Plaza)
PS Fire station, skate board park and ball fields
CL Mixed use commercial and multifamily
South: SF Single family
East: CL Commercial
West: SF Single family

Process:

Development Review Committee Meeting: October 24, 2013
Planning Board Meeting: February 20, 2014

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 CL which accommodates limited commercial uses including neighborhood residential and specialized markets. The application is for a discount retail outlet (Dollar Store) on the property which is in an appropriate location for that purpose due to its location near other low intensity commercial businesses and proximity to residential neighborhoods.

(b) Characteristics of Use Described:

The applicant is proposing a small to medium-scale residential neighborhood-oriented discount retail outlet (Dollar Store) to replace 6,105 sq. ft. of government-contracted social service agency and 6,126 sq. ft. of vacant commercial space.

1) Scale and Intensity:

a. Floor Area Ratio:

No change, the allowed FAR in this zoning district is 0.8. The existing FAR is 0.43.

b. Traffic Generation:

Sec. 122-386 limits the intensity of development in the CL to activities generating no more than 100 trips per 1,000 square feet of gross leasable floor area per day.

According to the 12/10/13 memo from the licensed traffic engineering firm KBP Consulting, Inc. the proposed retail establishment is projected to generate 38.27 trips per 1,000 sq. ft. Therefore the project complies with the intensity limitation of Sec. 122-386. The applicant has included the report with the application. The Engineering Department has reviewed the analysis and concurs.

According to the 12/06/13 Traffic Statement by the licensed traffic engineering firm KBP Consulting, Inc. *“the proposed development is projected to result in 151 net new daily vehicle trips, six (6) fewer AM peak hour vehicle trips, and ten (10) additional PM peak hour vehicle trips.”*

The planning department agrees with the engineer’s conclusion that *“the new daily and PM peak hour trips generated by the subject use modification are considered minimal / insignificant from a traffic-engineering standpoint (i.e. approximately one vehicle-trip per six-minute period during the PM peak hour).”*

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

Use (as defined by ITE)	Existing	Proposed
Government-Related Offices	31,504 sq. ft.	25,399 sq. ft.
Retail	13,514 sq. ft.	19,619 sq. ft.
Residential	11,475 sq. ft.	No Change

d. Proposed Employment:

According to the applicant’s information the existing space was occupied by approximately 30 employees and the proposed conditional use will reduce the number of employees by 13.

e. Proposed Number of Service Vehicles:

The applicant and the property owner anticipate the number of service vehicles will be 1 to 2 trucks per week.

f. Off-Street Parking:

The site is nonconforming with regard to parking, as demonstrated in the table below. However, pursuant to Sec. 108-572 there will be no change in parking demand as a result of the proposed conditional use as the parking requirements for professional office and commercial retail are both 1 space per 300 square feet. Notwithstanding, the applicant, at the Planning Department’s request, performed a more nuanced parking analysis based on ITE Parking Generation Manual (4th Edition). The 01/10/14 analysis by the licensed traffic engineering firm KBP Consulting, Inc. found the proposed conditional use will create “a reduction in demand of nine (9) parking spaces or, a 36% decrease in parking demand.”

Parking Standard	Required	Existing	Proposed
Sec. 108-572	150 spaces	88 spaces	No Change

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.

c. Roadway or Signal Improvements:

Based on the traffic related analysis performed by the licensed traffic engineering firm KBP Consulting, Inc., no changes are required or proposed to roadway or signal improvements. However, the City might explore ways to address the off-set intersection of Kennedy Drive and Flagler Avenue with longer turn-arrows for south bound Kennedy and west bound Flagler.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

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:

No changes required or proposed.

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 not create negative impacts that require mitigation; therefore, no mitigative techniques are required.

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

1) Land Use Compatibility:

The CL district specifically does not accommodate large-scale discount stores. The applicant provided an analysis with the application by the Lambert Advisory Group that analyzed the impacts and characteristics of small-, medium- and large-scale discount retailers. Their conclusions included the determination that the smallest of the large-scale discount retailers was 20,000 sq. ft. but an average size of 105,000 sq. ft. The report concludes that a retailer locating in a 12,000 sq. ft. space would be on the high end of the small-scale retailers and on the low end of the medium-scale retailers. Therefore, based on the analysis and expert opinion of the Lambert Advisory Group the proposed 12,231 sq. ft. of retail space complies with Sec. 122-386(c).

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 as evidenced by the minimal trip generation and overall reduction in parking impacts based on the ITE standards.

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 not require the handling or disposal of hazardous waste.

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 following conditions:**

Conditions required prior to the issuance of a certificate of occupancy:

1. The original loading zone at the rear of the site be returned to its designated use as a loading zone and all commercial loading for the retail space at the front of the building shall cease.

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

2. If shopping carts are to be used in the store, they shall remain in the store at all times and not be present in the parking lot.
3. All storage of solid refuse shall remain inside the building until the regularly scheduled time for pick-up.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A CONDITIONAL USE APPROVAL FOR A
SMALL TO MEDIUM SCALE DISCOUNT
RETAIL STORE PER SECTION 122-62 FOR
PROPERTY LOCATED IN THE 3100 BLOCK
OF FLAGLER AVENUE (RE# 00069090-000000,
AK#1072982), IN THE CL ZONING DISTRICT
OF KEY WEST FLORIDA; PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Limited Commercial (CL), zoning district;
and

WHEREAS, the applicant requested an approval of a Conditional Use application to allow
a discount retail store in the CL zoning district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on
February 20th, 2014; 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

_____ Chairman

_____ Planning Director

injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

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

Section 2. That a 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 3100 Block of Flagler Avenue (RE# 00069090-000000, AK#1072982) with the following conditions:

Conditions required prior to the issuance of a certificate of occupancy:

1. The original loading zone at the rear of the site be returned to its designated use as a loading zone and all commercial loading for the retail space at the front of the building shall cease.

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

2. If shopping carts are to be used in the store, they shall remain in the store at all times and not be present in the parking lot.
3. All storage of solid refuse shall remain inside the building until the regularly scheduled time for pick-up.

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.

_____Chairman

_____Planning Director

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 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 20th day of February, 2014.

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

_____Chairman

_____Planning Director

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman

_____Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720**



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address Habana Plaza, 3100-blk of Flagler Avenue
- 2) Name of Applicant Trepanier & Associates, Inc
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email lori@owentrepanier.com
- 6) Email Address: lori@owentrepanier.com
- 7) Name of Owner, if different than above RL BB-FL Hillsborough, LLC, C/o Rialto Capital Advisors, LLC
- 8) Address of Owner 790 NW 107th Ave., 4th FL
- 9) Owner Phone # Miami, FL 33172-3161 Email _____
- 10) Zoning District of Parcel CL - Limited Commercial RE# 00069090-000000
- 11) Is Subject Property located within the Historic District? Yes _____ No X
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).

Commercial retail use of approximately 10,000 sq. ft. of existing commercial floor area.

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 Unk. 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.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

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

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

Habana Plaza
Street Address of subject property

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

[Handwritten Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/01/13 by
date

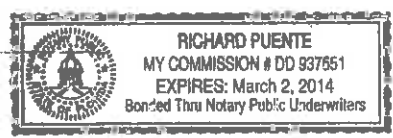
Owen Trepanier
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal

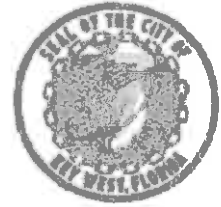
Richard Puente
Name of Acknowledger typed, printed or stamped

Commission Number, if any _____



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

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

Authorized Signatory of RL PB-FL Hillsborough, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates Inc
Please Print Name of Representative

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

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

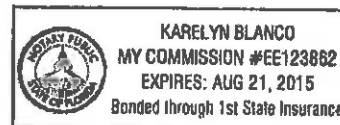
Subscribed and sworn to (or affirmed) before me on this 10/1/2013 by
date

Scott Shipley
Name of Authorized Representative

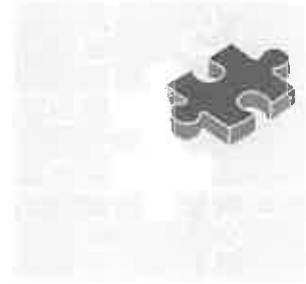
He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Karelyn Blanco
Name of Acknowledger typed, printed or stamped



EE123862
Commission Number, if any



Habana Plaza - Conditional Use Approval Criteria Analysis

Pursuant to Sec. 122-61 to -65

The following is an analysis of the specific criteria for approval, pursuant to Sec. 122-61 to -65, for the proposed retail use of approximately 10,000 sq. ft. of existing commercial floor area at Habana Plaza.

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

- | | | |
|----------------|-----------------------|-----------------------|
| ▪ Size of site | ▪ FEMA flood zones | ▪ Existing stormwater |
| ▪ Buildings | ▪ Topography | ▪ Adjacent land uses |
| ▪ Structures | ▪ Utility locations | ▪ Adjacent buildings |
| ▪ Parking | ▪ Existing vegetation | ▪ Adjacent driveways |

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

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

Solutions Statement:

The proposed project will be located in the existing Habana Plaza building in the area depicted on the attached plans. This mall's interior space has been adaptively used in a variety of commercial, retail, professional, entertainment and light industrial uses. The uses are varied but collectively create a synergistic economy of scale, providing a wide variety of products and services.

Key persons and entities involved in this project are as follows:

Owner: RL BB-FL Hillsborough, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Architect:
 Legal and Equitable Owners:

Site Data:

No site changes are proposed, interior renovations only.

Other Project Information:

- Interior renovations are proposed in the areas depicted on the plans.
- The target date for commencement of interior renovations is immediately following vacation of the space and the approval of the conditional use.
- Expected date of completion is within three months of the renovation's commencement.

Intergovernmental Coordination:

Coordination will occur as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review will be pursuant to Sec. 122-63

10/01/13	Submission Deadline
10/24/13	Development Review Committee
12/19/13	Planning Board
10 Days	Planning Board Appeal Period
45 Days	Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Characteristics of proposed use:

Scale & Intensity	Existing			Proposed		
	No Change					
Floor area ratio ¹	Wkdy	Sat	Sun	Wkdy	Sat	Sun
Traffic generation ²	110.1	23.7	9.8	443.2	420.4	204.3

Land use compatibility:

The attached analysis and plans demonstrate that the conditional use, including its proposed scale and intensity are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

Site Size:

Habana Plaza is located on the 3100-block of Flagler Avenue. The site is 103,835.6 sq ft. and has sufficient, and adequate infrastructure to accommodate the proposed use. There are no proposed changes that will affect the site size.

Mitigative techniques:

The proposed use will not create negative impacts that require mitigation, therefore, no mitigative techniques are proposed.

Hazardous waste:

The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation.

Compliance with applicable laws and ordinances:

This conditional use shall comply with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained.

Additional criteria applicable to specific land uses:

- Land uses within a conservation area - The proposed project is not located in a conservation area.
- Residential development - No residential development is proposed.

¹ Floor Area Ratio derived from the records of the Monroe County Property Appraiser

² Average Trips per 1k sq. ft. of gross leasable floor area (see Concurrency Analysis)

ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The anticipated public facility impacts of the proposed development:

The following concurrency analysis demonstrates that all anticipated development impacts to public facilities can be accommodated within current capacities.

The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The following concurrency analysis demonstrates that all anticipated development impacts to existing facilities can be accommodated within current capacities and adopted levels of service.

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 to be:

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Key West Fire Department coordination shall be per DRC. No objections are known to exist at this time.

Site Location and Character of Use (Section 108-235):

The project site is located in the Commercial-Limited ("CL") zoning district. The CL zoning district is intended to serve limited commercial land uses such as neighborhood residential markets, specialized markets with customized market demands, and tourist-oriented markets. Based on the surrounding zoning and land uses, the proposed conditional use is compatible with neighboring properties.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

No changes are proposed.

Utility lines (Section 108-282):

No changes proposed.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

All commercial activities shall be conducted in enclosed buildings

Exterior Lighting (Section 108-284):

No changes proposed at this time.

Signs (Section 108-285):

Signage shall be approved under Sec. 108-285

Pedestrian sidewalks (Section 108-286):

No changes proposed.

Loading docks (Section 108-287):

No changes proposed.

Storage Areas (Section 108-288):

No changes are proposed.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

Pursuant to Sec. 108-572 the parking demand for the existing and proposed uses are equivalent. Therefore, no changes are proposed.

Use	Parking Requirement	Total Required
Office (Sec. 122-572(15))	1 space per 300 sq. ft.	33.3
Retail (Sec. 122-572(16))	1 space per 300 sq. ft.	33.3

Housing (Section 108-245):

No new housing is proposed as part of this project.

Economic resources (Section 108-246):

No significant changes are anticipated.

Special Conditions (Section 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as wastewater treatment and transportation.

The project is located within the CL District and complies with the intent of the plan.

There is no impact on the unincorporated portion of the county.

Construction Management Plan and Inspection Schedule (Section 108-248):

This project will require interior renovations only. Construction shall comply with Sec. 108-248.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

No changes required or proposed.

Stormwater and Surface Water Management (Article VIII):

No changes required or proposed.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

No changes proposed. The proposed interior renovations will not exceed 49% of the property's appraised value of \$5,371,469.00³

Utilities (Article IX):

No changes proposed.

CONCURRENCY ANALYSIS:

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed conversion of existing commercial floor area to retail use.

Potable Water & Sanitary Sewer "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards⁴:"

Potable Water Sec. 94-68 sets the level of service for residential potable water at 93 gal/capita/ day and nonresidential at 650 gal/acre/day.

- i) The total nonresidential capacity required for the existing **2.38 acre** parcel is:

$$650 \text{ gal/acre/day} \times 2.38 = \mathbf{272.7 \text{ gal/day}}$$

- ii) The total nonresidential capacity required for the proposed **2.38 acre** parcel is:

$$650 \text{ gal/acre/day} \times 2.38 = \mathbf{272.7 \text{ gal/day}}$$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is no or minimal increase in the proposed capacity required by Key West Comprehensive Plan LOS standards; the Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

³ Pursuant to Monroe County Property Appraiser's records as of 09/26/13

⁴ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022⁵. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

Expanded Florida City R.O. Plant. The Department of Health issued Permit # 150092-007-wc/04 (Exhibit I) on November 14, 2006 to allow for the construction of an expanded reverse osmosis (R.O.) water plant in Florida City. The expanded water plant is designed to treat blended Floridian Aquifer water as an alternative water source to the Biscayne Aquifer. The permit design capacity of the expanded R.O. plant is 6 MGD.

Revised Water Use Permit. The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FKAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FKAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

The interim allocation of 20 MGD (7,300 MG/year) through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The "Monroe County 2007 Annual Public Facilities Report" documents historic water use in the Florida Keys. Water demand has fluctuated significantly on an annual basis, however when evaluated over a ten-year period, the data shows an increase in water demand of more than 1 billion gallons over the last 10 years with an annual average increase of approximately 104 MG/year. This increase in demand can be shown in the following calculation:

$$\begin{aligned} 1996 \text{ annual water demand} &= 5,272 \text{ MG /year} \\ 2006 \text{ annual water demand} &= 6,310 \text{ MG /year} \\ \text{Average Annual Increase} &= (6,310 \text{ MG} - 5,272 \text{ MG}) / 10 = 103.8 \text{ MG /year} \end{aligned}$$

Based on the average annual increase of 103.8 MG per year, the interim allocation would be sufficient for an additional 9.5 years of growth beyond 2006 or through 2015 until demand reaches the interim permitted withdrawal of 20

⁵ Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

MGD (7,300 MG/year). Since completion of the Florida City facilities, the 23 MGD allocation is available to support yet another 9.5 years of growth. Based on these findings, sufficient permitted water supply is available to meet the needs of the Florida Keys through 2024.

Improvements Schedule/Status. Condition 30 of the WUP provides the R.O. plant and the associated Floridian deep wells that will provide 23 MGD of capacity through 2024:

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts were required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.
- The R.O. plant construction was completed in January, 2010.

Sanitary Sewer Sec. 94-67 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

- i) the total nonresidential capacity required for the current **2.38 acre** parcel is:

$$660\text{gal/acre/day} \times 2.38 \text{ acres} = \mathbf{276.9 \text{ gal/day}}$$

- ii) the total nonresidential capacity required for the proposed project on **2.38 acre** parcel is:

$$660 \text{ gal/acre/day} \times 2.38 \text{ acres} = \mathbf{276.9 \text{ gal/day}}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized⁶. The current plant has the capacity to service this project's projected needs.

Recreation "In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted⁷."

No Residential Development Proposed

Solid Waste- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted⁸."

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day⁹.

- i) the total capacity required for the existing **30.4 employees**¹⁰ is:

⁶ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

⁷ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁸ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁹ For these calculations, we chose to use the number of employees to represent the "capita."

6.37 lb/capita/day x 30.4 employees = **193.6 lb/day**

ii) the total capacity required for the proposed **16.7 employees¹¹** is:

6.37 lb/capita/day x 16.7 employees = **106.17 lb/day**

Based on the City's LOS standards there will be a projected reduction in solid waste generation on the site. Waste Management has more than enough capacity to handle the projected load

Drainage - "Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage¹²"

This site currently meets the minimum requirements through best management practices.

Roads/Trip Generation - "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements¹³."

For the purposes of calculating traffic generation we used the Institute of Transportation Engineer's 7th Edition Trip Generation Volumes. As the table below demonstrates, the projected trips comply with Sec. 122-386(b). This project is located on Flagler Avenue. Flagler Avenue is not constrained according to City of Key West Code Section 94-72.

Potential Trip Generation						
Trip Generator	Weekday		Saturday		Sunday	
	Existing (ITE#710) ¹⁴	Proposed (ITE#814) ¹⁵	Existing (ITE#710)	Proposed (ITE#814)	Existing (ITE#710)	Proposed (ITE#814)
Trips per 1k sq. ft.	11.01	44.32	2.37	42.04	0.98	20.43
Total Trips	110	443	24	420	10	204

Exhibits

Exhibit I – Department of Health Permit #150092-007-wc/04

Exhibit II – Water Use Permit (WUP) #13-00005-W

Exhibit III – September 3, 2010 Wastewater Memo

Exhibit IV – Map of the City of Key West's Existing Recreation Services

Exhibit V – January 25, 2010 Solid Waste Memo

¹⁰ APA's Planner's Estimating Guide, 2004

¹¹ Ibid

¹² The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

¹³ Ibid

¹⁴ "General Office"

¹⁵ "Specialty Retail Center"

Deed

AND

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT, IN FOR MONROE COUNTY, FLORIDA

CIVIL DIVISION

Doc# 1832210 04/18/2011 4:00PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOHLHAGE

CASE NO. CA-10-852 K

BRANCH BANKING AND TRUST
COMPANY,

04/18/2011 4:00PM
DEED DOC STAMP CL: MARGO \$0.70

Plaintiff,

Doc# 1832210
Bk# 2513 Pg# 1896

vs.

HILLSBOROUGH CENTER
ASSOCIATES, LLC, a Ney Jersey
Limited Liability Company, BRIAN J.
LYNCH, an individual, and IRIS E.
BUCHMAN, an individual,

Defendants.

FILED FOR RECORD
2011 APR 18 PM 3:47
DANNY L. KOHLHAGE
CLERK OF
MONROE COUNTY, FLA.

CERTIFICATE OF TITLE

The undersigned, Danny L. Kohlhage, Clerk of the Court, certifies that he executed and filed a Certificate of Sale in this action on April 16, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property located in Monroe County, Florida:

SEE ATTACHED EXHIBIT "A"

was sold to: **RL BB-FL HILLSBOROUGH, LLC**
c/o Rialto Capital Advisors, LLC
700 NW 107 Ave
Miami, FL 33172

WITNESS my hand and the seal of the court on April 18, 2011.

Bid \$100.00



DANNY L. KOHLHAGE, as Clerk

By: [Signature]
Deputy Clerk

Doc# 1832210
Bk# 2513 P# 1898

FILE #1363211
BK#1877 PG#693

Doc# 1886345
Bk# 2484 P# 63

EXHIBIT "A"

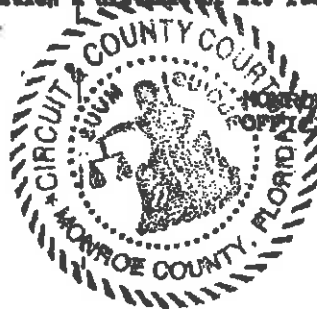
LEGAL DESCRIPTION

Parcel I:

Commencing at the Northwest corner of Block 1, of RIVERSIDE SQUARE SUBDIVISION, a subdivision of a part of the City of Key West, Monroe County, Florida, according to the Plat thereof recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; thence run Southerly along the Eastern boundary line of 13th Street a distance of Two Hundred Twenty (220) feet to the intersection of 13th Street and Riviera Drive; thence run Easterly along the Northern boundary line of Riviera Drive a distance of Four Hundred (400) feet; thence run Northerly and parallel to 13th Street a distance of Two Hundred Twenty (220) feet to the Southerly boundary line of Flagler Avenue; thence run Westerly along the Southern right of way of Flagler Avenue a distance of Four Hundred (400) feet to the intersection of 13th Street and Flagler Avenue, Point of Beginning.

Parcel II:

On the Island of Key West, described as follows: begin at the Northwest corner of Block 3, RIVERSIDE SQUARE SUBDIVISION, a subdivision of a part of the City of Key West, Florida, between Eleventh Street and Seventeenth Street and lying South of Flagler Avenue, Key West, Monroe County, Florida, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; run thence in an Easterly direction along the Southeast right-of-way of Flagler Avenue 400 feet to the Point of Beginning; thence run in an Easterly direction along the Southeast right-of-way line of Flagler Avenue, a distance of 71.98 feet; thence run at right angles in a Southerly direction a distance of 228 feet to Riviera Drive; run thence in a Westerly direction along the Northeast right-of-way line of Riviera Drive, a distance of 71.98 feet; run thence at right angles in a Northerly direction a distance of 220 feet to the Point of Beginning.



MONROE COUNTY
OFFICIAL RECORDS

STATE OF FLORIDA)
COUNTY OF MONROE)

This Copy is a True Copy of the
Original on File in this Office. Witness
my hand and Official Seal.

MONROE COUNTY
OFFICIAL RECORDS

This 17th day of March

DANNY L. KOLBAGE
Clerk Circuit Court

By  D.C.

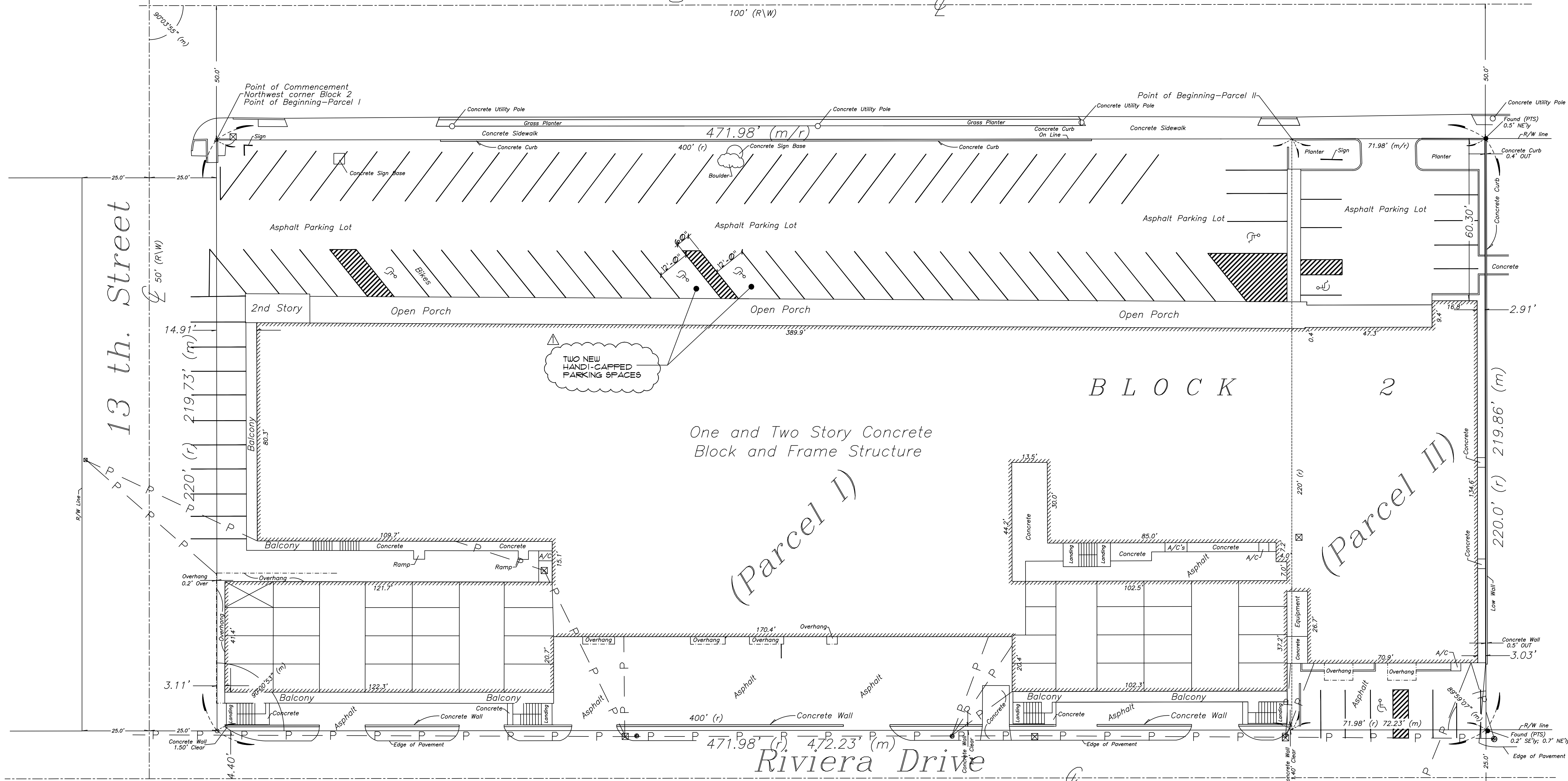
MONROE COUNTY
OFFICIAL RECORDS

Survey

Site Plans

Flagler Avenue

100' (R/W)



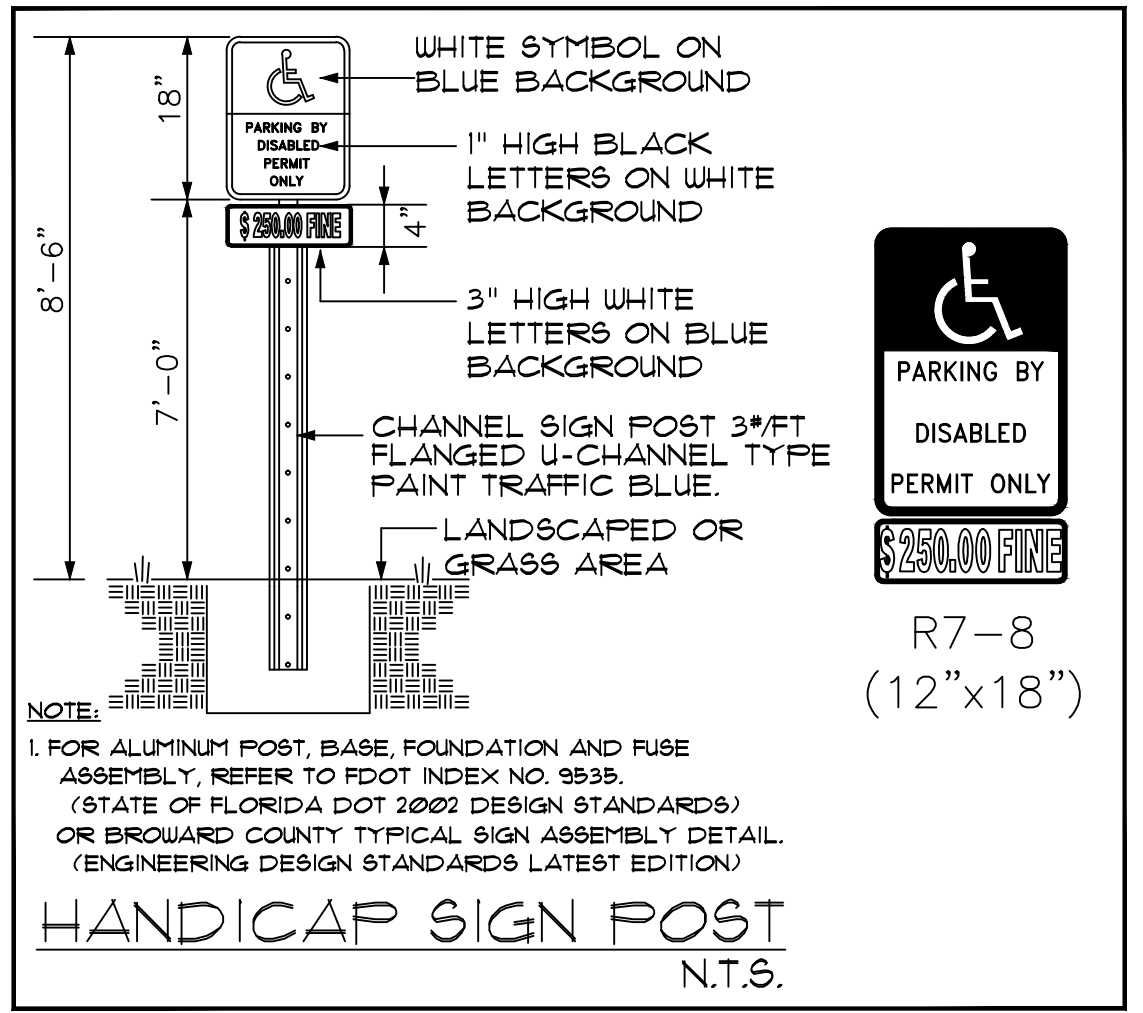
One and Two Story Concrete Block and Frame Structure

(Parcel I)

(Parcel II)

13 th. Street

Riviera Drive



R7-8
(12"x18")

COMMERCIAL TENANT	UNIT #	AREA/SF.	STATUS
RIVERA CAFE	3100A	156 SF.	OCCUPIED
RIVERA CAFE REST ROOM	3100A	21 SF.	OCCUPIED
ARMY RECRUITING	3100B	1305 SF.	OCCUPIED
CITY OF KEY WEST	3102	2,335 SF.	UNDER CONSTRUCTION
CITY OF KEY WEST PARKING & FINANCE	3104	4,435 SF.	OCCUPIED
GRIMS GRILL OFFICE	1	266 SF.	VACANT
ATLANTIC GROCERY	3108	2,358 SF.	OCCUPIED
MANAGEMENT OFFICE	3110	1,392.36 SF.	OCCUPIED
WESLEY HOUSE	3114	5,513 SF.	OCCUPIED
SELF STORAGE		2,848 SF.	VACANT
SELF STORAGE		2,368 SF.	OCCUPIED
OUR KIDS	3114	330 SF.	OCCUPIED
LEE NAILS	3122	1516 SF.	OCCUPIED
LEE NAILS STORAGE		386 SF.	OCCUPIED
		1,802 SF.	
CON LAUNDRY	3124	1,190 SF.	OCCUPIED
CITY OF KEY WEST CITY HALL/BUILDING	3140	7,850 SF.	OCCUPIED
CITY OF KEY WEST ADD.	3138	5,821 SF.	UNDER CONST.
CITY OF KEY WEST ADD.	3126	2,230 SF.	UNDER CONST.
		15,301 SF.	
TOTAL COMMERCIAL AREA		42,418 SF.	

RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT "A"	50' (R/W) 64 SF.	OCCUPIED
UNIT "B"	662 SF.	OCCUPIED
UNIT "C"	662 SF.	VACANT
UNIT "D"	665 SF.	OCCUPIED
UNIT "E"	667 SF.	OCCUPIED
UNIT "F"	652 SF.	OCCUPIED
UNIT "G"	650 SF.	OCCUPIED
TOTAL AREA	4,620 SF.	

RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT "H"	541 SF.	OCCUPIED
UNIT "I"	660 SF.	OCCUPIED
UNIT "J"	660 SF.	OCCUPIED
UNIT "K"	662 SF.	VACANT
UNIT "L"	662 SF.	OCCUPIED
UNIT "M"	683 SF.	OCCUPIED
TOTAL AREA	3,868 SF.	

RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT #1	211 SF.	OCCUPIED
UNIT #A	223 SF.	VACANT
UNIT #2	408 SF.	OCCUPIED
UNIT #3	415 SF.	OCCUPIED
UNIT #4	428 SF.	OCCUPIED
TOTAL AREA	1,685 SF.	

RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT "O" 2nd floor	649 SF.	VACANT
UNIT "P" 3rd floor	649 SF.	VACANT
TOTAL AREA	1,298 SF.	

COMMON & BUILDING AREA	AREA/SF.
COMMON HALL AREA "EGRESSES"	916 SF.
BUILDING STORAGE	262 SF.
TOTAL AREA	1,238 SF.

TOTAL COMMERCIAL TENANT AREA	= 42,418 SF.
TOTAL RESIDENTIAL TENANT AREA	= 11,411 SF.
TOTAL COMMON AREA	= 1,238 SF.

TOTAL COMMERCIAL & RESIDENTIAL AREA = 55,133 SF.

GROSS TOTAL COMMERCIAL AREA = 43,656 SF.

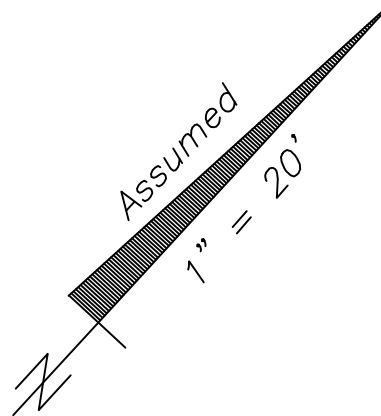
GROSS TOTAL RESIDENTIAL AREA = 12,475 SF.

TOTAL COMMERCIAL & RESIDENTIAL AREA = 56,131 SF.

EXISTING COMMERCIAL PARKING CALCULATIONS	
COMMERCIAL SPACE TYPE "A"	= 84 SPACES
COMMERCIAL SPACE TYPE "B" HANDI-CAPPED	= 4 SPACES
TOTAL COMMERCIAL SPACES	= 88 SPACES

EXISTING RESIDENTIAL PARKING CALCULATIONS	
RESIDENTIAL SPACE TYPE "C"	= 34 SPACES
TOTAL RESIDENTIAL SPACES	= 34 SPACES

* AREA BASED ON EXTERIOR PERIMETER DIMENSIONS & TENANT WALLS.



REVISIONS BY:
2-13-14 D.C.E.
City Comments
SEAL: AR# 15158

WOODY H. FRIESE

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WOODY H. FRIESE
architect and interior designer
AR# 15158
2411 Woodside Drive Fort Lauderdale Florida
(954) 709-9393 FAX (954) 735-3815
(954) 609-1578

NEW INTERIOR TENANT SPACE
HABANA PLAZA
3114 Flagler Avenue
Key West, Florida

DRAWN	DE.
CHECKED	W.H.F.
DATE	10-18-13
SCALE	1" = 20'-0"
JOB NO.	# 13-047
SHEET	

SP-1
OF SHEETS

Floor Plans

INTERIOR TENANT SPACE
FOR:

ADDRESS:
3114 Flagler Avenue
Key West, Florida

HABANA PLAZA

ARCHITECT:

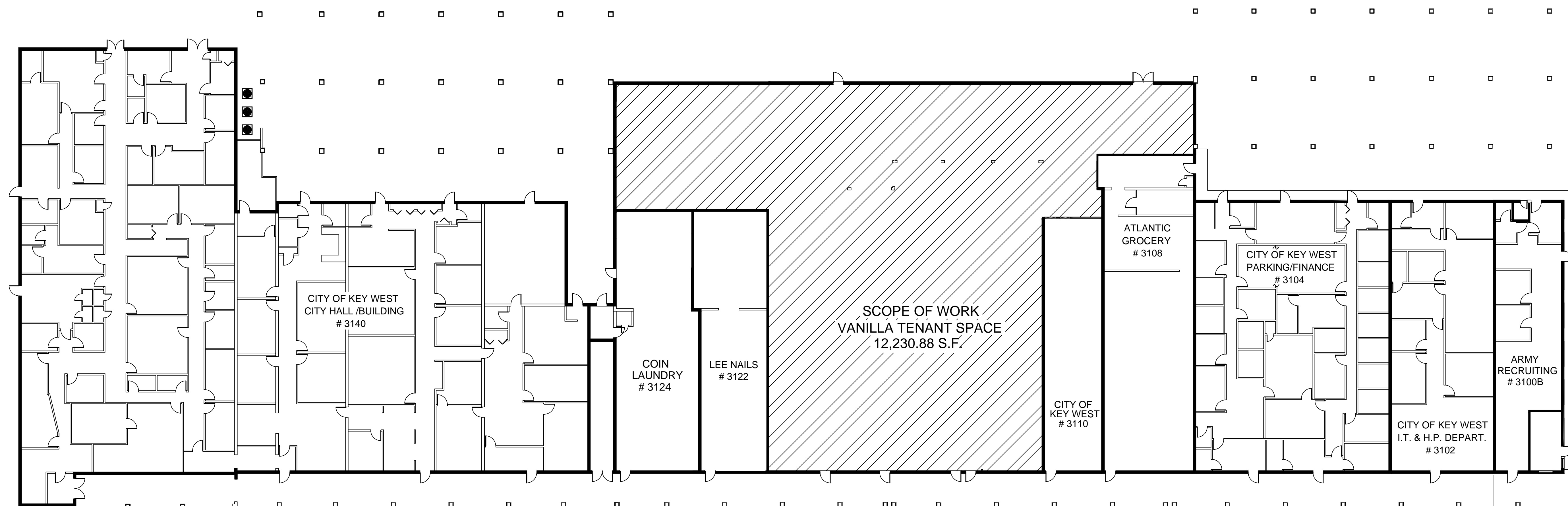
WOODY H. FRIESE
ARCHITECTURE * INTERIOR DESIGN

2411 Woodside Drive
Fort Lauderdale, Florida
Ph: 954-709-9393 Fax: 954-735-3815
Ph: 954-609-1578

Wood H. Friese A.R. # 15758



LOCATION MAP:



SCOPE OF WORK LEGEND

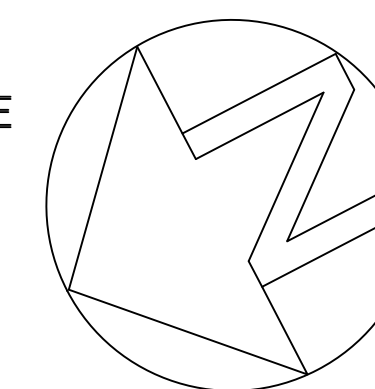
N.T.S.

FLAGLER AVENUE

SHEET INDEX:

ARCHITECTURAL PLANS:

- CVR-1 COVER PAGE/EXISTING SITE
- A-0 EXISTING PLAN
- A-1 PROPOSED FLOOR PLAN
- A-2 LIFE SAFETY PLAN
- A-3 ADA DETAILS & NOTES.



REVISIONS BY:

SEAL: AR# 15758

WOODY H. FRIESE

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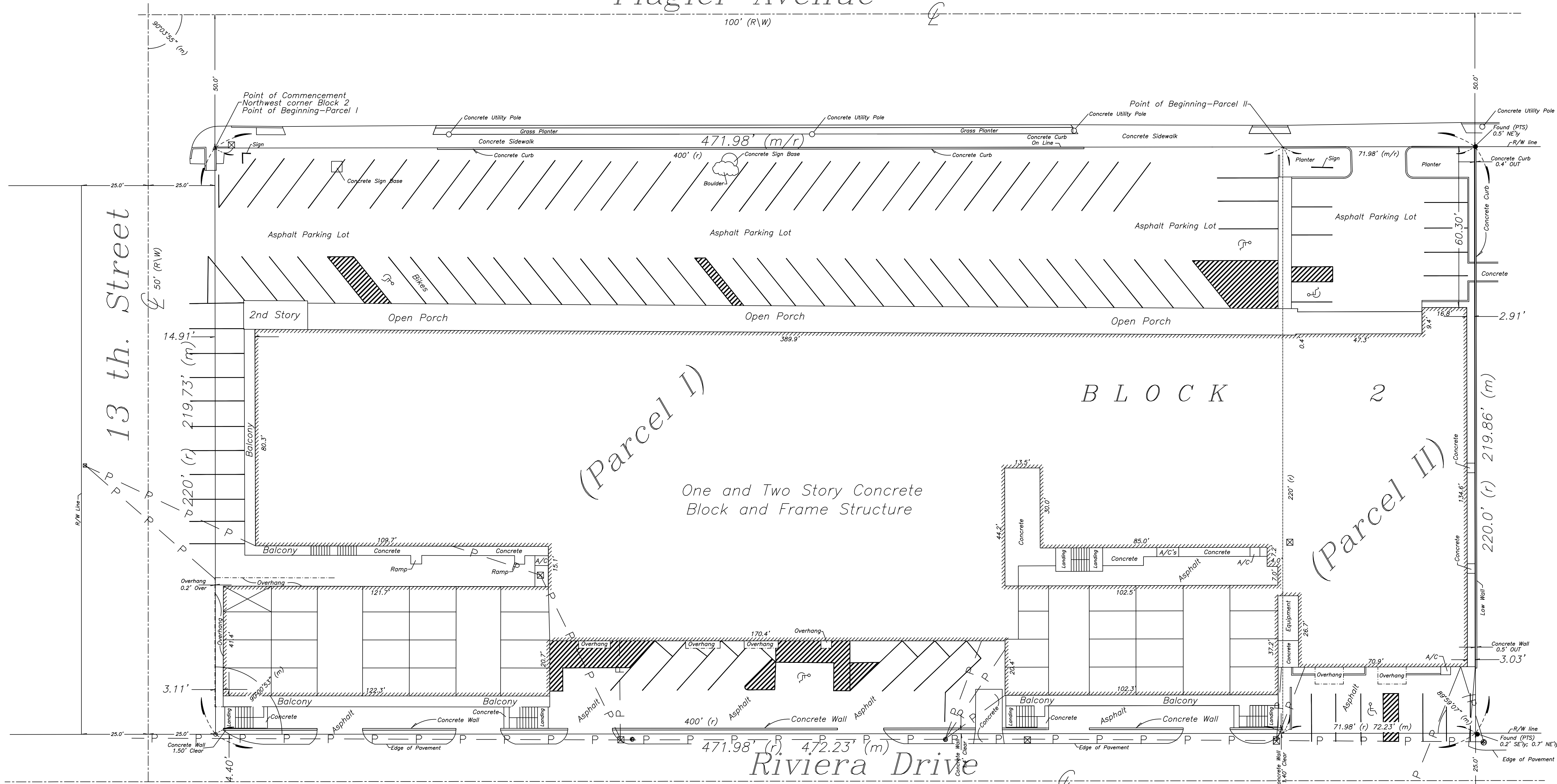
WOODY H. FRIESE
architect and interior designer
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(954) 709-9393 FAX (954) 735-3815
(954) 609-1578

NEW INTERIOR TENANT SPACE
HABANA PLAZA
3114 Flagler Avenue
Key West, Florida

DRAWN	D.E.
CHECKED	W.H.F.
DATE	10-18-13
SCALE	1/8" = 1'-0"
JOB. NO.	# 13-047
SHEET	CVR-1
OF	SHEETS

Flagler Avenue

100' (R\W)



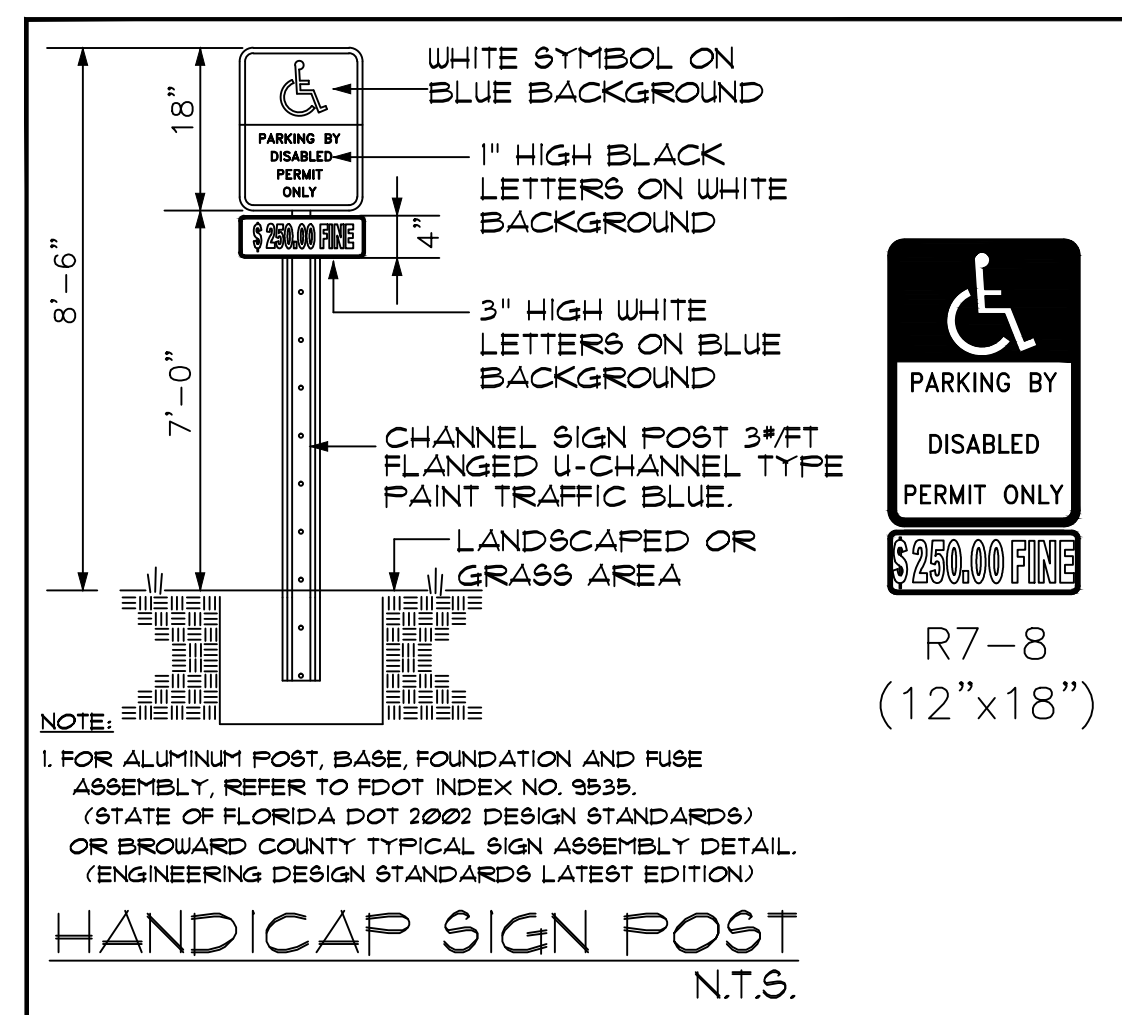
(Parcel I)

(Parcel II)

One and Two Story Concrete Block and Frame Structure

B L O C K 2

Riviera Drive



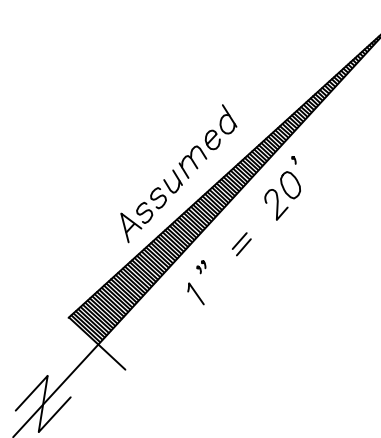
R7-8 (12"x18")

COMMERCIAL TENANT	UNIT #	AREA/SF.	STATUS
RIVIERA CAFE	3100A	156 SF.	OCCUPIED
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UNIT "C"	662 SF.	VACANT
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UNIT "E"	667 SF.	OCCUPIED
UNIT "F"	652 SF.	OCCUPIED
UNIT "G"	650 SF.	OCCUPIED
TOTAL AREA	4,620 SF.	
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UNIT "J"	660 SF.	OCCUPIED
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UNIT "L"	662 SF.	OCCUPIED
UNIT "M"	683 SF.	OCCUPIED
TOTAL AREA	3,868 SF.	
RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT "N"	211 SF.	OCCUPIED
UNIT "O"	223 SF.	VACANT
UNIT "P"	408 SF.	OCCUPIED
UNIT "Q"	415 SF.	OCCUPIED
UNIT "R"	428 SF.	OCCUPIED
TOTAL AREA	1,691 SF.	

RESIDENTIAL TENANT	AREA/SF.	STATUS
UNIT "O" 2nd floor	649 SF.	VACANT
UNIT "P" 3rd floor	649 SF.	VACANT
TOTAL AREA	1,298 SF.	
COMMON & BUILDING AREA	AREA/SF.	
COMMON HALL AREA "EGRESS"	916 SF.	
BUILDING STORAGE	262 SF.	
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TOTAL COMMERCIAL & RESIDENTIAL AREA	= 56,131 SF.	
* AREA BASED ON EXTERIOR PERIMETER DIMENSIONS & TENANT WALLS.		

EXISTING COMMERCIAL PARKING CALCULATIONS	
COMMERCIAL SPACE TYPE "A"	= 93 SPACES
COMMERCIAL SPACE TYPE "B" HANDI-CAPPED	= 5 SPACES
TOTAL COMMERCIAL SPACES	= 98 SPACES
EXISTING RESIDENTIAL PARKING CALCULATIONS	
RESIDENTIAL SPACE TYPE "C"	= 34 SPACES
TOTAL RESIDENTIAL SPACES	= 34 SPACES

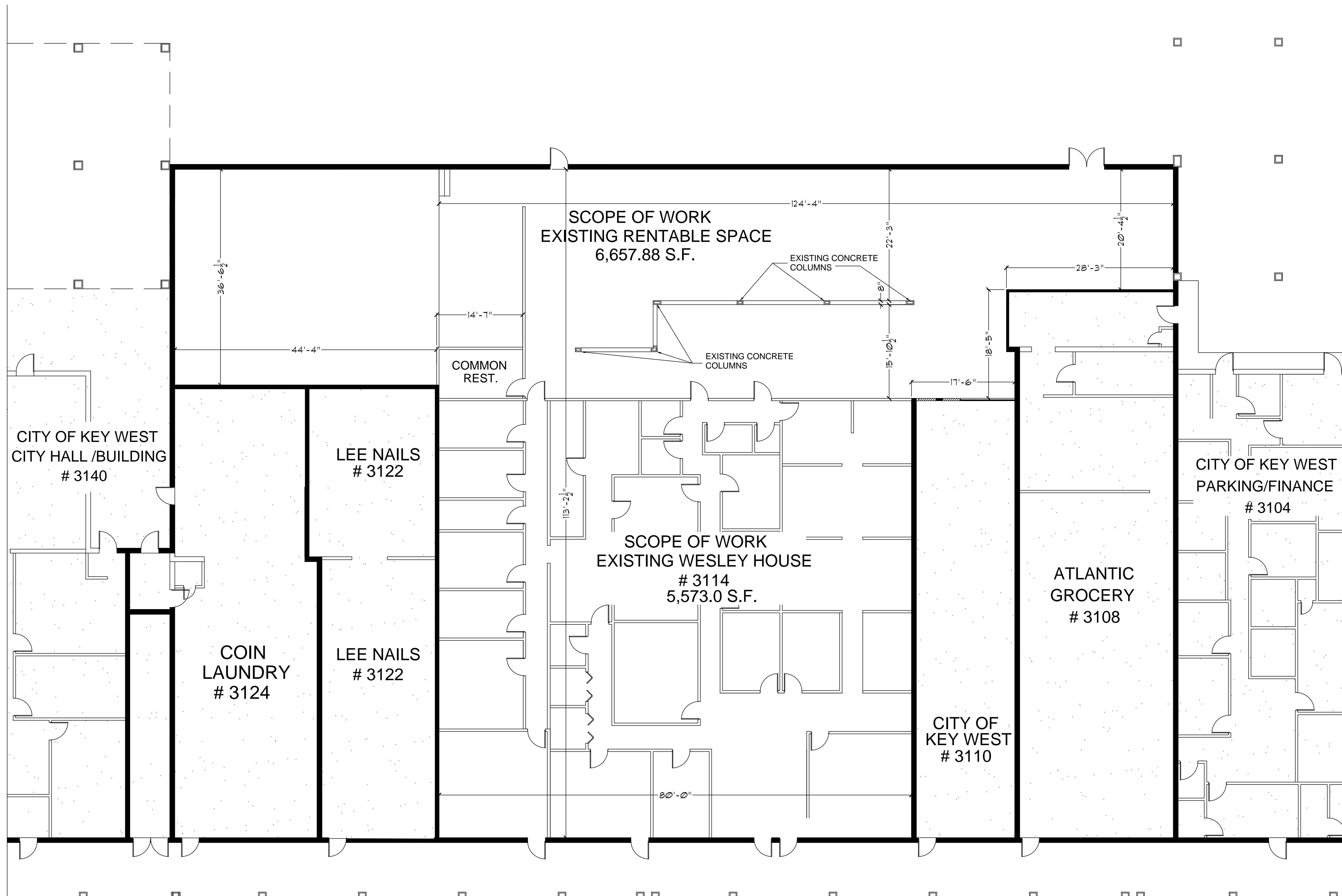


REVISIONS BY:
SEAL: AR# 15158
WOODY H. FRIESE

WOODY H. FRIESE
architect and interior designer
AR# 15158
2411 Woodside Drive Fort Lauderdale Florida
(954) 709-9393 FAX (954) 735-3815
(954) 609-1578

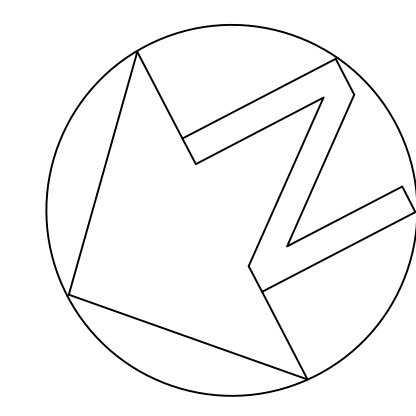
NEW INTERIOR TENANT SPACE
HABANA PLAZA
3114 Flagler Avenue
Key West, Florida

DRAWN DE.
CHECKED W.H.F.
DATE 10-18-13
SCALE 1" = 20'-0"
JOB NO. # 13-047
SHEET
SP-1
OF SHEETS

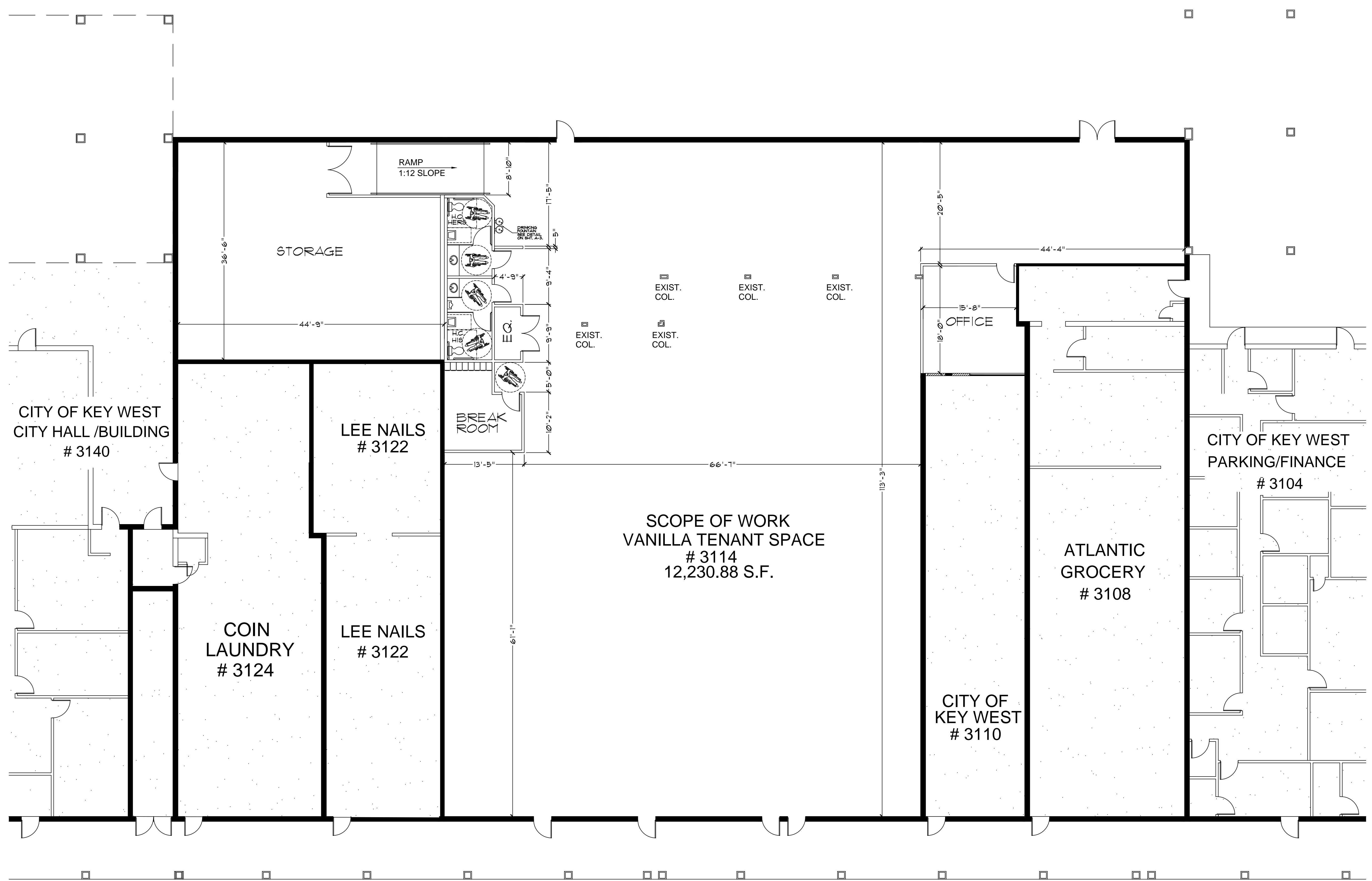


FLAGLER AVENUE

EXISTING FLOOR PLAN
1/4" = 1'-0"



REVISIONS BY:	
SEAL:	AR# 15158
WOODY H. FRIESE	
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WOODY H. FRIESE architect and interior designer AR# 15758 2411 WOODSIDE DRIVE FORT LAUDERDALE, FLORIDA (954) 709-9393 FAX (954) 735-3815 (954) 609-1578	
NEW INTERIOR TENANT SPACE HABANA PLAZA 3114 Flagler Avenue Key West, Florida	
DRAWN	D.E.
CHECKED	W.H.F.
DATE	10-18-13
SCALE	1/8" = 1'-0"
JOB. NO.	# 13-047
SHEET	A-0
OF	SHEETS



CITY OF KEY WEST
CITY HALL /BUILDING
3140

LEE NAILS
3122

COIN
LAUNDRY
3124

LEE NAILS
3122

SCOPE OF WORK
VANILLA TENANT SPACE
3114
12,230.88 S.F.

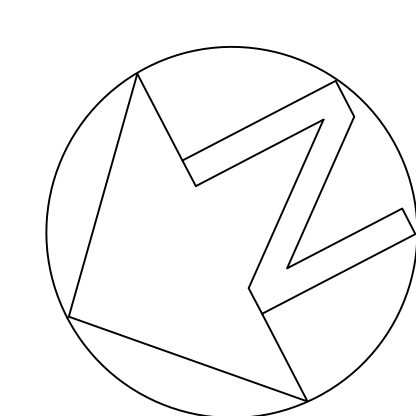
CITY OF
KEY WEST
3110

ATLANTIC
GROCERY
3108

CITY OF KEY WEST
PARKING/FINANCE
3104

FLAGLER AVENUE

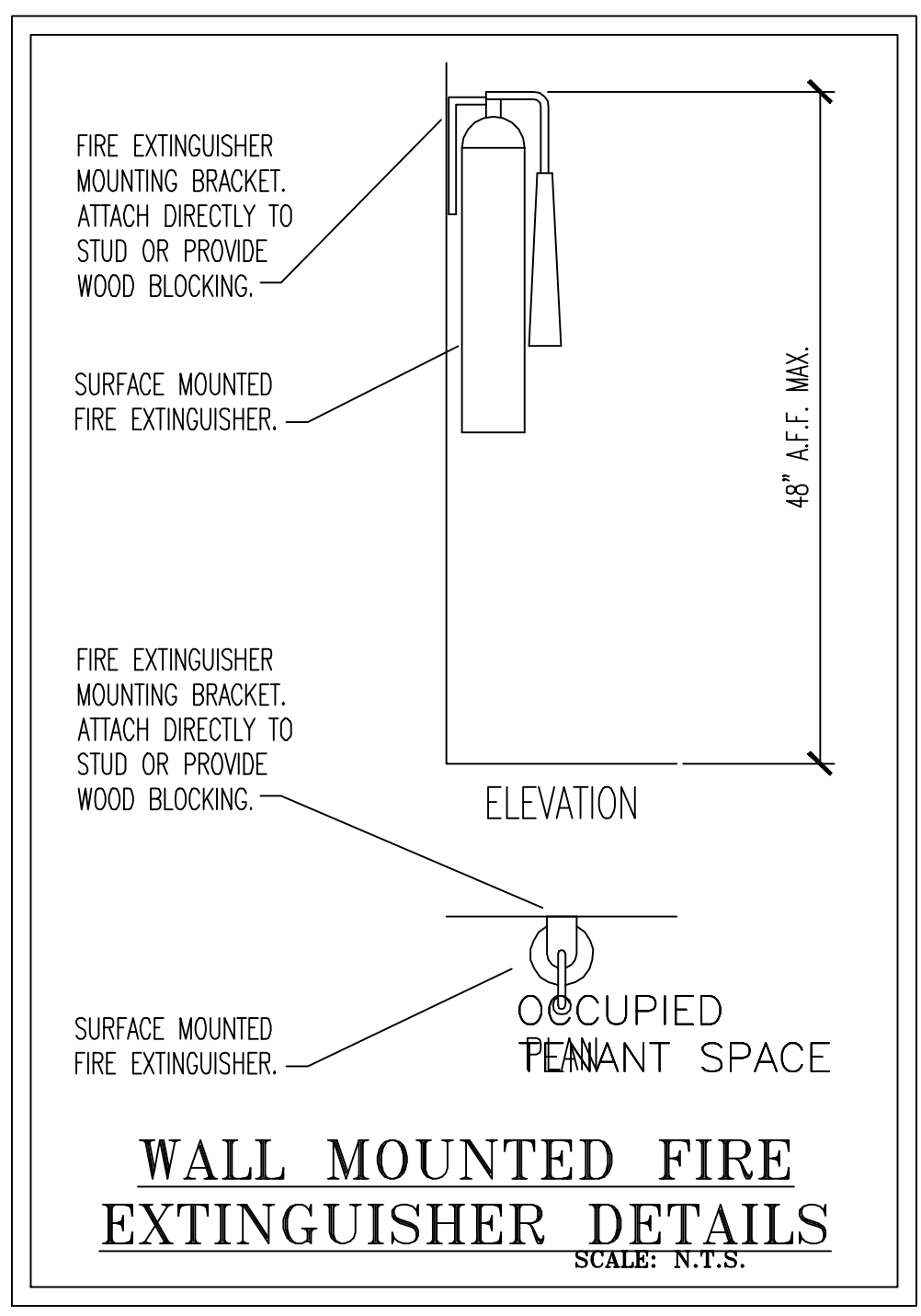
NEW PROPOSED FLOOR PLAN
1/4" = 1'-0"



REVISIONS BY:	
SEAL:	AR# 15158
WOODY H. FRIESE	
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WOODY H. FRIESE architect and interior designer AR# 15158 2411 WOODSIDE DRIVE FORT LAUDERDALE, FLORIDA (954) 709-9393 FAX (954) 735-3815 (954) 609-1578	
NEW INTERIOR TENANT SPACE HABANA PLAZA 3114 Flagler Avenue Key West, Florida	
DRAWN	D.E.
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SCALE	1/8" = 1'-0"
JOB. NO.	# 13-047
SHEET	A-1
OF	SHEETS

DOOR HARDWARE NOTES

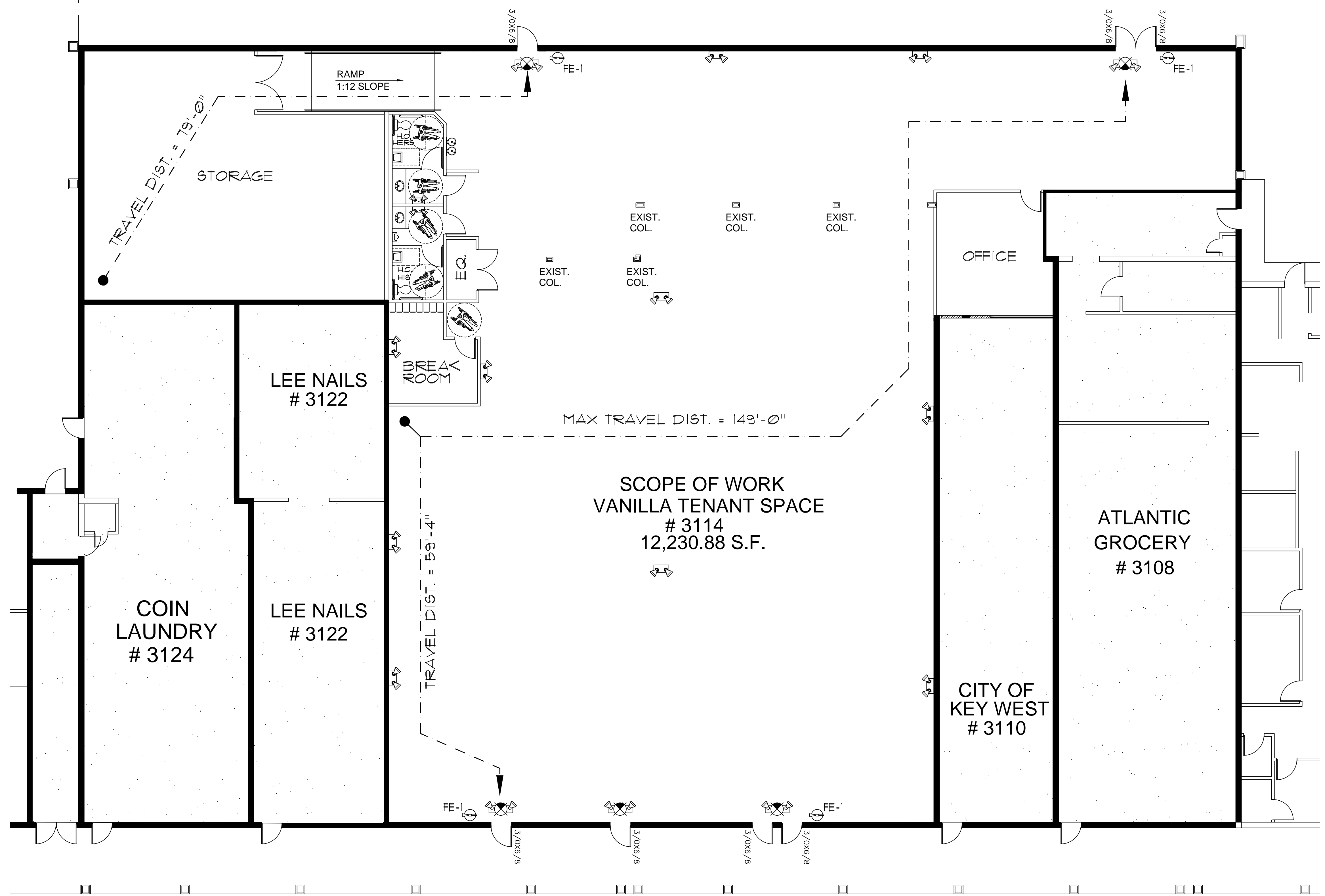
ALL DOOR HARDWARE SHALL MEET THE STATE OF FLORIDA HANDICAPPED ACCESSIBILITY CODE.
 HEAVY DUTY COMMERCIAL GRADE HARDWARE
 TYPICAL FINISH - US 26D
 ALL EGRESS DOOR HANDLES - LEVER TYPE AS PER A.D.A.
 *PANIC HARDWARE - REQUIRED ON EXTERIOR AUTO LOCKING STOREFRONT DOOR & REAR EXIT DOOR SHALL CONSIST OF BARS OR PANELS, THE ACTUATING PORTION OF WHICH SHALL EXTEND ACROSS NOT LESS THAN ONE HALF OF THE WIDTH OF DOOR LEAF, NOT LESS THAN 36" NOR MORE THAN 44" ABOVE THE FLOOR AND CHASE THE DOOR LATCH TO RELEASE WHEN A FORCE THAT SHALL NOT BE REQUIRED TO EXCEED 15 LBF (6.7N) IS APPLIED.



* OCCUPANCY: 122 PEOPLE	GROUP: M	TYPE: I-B	NOT SPRINKLERED
* NUMBER OF MEANS OF EGRESS AS PER N.F.P.A. 101 CHAPTER 7 SECTION 7.4.1.1 & 7.4.1.2.			
(7.4.1.1) THE NUMBER OF MEANS OF EGRESS FROM ANY STORY, OR PORTION THEREOF SHALL BE NOT LESS THEN TWO.			
(7.4.1.2) THE NUMBER OF MEANS OF EGRESS FROM ANY STORY, OR PORTION THEREOF SHALL BE NOT LESS THEN THREE WHEN OCC. LOAD EXCEEDS 500 PERSONS.			
THE NUMBER OF MEANS OF EGRESS PROVIDED = (6) EXISTING			

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FIRE EXTINGUISHER LEGEND

FE-1	SURFACE MOUNTED FIRE EXTINGUISHER WITH DESIGNATION SIGNAGE (CLASS ABC 40LB, MOUNT TOP @ 3'-5" AFF.
------	--

ELECTRICAL LEGEND

	EXIT SIGN/EMERGENCY LIGHT COMBO, 120V, W/ BATTERY BACK-UP, SUPPLY FACINGS AS REQUIRED.
	EMERGENCY LIGHT.
	EXIT SIGN
	FIRE EXTINGUISHER

GENERAL NOTES:

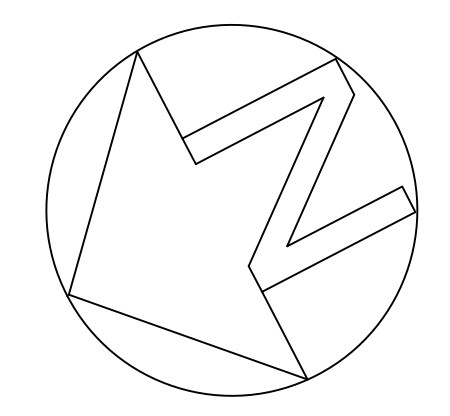
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.
- NUMERICAL ADDRESS WILL BE PROVIDED ON ALL EXTERIOR DOORS WITH 6" NUMBERS, WATERPROOF, AND CONTRASTING COLORS.
- FIRE EXTINGUISHER SHALL NOT EXCEED 75' TRAVEL DISTANCE AND THEY WILL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.

NEW INTERIOR TENANT SPACE
 HABANA PLAZA
 3114 Flagler Avenue
 Key West, Florida

DRAWN	D.E.
CHECKED	W.H.F.
DATE	10-18-13
SCALE	1/8" = 1'-0"
JOB. NO.	# 13-047
SHEET	A-2
OF	SHEETS

FLAGLER AVENUE

LIFE SAFETY PLAN
 1/4" = 1'-0"



DOOR HARDWARE NOTES

ALL DOOR HARDWARE SHALL MEET THE STATE OF FLORIDA HANDICAPPED ACCESSIBILITY CODE. HEAVY DUTY COMMERCIAL GRADE HARDWARE TYPICAL FINISH - US 26D
 ALL EGRESS DOOR HANDLES - LEVER TYPE AS PER ADA.
 PANIC HARDWARE - REQUIRED ON EXTERIOR AUTO LOCKING STOREFRONT DOOR & REAR EXIT DOOR SHALL CONSIST OF BARS OR PANELS, THE ACTUATING PORTION OF WHICH SHALL EXTEND ACROSS NOT LESS THAN ONE HALF OF THE WIDTH OF DOOR LEAF, NOT LESS THAN 30" NOR MORE THAN 44" ABOVE THE FLOOR AND CHASE THE DOOR LATCH TO RELEASE WHEN A FORCE THAT SHALL NOT BE REQUIRED TO EXCEED 15 LBF (67N) IS APPLIED.

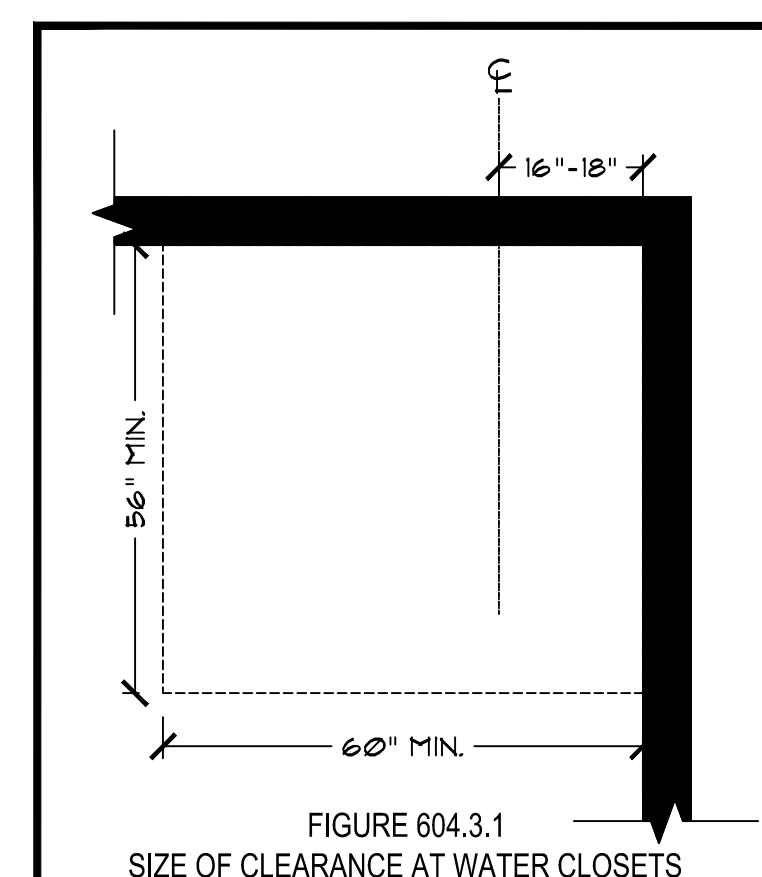
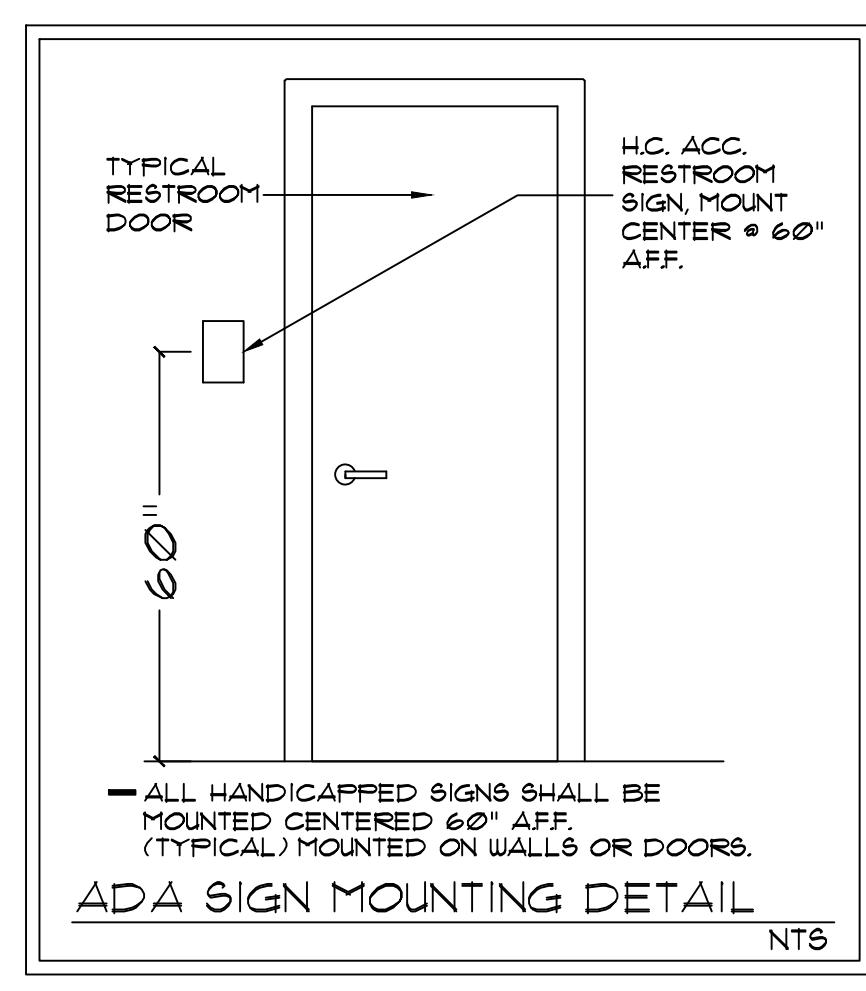
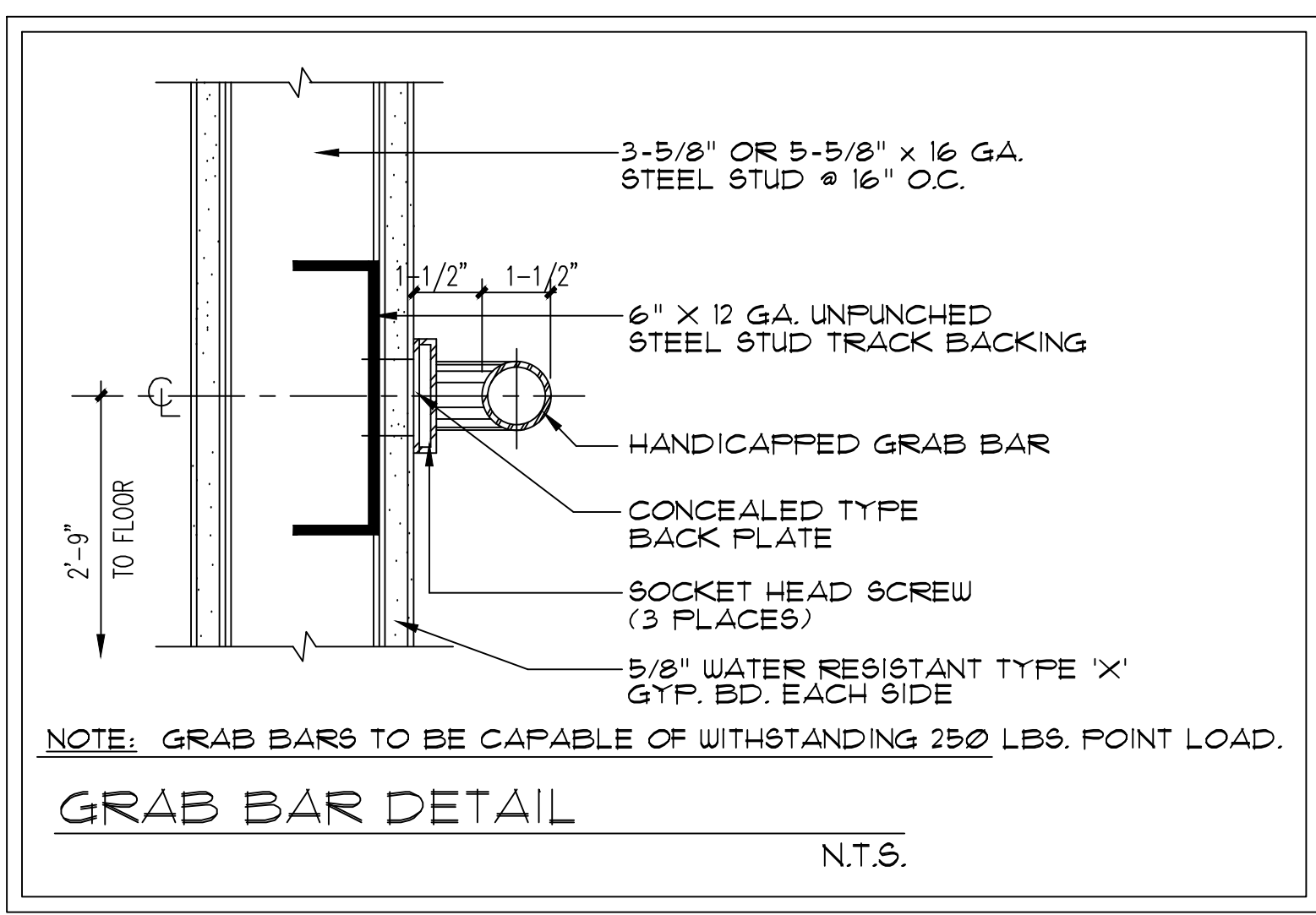


FIGURE 604.2 (a)
 WATER CLOSET LOCATION
 (WHEELCHAIR ACCESSIBLE WATER CLOSET)

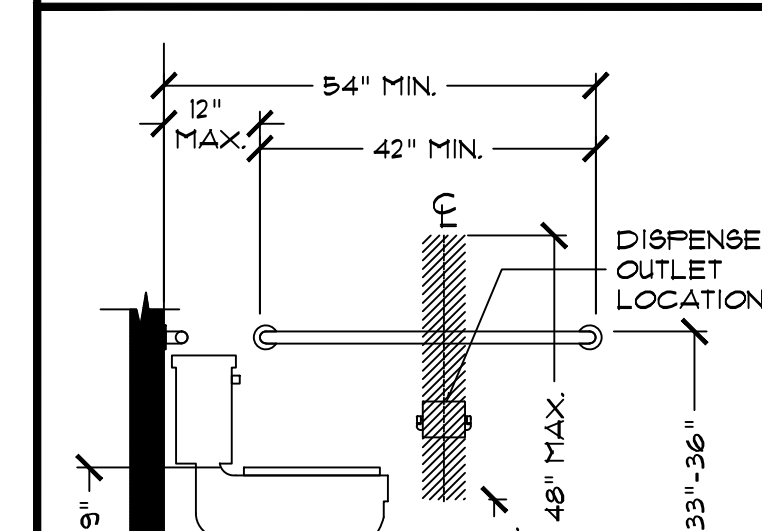


FIGURE 604.5.2
 REAR WALL GRAB BAR WATER CLOSETS

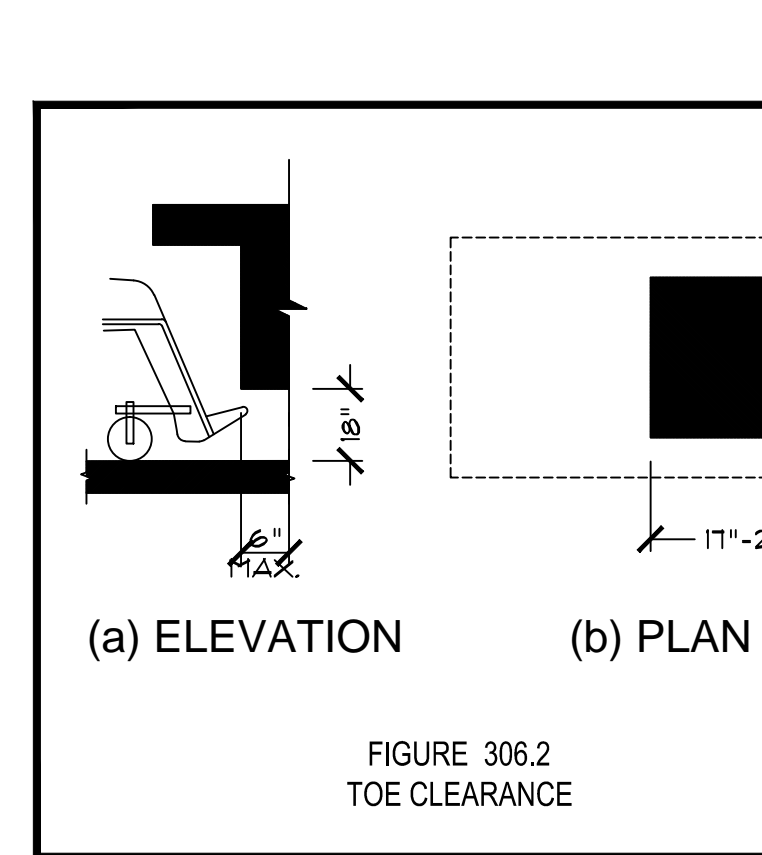
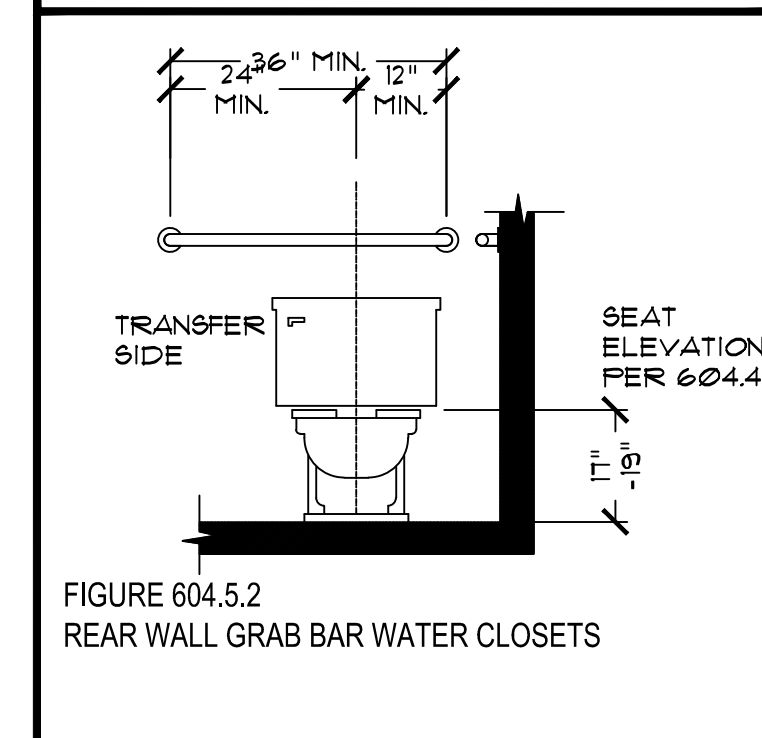
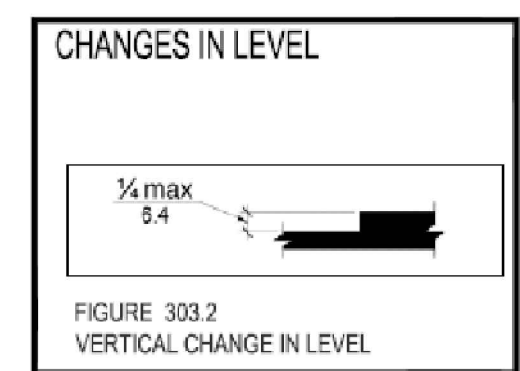
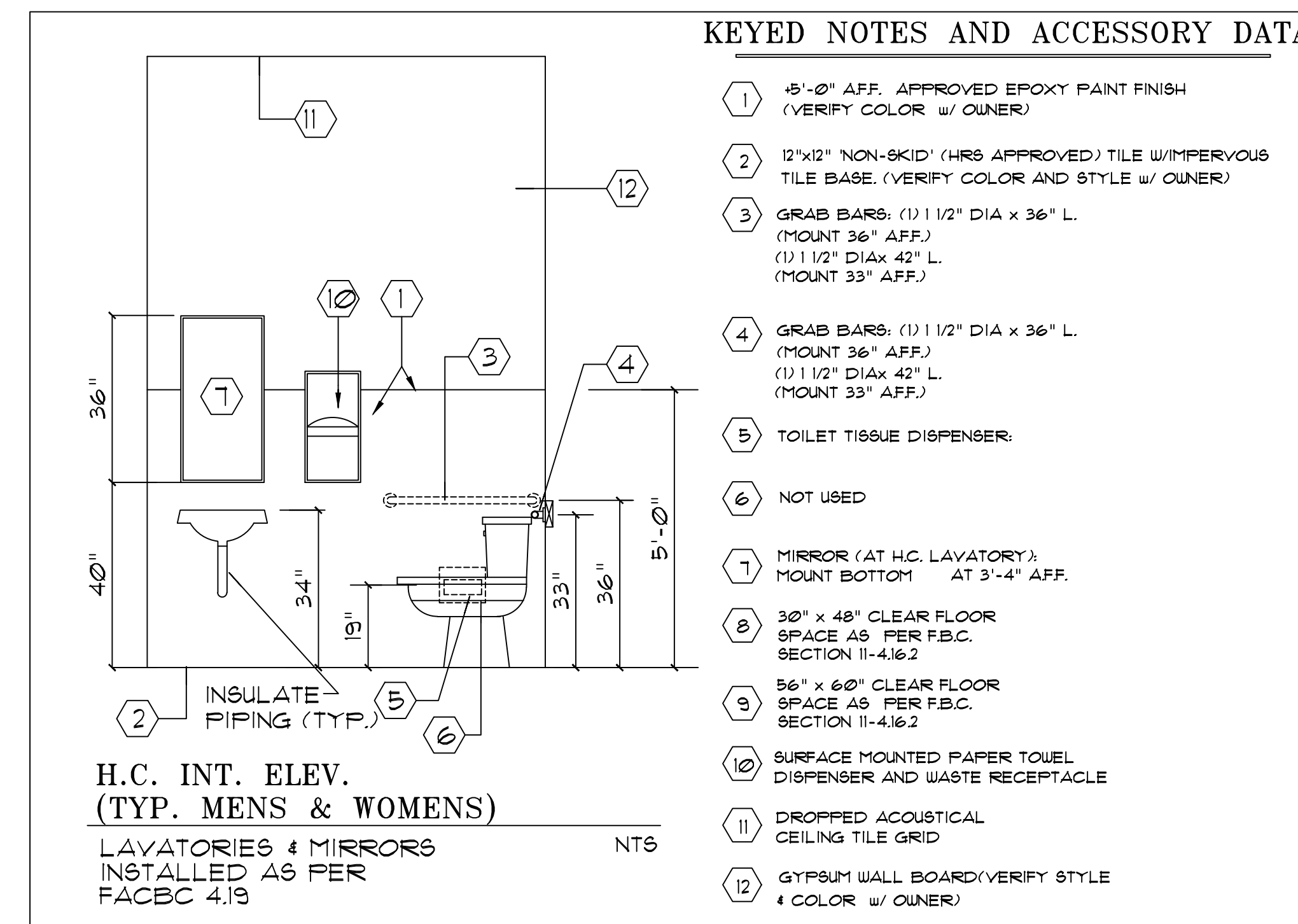
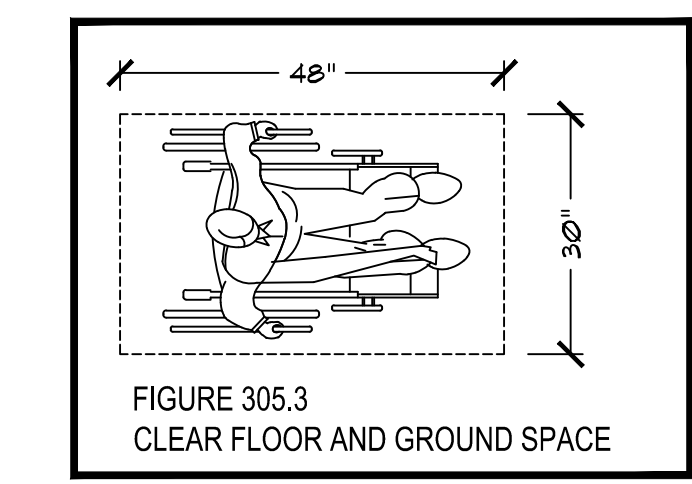


FIGURE 306.3
 KNEE CLEARANCE

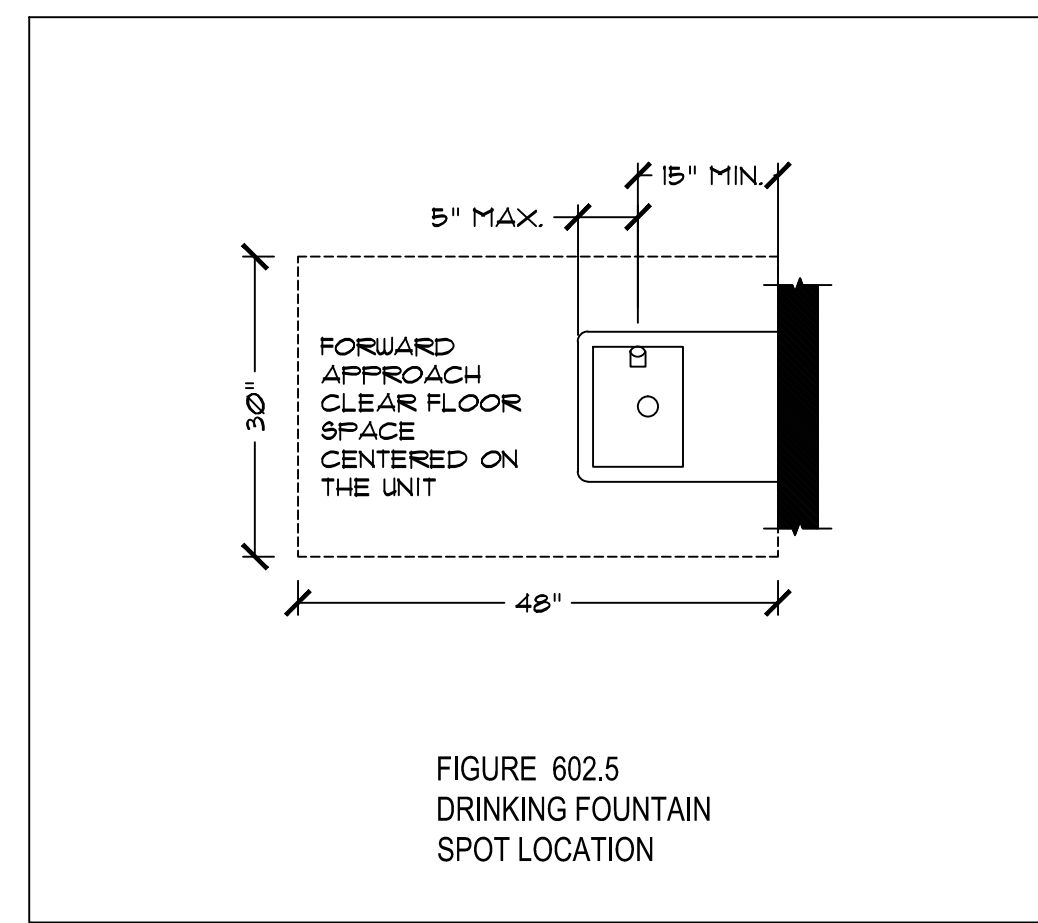
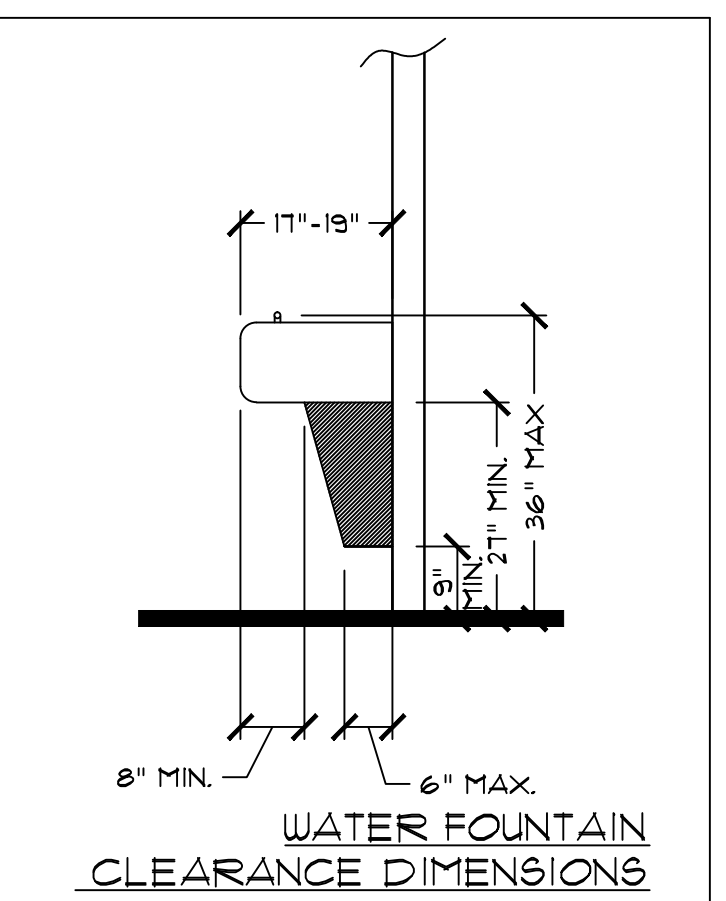
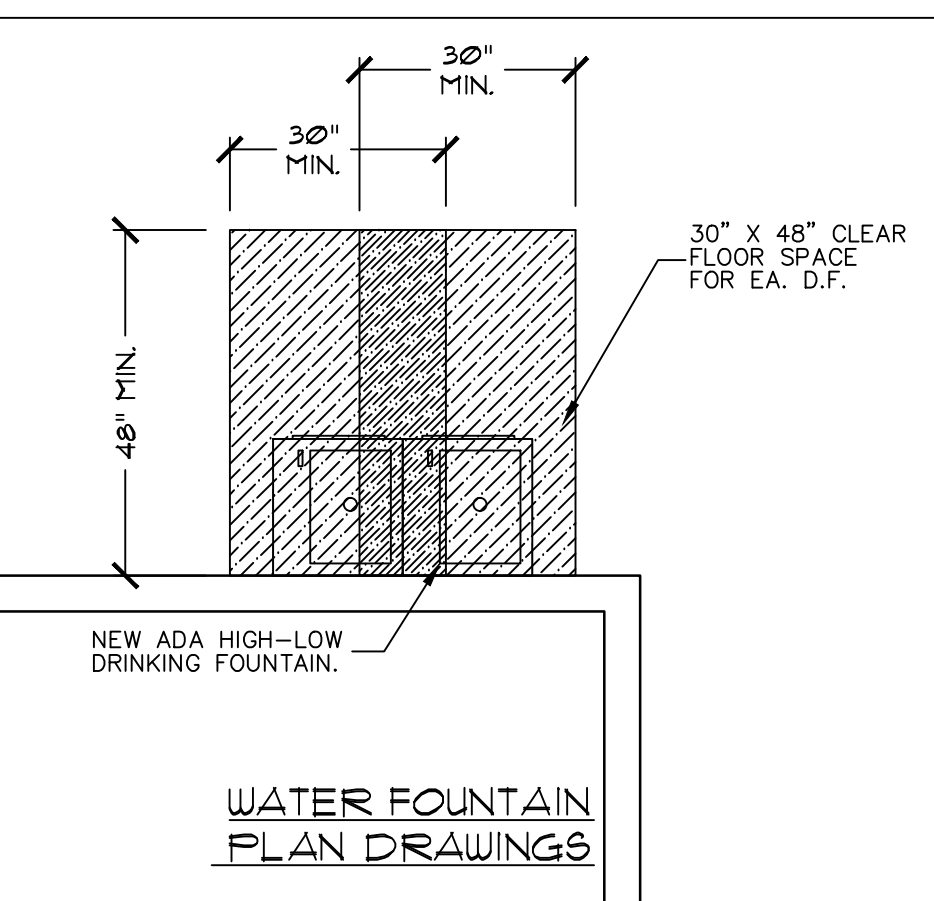
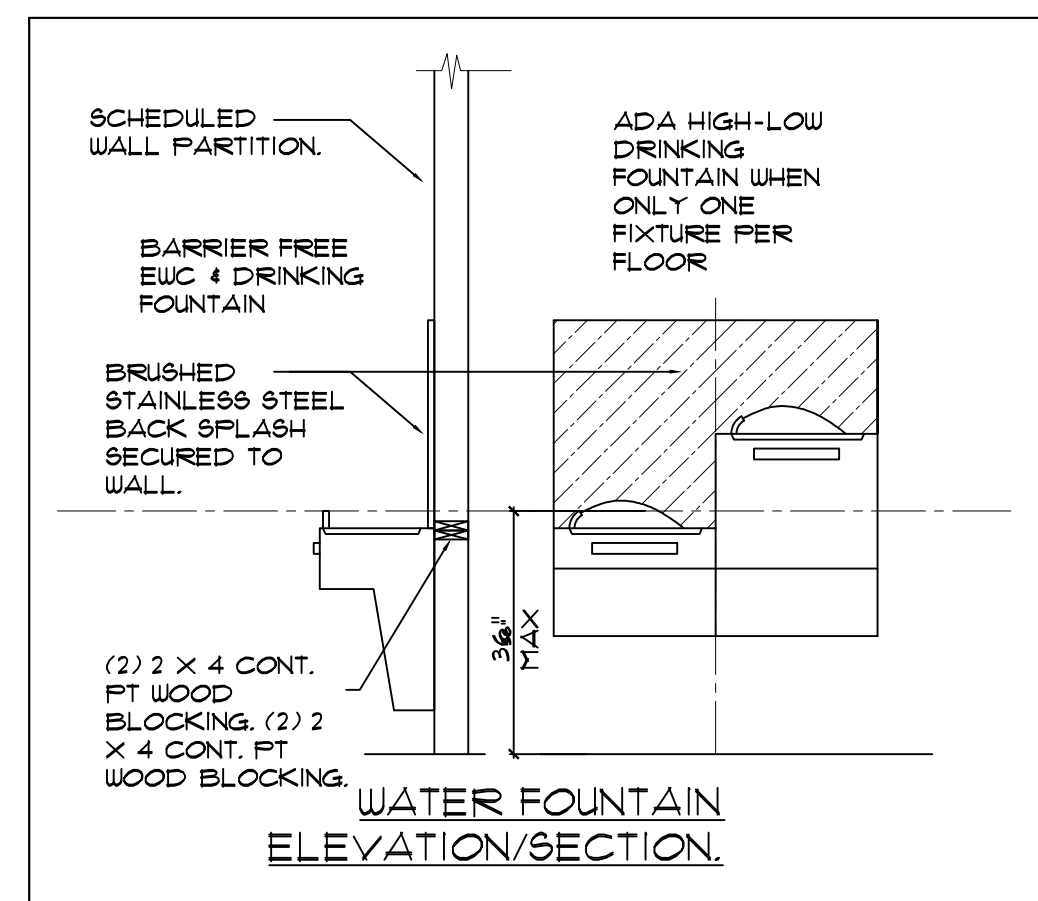


GRAB BARS STRUCTURAL STRENGTH: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.



KEYED NOTES AND ACCESSORY DATA

- 1 45'-0" AFF. APPROVED EPOXY PAINT FINISH (VERIFY COLOR w/ OWNER)
- 2 12"x12" NON-SKID (HRS APPROVED) TILE w/IMPERVIOUS TILE BASE. (VERIFY COLOR AND STYLE w/ OWNER)
- 3 GRAB BARS: (1) 1 1/2" DIA x 36" L. (MOUNT 36" AFF.) (1) 1 1/2" DIA x 42" L. (MOUNT 33" AFF.)
- 4 GRAB BARS: (1) 1 1/2" DIA x 36" L. (1) 1 1/2" DIA x 42" L. (MOUNT 33" AFF.)
- 5 TOILET TISSUE DISPENSER.
- 6 NOT USED
- 7 MIRROR (AT H.C. LAVATORY); MOUNT BOTTOM AT 3'-4" AFF.
- 8 30" x 48" CLEAR FLOOR SPACE AS PER F.B.C. SECTION 11-4.16.2
- 9 56" x 60" CLEAR FLOOR SPACE AS PER F.B.C. SECTION 11-4.16.2
- 10 SURFACE MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
- 11 DROPPED ACOUSTICAL CEILING TILE GRID
- 12 GYPSUM WALL BOARD (VERIFY STYLE & COLOR w/ OWNER)



- DRINKING WATER FOUNTAIN MUST COMPLY WITH 307.1 AND 602.2.
 - OPERABLE PARTS SHALL COMPLY WITH 309

NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH 602.1 THROUGH 602.6 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 602.7.

PER 602.6 WATER FLOW:
 THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

SPOUT LOCATION:
 SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE EDGE OF THE UNIT INCLUDING BUMPERS PER 602.5

SPOUT OUTLET ELEVATION:
 1. SPOUT OUTLET OF ACCESSIBLE LOW DRINKING WATER FOUNTAIN SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PER 602.4
 2. SPOUT OUTLET OF DRINKING FOUNTAINS FOR STANDING PERSON SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PER 602.1

DRINKING WATER FOUNTAIN NOTES:

FINISH REQUIREMENTS

1. ALL NEW INTERIOR FINISHES TO COMPLY WITH NFPA 101-12.3
2. ON INSIDE FACE WALL OF ALL RESTROOMS AND AT DRINKING WATER FOUNTAINS USE 5/8" MOISTURE RESISTANT GIB. PAINT WITH SEMI-GLOSS ACRYLIC PAINT.
3. RESTROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES.
4. WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
5. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

REVISIONS BY:

SEAL: AR# 15158

WOODY H. FRIESE

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 (954) 609-1518

NEW INTERIOR TENANT SPACE
 HABANA PLAZA
 3114 Flagler Avenue
 Key West, Florida

DRAWN: D.E.
 CHECKED: W.H.F.
 DATE: 10-18-13
 SCALE: 1/4" = 1'-0"
 JOB NO.: # 13-047
 SHEET: A-3

ADA RESTROOM & DRINKING FOUNTAIN & DETAILS

DRC
Minutes & Comments

Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

URBAN FORESTRY MANAGER:

No Comments.

POLICE DEPARTMENT:

Mr. Torrence stated that the applicant be clear on the rules and regulations of alcohol sales; no open containers leaving the property and consumption must remain on the premises.

HARC PLANNER:

Ms. Torregrosa asked the applicant if signage was going to be added and the applicant stated no.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

No comments.

BUILDING OFFICIAL:

No comments.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No comments.

3. **Conditional Use – 3112-3118 Flagler Avenue (RE# 00069090-000000; AK# 1072982) – A request for conditional use approval to allow approximately 10,000 square feet of commercial retail use within an existing building on property located within the Limited Commercial (CL) Zoning District pursuant to Section 122-388 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Bond gave members an overview of the variance request.

The applicant, Owen Trepanier of Owen Trepanier and Associates, gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No Comments.

URBAN FORESTRY MANAGER:

No Comments.

Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

POLICE DEPARTMENT:

Mr. Torrence stated that there is already traffic and parking hardship at the location of this property.

HARC PLANNER:

No comments.

ENGINEERING:

Please provide a parking area plan that shows the ADA accessible space and route into the front entrance of the commercial space.

FIRE DEPARTMENT:

Mr. Barroso had issues with fire protection systems. He asked the applicant to meet with the fire department prior to the Planning Board meeting.

BUILDING OFFICIAL:

Mr. Wampler stated that the change of business to mercantile would require 1" thick wall between business and mercantile all the way back of the property.

SUSTAINABILITY COORDINATOR:

No Comments.

KEYS ENERGY:

No Comments.

4. **Variances - 620 Ashe Street (RE# 00010510-000000; AK# 1010804)** - A request for impervious surface ratio, front, side, and rear-yard setback requirements to renovate an existing non-conforming residence in the HHDR zoning district per Sections 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Robert Delaune gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

The contractor during construction/redevelopment of the property is required to provide protective barriers around the trees on the property (see Sec 108-447 (b) and Sec 108-454 (a) of the KW Municode).

POLICE DEPARTMENT:

Retail Analysis

Memorandum

To: Alex Diaz, Rialto Capital
From: Eric Liff, Lambert Advisory
Date: December 27, 2013
Subject: Real Estate Consulting Services – Habana Plaza – Discount Retail Store Analysis

Lambert Advisory has completed its real estate analysis associated with Habana Plaza and, specifically, the classification of a large discount store and whether a Dollar Tree store is defined as such. As we understand it, Habana Plaza is located in the “Limited Commercial” (“CL”) zoning district. The CL in Key West intends to serve:

1. Neighborhood residential markets within the immediate vicinity as opposed to citywide or regional markets;
2. Specialized markets with customized market demands; or
3. Tourist-oriented markets in the immediate vicinity.

Given the intent of the CL district and the fact that it specifically does not accommodate large scale discount stores, supermarkets or department stores, is a 10,000 - 12,000 sq. ft. Dollar Tree an appropriate retailer for the Habana location?

The analysis below sets forth the methodology and evaluation supporting our assessment of whether the Dollar Tree store is an appropriate use for Habana Plaza as noted above. In sum, based upon Dollar Tree’s operating strategy toward convenience, its store size relative to its discount retail competitive set, the presence of numerous other variety discount stores in the regional market including another Dollar Tree within roughly ½ mile, and it’s location within a small strip center in a residential neighborhood, the proposed Dollar Tree is not considered to be a large discount retail store and, therefore, deemed to be an appropriate retailer for Habana Plaza.

The following provides a profile of the research and analysis utilized to support our findings:

- **Dollar Tree Background:** Based upon published documents from Dollar Tree, Inc.¹ and/or other public resources, Dollar Tree is regarded to be a customer-oriented, value-driven variety store operating at a one dollar price point. There are currently 4,671 Dollar Tree Stores in the US and Canada, with an average 270 stores having been opened annually since 2008. Their market strategy emphasizes convenience and value based on all items being priced at \$1 or less, although the company is proposing to lift the restriction to expand its product variety. The average size of a Dollar Tree Store is approximately 8,500 square feet but they can be as large as 12,000 square feet. The company’s mission for the store is bright, conveniently-located and fun to shop. Preferred locations are shopping centers anchored by a supermarket, but they also

¹ Dollar Tree 2012 Annual Report

have stores in unanchored strip centers. The market area is typically up to three miles; greater in less populated areas. Dollar Stores highest percentage of shoppers (in terms of age) is the 18 to 24 year cohort, and most popular among families with household incomes less than \$49,000.²

- **Defining Discount Retail Stores:** A discount retail store as defined by BusinessDictionary.com is: *A department store which offers its items at a lower price than many other retail stores. Discount stores are often able to drop their prices due to efficient distribution methods. Many of the largest discount stores are also chain stores, and include Wal-Mart, Target, and K-Mart. Furthermore, many of these discount stores could also be categorized as big-box stores, as they grow to include more and more products, sometimes even including a large grocery section.*

In the effort to provide added support to defining various retail categories, we reference the Municipal Research and Services Center of Washington (MRSC), which provides an assessment of “large scale retail establishments offering discount pricing” and broadly categorizes the group within the following segments with range of store sizes:

- Big Box Retail (20,000 to 200,000 square feet)
- Discount Department Stores (80,000 to 130,000 square feet)
- Category Killer (20,000 to 120,000 square feet)
- Outlet Stores (20,000 to 80,000 square feet)
- Warehouse Clubs (104,000 to 170,000 square feet)

Notably, the smallest store size for these large scale discount retail categories is 20,000 square feet, or a footprint that is more than 50 percent larger than Dollar Tree.

Nonetheless, and although it is very difficult to clearly define the number of discount retail operators in the US, it is estimated that there are more than 50 major discount retail operators, or defined herein as operators with more than 200 stores. In terms of average store size, a few of the most recognized larger discount operators/brands comprise: Walmart, with an average size discount store of 105,000 square feet;³ Target, with an average 135,000 square feet;⁴ and, Kmart, with an average store size of 94,000 square feet.⁵ The mid-size discount retailers generally comprise stores such as: Big Lots, with an average store size of 29,900 square feet;⁶ Marshall’s, with an average store size of 31,000 square feet;⁷ Ross, with an average store size of 29,000 square feet;⁸ and, ALCO Stores, with an average store size of 21,000 square feet.⁹ The smaller discount retail store is largely represented by stores such as: Dollar General, with an

² Storify.com

³ <http://www.reuters.com/finance/stocks/companyProfile?symbol=WMT.N>; not inclusive of Walmart Super Centers

⁴ <http://www.reuters.com/article/2012/07/18/target-citytarget-idUSL2E8IICDH20120718>

⁵ <http://www.reuters.com/finance/stocks/companyProfile?symbol=SHLD.O>

⁶ <http://www.reuters.com/finance/stocks/companyProfile?symbol=BIG>

⁷ http://www.tjx.com/businesses_marshall.asp

⁸ <http://www.sec.gov/Archives/edgar/data/745732/000074573213000006/rost-20130202x10k.htm>

⁹ http://www.alcostoresinc.com/proxy/2012/fiscal_12.pdf

average store size of 7,200 square feet;¹⁰ Family Dollar, with an average store size of 7,500 to 9,500 square feet;¹¹ and, 99 Center Store, with an average size of 15,000 square feet.¹²

Dollar Tree competes with discount retailers among the larger, mid-size and small retail discount stores. Though Dollar Tree's closest competitor set is still considered to be the smaller variety stores (ie. Family Dollar and Dollar General), these stores collectively continue to capture retail demand that is traditionally drawn to Walmart and other Big Box stores (defined further below). As a matter of fact, Walmart is reportedly planning to build more than 240 stores under 50,000 square feet during the near term, as the industry speculates that these *smaller* stores will allow Walmart to operate more like Family Dollar and Dollar Tree.¹³ At the same time, Big Lots, which lists Walmart and Target as direct competitors,¹⁴ is making strategic moves similar to Dollar General and other dollar stores in regard to merchandising and pricing to effectively enhance its competitiveness and market share.¹⁵ This clearly indicates competitiveness among a wide range of discount retail operators, with a well-defined differentiation and classification of store size among large, medium and smaller operators.

However, even if the analysis of discount retailers is limited to discount stores and excludes the traditional Big Box retailers such as Walmart and Target, the Dollar Tree store is still on the smaller end of the scale in terms of store size. The following figure is a brief profile of major national and/or regional discount/dollar store stores in the US according to ChainLinks Retail Advisors – National Retailer and Restaurant Expansion Guide (Spring 2013). For this analysis, the major discount/dollar store retail set is defined as operators with more than 200 stores.

As summarized below, the minimum store size for the 15 stores profiled herein ranges from 7,500 square feet to 40,000 square feet, while the maximum ranges from 12,000 square feet to 50,000 square feet. Accordingly, Dollar Tree (with its store size ranging from 8,000 to 12,000 square feet) is in the bottom third of the discount retail set in terms of size, and well below the larger stores including Rose's, Steinmart and Big Lots.

¹⁰ <http://www.reuters.com/finance/stocks/companyProfile?symbol=DG>

¹¹ <http://corporate.familydollar.com/pages/realestatemanagementdivision.aspx>

¹² <http://pro.edgar-online.com/>

¹³ <http://www.businessinsider.com/walmart-customers-going-to-dollar-stores-2013-9>

¹⁴ http://www.hoovers.com/company-information/cs/competition.Big_Lots_Inc.37736ec58ba2e9f0.html

¹⁵ <http://www.fool.com/investing/general/2013/12/04/can-big-lots-earnings-grow-in-the-shadow-of-target.aspx#.UrygcfRDtqU>

Figure 1: Summary Profile of Major National/Regional Discount/Dollar Retail Stores

Source: ChainLinks Retail Advisors; Lambert Advisory

Name	National/Regional Discount/Dollar Stores Size (SF)		# Stores
	Min.	Max	
Rose's	40,000	50,000	400
Steinmart	30,000	40,000	267
Value Village	25,000	40,000	220
Big Lots	25,000	32,000	1,500
Saver's	20,000	30,000	220
Alco Discount	25,000	25,000	256
Maraway/Bargain Town	15,000	25,000	400
Variety Wholesaler's	15,000	25,000	400
99 Cent	15,000	20,000	309
Fred's	8,000	16,000	712
Dollar General	7,500	12,000	10,000
Dollar Tree	8,000	12,000	4,630
Super 10/Dollar	8,000	12,000	400
Tuesday Morning	8,000	12,000	840
Family Dollar	10,000	10,000	7,000

- Market and Location Positioning:** As discussed above, Dollar Tree and Dollar General, among others, are becoming increasingly competitive with the large discount retail stores such as Walmart and Target. While there are numerous factors for market penetration among competitive stores including merchandising, pricing and logistical strategies, one notable factor for the recent success among Dollar Tree and other smaller competitive discount stores is their positioning in *neighborhood* centers, and essentially increasing the number of stores in a particular market.¹⁶ In select markets, Dollar General has as many as 11 stores within a 10 mile radius.

The Florida Keys (Monroe County) has a population of roughly 75,000 persons, and a median household income of \$53,400¹⁷. The City of Key West is the largest municipality in Monroe County with 25,000 persons, followed by Key Largo (10,500) and Marathon (8,500).¹⁸ Within the Florida Keys, there are at least seven discount variety stores, including four Dollar Tree stores and three Family Dollars, mapped as follows:

¹⁶ <http://business.time.com/2013/04/01/will-dollar-stores-rule-the-retail-world/>

¹⁷ US Census

¹⁸ US Census; note, Key Largo is a Census Designated Place (CDP)

Figure 2: Map of Dollar Tree and Family Dollar (Monroe County)



The City of Key West, which is approximately 4+ miles long and 1+ mile wide, already has a Dollar Tree store located along US1 and roughly ½ mile northeast of the proposed Dollar Store at Habana Plaza. The proposed Dollar Tree is located along Flagler Avenue, in a small neighborhood strip center, predominately surrounded by single family and multi-family development. This overall market and location positioning for the proposed Dollar Tree is representative of a smaller, neighborhood store as opposed to large discount store.

In sum, based upon Dollar Tree’s operating strategy toward convenience, its store size relative to its discount retail competitive set, the presence of numerous other variety discount stores in the regional market including another Dollar Tree within roughly ½ mile, and it’s location within a small strip center in a residential neighborhood, the proposed Dollar Tree is not considered to be a large discount retail store.

Limiting Conditions:

The scope of work completed as part of this analysis is limited to data gathering and research from secondary sources of information and/or phone conversations with select real estate industry professionals and/or select retail store representatives; therefore, we cannot attest to the accuracy of information provided, nor confirm its validity. Accordingly, Lambert Advisory did not conduct a complete site visit other than to the subject property and the comparable/competitive properties in the immediate market area. Lambert Advisory does not make any representation as to the subject property's compatibility in terms of any municipal regulatory requirements including but not limited to zoning, code compliance, permitting, and/or environmental. Lambert Advisory is not required to give testimony or attendance in court or a public meeting by reason of this analysis without previous arrangements.

Traffic & Parking Analysis

KBP CONSULTING, INC.

December 6, 2013

Mr. Owen Trepanier
President
Trepanier & Associates, Inc.
402 Appelrouth Lane
Key West, FL 33045-2155

**Re: Habana Plaza – Key West, Florida
Traffic Statement**

Dear Owen:

Habana Plaza is an existing retail / office facility located in the southeast quadrant of the intersection at Flagler Avenue and Kennedy Drive in Key West, Monroe County, Florida. More specifically, this plaza is located at 3100 Flagler Avenue. The subject site consists of 45,018 square feet of leasable area and 20 residential dwelling units. The current breakdown of uses is as follows:

Table 1 Existing Land Uses Habana Plaza - Key West, Florida	
Land Use	Size
Municipal Offices	23,940 SF
US Army Recruiter	1,459 SF
Social Service / Family Planning / Family Counseling / Dept. of Children and Families	6,105 SF
Convenience Store	2,365 SF
Hair & Nail Salon	1,516 SF
Take Out Restaurant	156 SF
Coin Laundry	1,200 SF
Vacant Space (commercial)	8,277 SF
Total	45,018 SF
Residential Apartments	20 DU

A retail use consisting of 12,231 square feet is proposed for this plaza. This use will be comprised of the area (6,105 square feet) currently occupied by Social Service / Family Planning / Family Counseling / Department of Children and Families and 6,126 square feet of presently vacant space. The purpose of this memorandum is to document the trip generation differential between the existing uses and proposed uses at the Habana Plaza.

Trip Generation Analysis

The trip generation for this analysis was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (9th Edition)*. Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates for the existing and proposed land uses are as follows:

GOVERNMENT OFFICE COMPLEX – ITE LAND USE #733

- Weekday: $T = 27.92 (X)$
where T = number of trips and X = 1,000 SF gross floor area
- AM Peak Hour: $T = 2.21 (X)$ (89% in / 11% out)
- PM Peak Hour: $T = 2.85 (X)$ (31% in / 69% out)

SHOPPING CENTER – ITE LAND USE #820

- Weekday: $\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$
where T = number of trips and X = 1,000 SF gross leasable area
- AM Peak Hour: $\text{Ln}(T) = 0.61 \text{Ln}(X) + 2.24$ (62% in / 38% out)
- PM Peak Hour: $\text{Ln}(T) = 0.67 \text{Ln}(X) + 3.31$ (48% in / 52% out)
- Pass-By Percentage: $\text{Ln}(T) = -0.29 \text{Ln}(X) + 5.00$

APARTMENT – ITE LAND USE #220

- Weekday: $T = 6.65 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.49 (X) + 3.73$ (20% in / 80% out)
- PM Peak Hour: $T = 0.55 (X) + 17.65$ (65% in / 35% out)

Table 1 below summarizes the trip generation comparison for the existing and the proposed development at the subject site.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Government Office Complex	31,504 SF	880	62	8	70	28	62	90
Shopping Center - Pass-By (69.75%)	13,514 SF	1,849 (1,290)	29 (20)	17 (12)	46 (32)	75 (52)	82 (58)	157 (110)
Apartments	20 DU	133	3	11	14	19	10	29
Sub Total (Total Less Pass-By)		1,572	74	24	98	70	96	166
Proposed								
Government Office Complex	25,399 SF	709	50	6	56	22	50	72
Shopping Center - Pass-By (62.60%)	19,619 SF	2,356 (1,475)	36 (23)	22 (13)	58 (36)	96 (60)	105 (66)	201 (126)
Apartments	20 DU	133	3	11	14	19	10	29
Sub Total (Total Less Pass-By)		1,723	66	26	92	77	99	176
Difference (Proposed - Existing)		151	(8)	2	(6)	7	3	10

Compiled by: KBP Consulting, Inc. (December 2013).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated by the trip generation analysis, the proposed development is projected to result in 151 net new daily vehicle trips, six (6) fewer AM peak hour vehicle trips, and ten (10) additional PM peak hour vehicle trips.

KBP CONSULTING, INC.

Therefore, the new daily and PM peak hour trips generated by the subject use modification are considered minimal / insignificant from a traffic-engineering standpoint (i.e. approximately one vehicle-trip per six-minute period during the PM peak hour).

If you have any questions or require any additional information regarding this analysis for the Habana Plaza, please do not hesitate to contact our offices.

Sincerely,

KBP CONSULTING, INC.

A handwritten signature in blue ink, appearing to read 'Karl B. Peterson', with a stylized flourish at the end.

Karl B. Peterson, P.E.
Senior Transportation Engineer

KBP CONSULTING, INC.

January 10, 2014

Mr. Owen Trepanier
President
Trepanier & Associates, Inc.
402 Appelrouth Lane
Key West, FL 33045-2155

**Re: Habana Plaza – Key West, Florida
Parking Statement**

Dear Owen:

Habana Plaza is an existing retail / office facility located in the southeast quadrant of the intersection at Flagler Avenue and Kennedy Drive in Key West, Monroe County, Florida. More specifically, this plaza is located at 3100 Flagler Avenue. The subject site consists of 45,018 square feet of leasable area.

A retail use consisting of 12,231 square feet is proposed for this plaza. This use will be comprised of the area (6,105 square feet) recently vacated by Social Services / Family Planning / Family Counseling / Department of Children and Families (DCF) and 6,126 square feet of presently vacant space that was previously leased for a retail use. The purpose of this memorandum is to document the parking characteristics of this proposed action.

Parking Analysis

The component of the subject space that was previously leased for retail purposes will continue to exhibit parking demands and characteristics consistent with that of a retail use. The other component of the subject space that was formerly occupied by Social Services / DCF / et al is expected to generate considerably different parking demands and characteristics.

According to the City of Key West Code of Ordinances, both retail and office uses have a parking requirement of 1 space per 300 square feet (or 3.33 spaces per 1,000 square feet). While general office space and general commercial space may have similar parking demands, it has been our professional experience that the parking demands associated with governmental office space are altogether different and considerably higher. This is caused by the following three (3) basic parking demand elements; the last two (2) of which are not commonly present at general offices:

- Employee Parking
- Fleet Vehicle Parking
- Customer Parking

Given that the subject space was previously leased by a governmental entity (Social Services / DCF), it is our opinion that the proposed retail use will exhibit a reduced parking demand when compared with the former governmental office use. Data published by the Institute of Transportation Engineers (ITE) supports this premise.

KBP CONSULTING, INC.

The ITE publication entitled *Parking Generation (4th Edition)* presents the following parking rates for the subject land uses:

GOVERNMENT OFFICE BUILDING – ITE LAND USE #730

- Average Peak Period Parking Demand on a Weekday: $P = 4.15 (X)$
where P = number of spaces and X = 1,000 SF gross floor area

SHOPPING CENTER – ITE LAND USE #820

- Average Peak Period Parking Demand on a Weekday: $P = 2.55 (X)$
where P = number of spaces and X = 1,000 SF gross floor area

As stated previously, 6,105 square feet of the subject space was formerly leased by Social Services / DCF. In accordance with the ITE parking generation rates documented above, it is estimated that the governmental use of this space created a peak parking demand for 25 spaces while the proposed retail use is expected to create a peak parking demand for 16 spaces. This represents a reduction in demand of nine (9) parking spaces or, a 36% decrease in parking demand.

If you have any questions or require any additional information regarding this analysis for the Habana Plaza, please do not hesitate to contact our offices.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Engineering Report



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Brendon Cunningham, Senior Planner II

CC: James Bouquet, P.E., City Engineer

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: February 12, 2014

**SUBJECT: 3100 Flagler Avenue Habana Plaza
Dollar Tree Retail Space Conditional Use Application
Parking Area Statement Review and Comments**

Parking Statement and New Interior Tenant Space Plans, dated January 10, 2014 and October 18, 2013, respectively, for the proposed Dollar Tree to be located at 3100 Flagler Avenue Habana Plaza have been reviewed.

Habana Plaza exiting use includes government offices, Laundromat, convenience store and service establishment, coffee shop, and residential apartments, with respective commercial square footages comprising 25,399 s.f., 1,200 s.f., 3,881 s.f., and 156 s.f.

81 standard vehicle and three ADA accessible parking spaces are provided for commercial parking in the front parking lot and along the side street at Habana Plaza. Bicycle racks are provided in the parking lot and beneath the residential building. Standard vehicle parking spaces are provided below the residential buildings for the apartments and some government office parking.

Proposed conversion of 6,105 s.f. of office space and use of 8,277 s.f. vacant space will produce 10,884 s.f. of new retail space. Parking requirement for office space will be reduced, and additional parking spaces for retail space will be increased, resulting in a net increase of 28 standard vehicle parking spaces.

Pursuant to City of Key West Code of Ordinances Section 108-572, required parking spaces with a 25% reduction for bicycle racks at Habana Plaza with proposed Dollar Tree retail space shall be as follows:

- o Offices: 49 standard vehicle
- o Laundry: no guidance provided
- o Store and service establishment: 37 standard vehicle
- o Coffee Shop: 3 standard vehicle

Florida Building Code: Accessibility Table Section 208.2 lists minimum number of accessible parking spaces based on total number of provided parking spaces. One additional ADA accessible parking space will be required for the proposed Dollar Tree retail space use conversion.

Please construct the ADA accessible parking space in a location closest to the ADA accessible entrance, in accordance with Florida Building Code: Accessibility Sections 206 through 208 and City of Key West Code of Ordinances Section 108-650.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Engineering Services Comments
Development Review Committee
October 24, 2013

1224 Duval Street
Detached Habitable Space Variance

Site Plan shows off-street parking space/concrete drive. Please coordinate curb-cut design and permit application with the Engineering Department. Pursuant to Sec. 108-611, the parking area shall not be gravel.

Please be advised that a wood pole located at the proposed United Street parking area serves the adjacent property. Indicate whether this service pole will impact the parking area.

728 Simonton Street
Alcohol Sales Special Exception
No comment.

3112-3118 Flagler Avenue
Conditional Use

Please provide a parking area plan that shows the ADA accessible space and route into the front entrance of the commercial space.

620 Ashe Street
Setback, Impervious Ratio Variance

Site Plan shows existing pool equipment located in the side yard setback. Please screen the pool equipment, using landscape or fence.

If possible, construct stormwater swales in the side and rear yards, and direct roof gutter downspouts into them.

611 Duval Street
Conditional Use

Please abandon existing grease interceptor in accordance with Rule 64E-6.011, F.A.C.

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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)

Website tested on IE8, IE9, & Firefox.

- [Property Search](#)
- [Tax Estimator](#)
- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Requirements](#)
- [Adobe Flash 10.3 or higher](#)

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1072982 Parcel ID: 00069090-000000** [Next Record](#)

Ownership Details

Mailing Address:

RL BB-FL HILLSBOROUGH LLC
 C/O RIALTO CAPITAL ADVISORS LLC
 700 NW 107TH AVE
 MIAMI, FL 33172-3161

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS

Millage Group: 10KW

Affordable Housing: No

Section-

Township- Range: 33-67-25

Property Location: 3100B FLAGLER AVE KEY WEST

- 3102 FLAGLER AVE KEY WEST
- 3104 FLAGLER AVE KEY WEST
- 3106 FLAGLER AVE KEY WEST
- 3108 FLAGLER AVE KEY WEST
- 3110 FLAGLER AVE KEY WEST
- 3114 FLAGLER AVE KEY WEST
- 3122 FLAGLER AVE KEY WEST
- 3124 FLAGLER AVE KEY WEST
- 3126 FLAGLER AVE KEY WEST
- 3130 FLAGLER AVE KEY WEST
- 3132 FLAGLER AVE KEY WEST

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- » [Building Dept.](#)
- » [Code Compliance](#)
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Monroe County Constitutional Officers

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- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

3140 FLAGLER AVE KEY WEST
3100 FLAGLER AVE KEY WEST
3139-3141 RIVIERA DR KEY WEST

Subdivision: Riviera Shores Sub

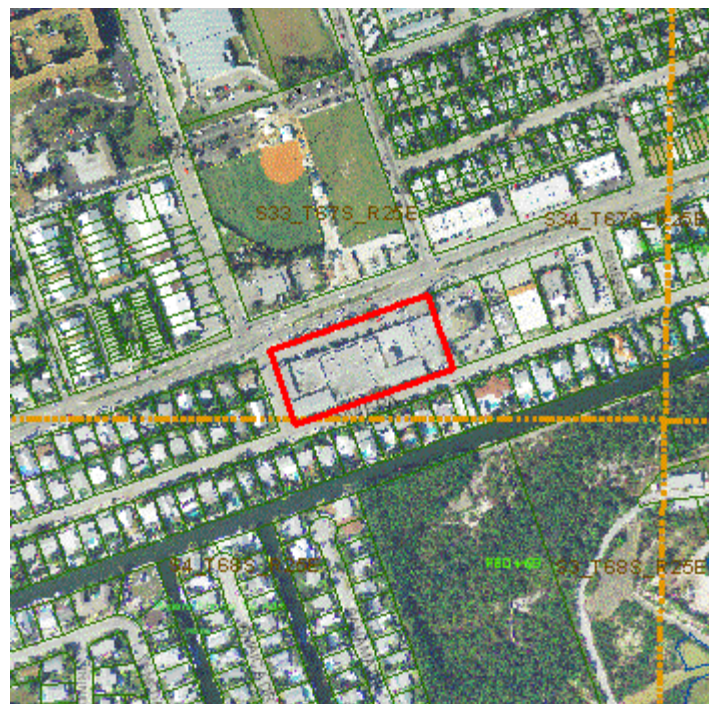
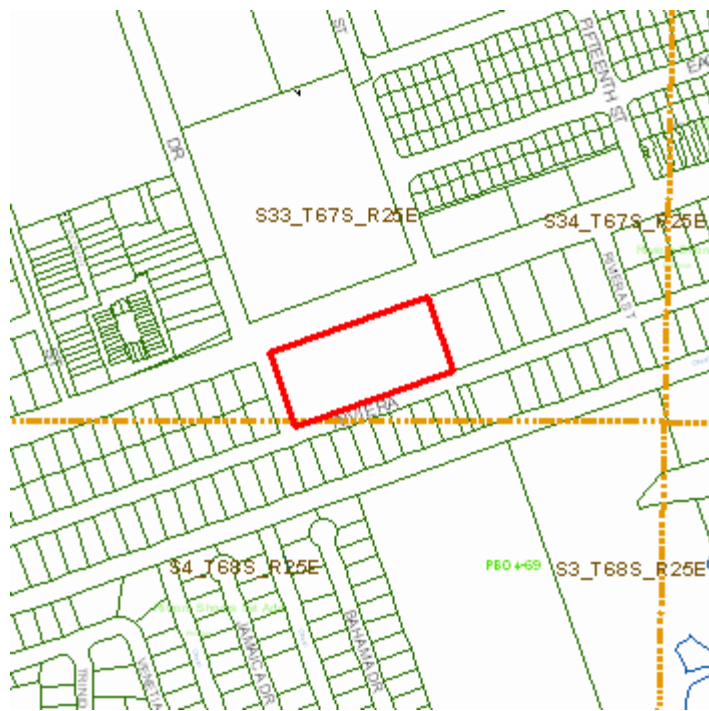
Legal WLY 471.98 FT OF BK 2 KW RIVIERA SHORES SUBDIVISION PB3-148 OR63-244/45

Description: OR275-471/72 OR602-212 OR648-661 OR685-858/59 OR725-718 OR764-1474
OR834-16 OR1026-113 OR1809-934/36 OR1837-1636/38 OR1877-675/77-C OR1877-
678/80 OR2020-2005/07 OR2513-1896/98C/T

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	472	220	103,835.00 SF

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 60119
Year Built: 1963

Building 1 Details

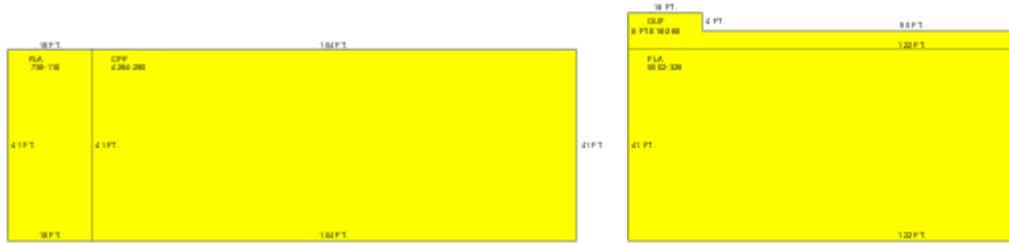
Building Type		Condition G
Effective Age 13		Perimeter 444
Year Built 1981		Special Arch 0
Functional Obs 0		Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	35



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1990			
2	CPF		1	1990			
3	FLA		1	1990			
4	OUF		1	1990			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	6101	OFF BLDG-1 STY-B
	6103	APTS-B

Exterior Wall:

Interior Finish Nbr	Type
1669	C.B.S.

Building 2 Details

Building Type
Effective Age 13
Year Built 1971
Functional Obs 0

Condition G
Perimeter 1,086
Special Arch 0
Economic Obs 0

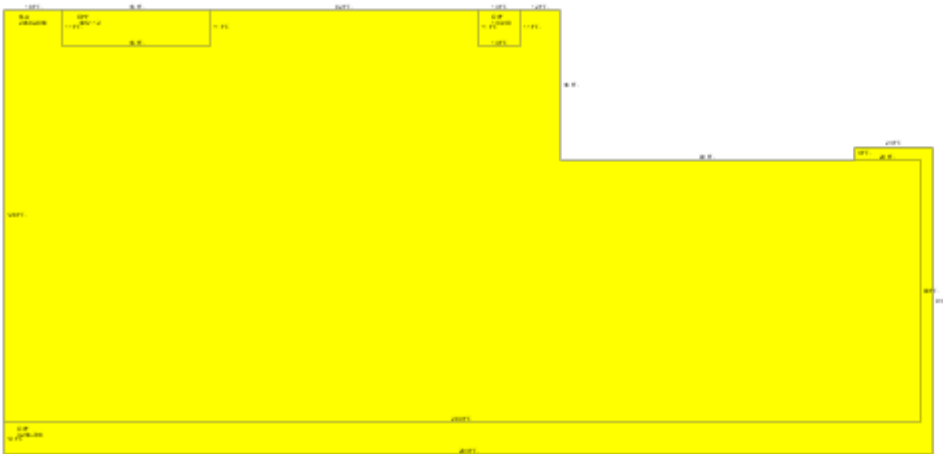
Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 30



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	F
1	OPF		1	1990				
2	FLA		1	1990				
3	OPF		1	1990				
4	OPF		1	1990				

5	FLA	1	1990
6	OUF	1	1990

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	6106	SHPING CNTR-COMTY-B
	6109	OFF BLDG-1 STY-B

Exterior Wall:

Interior Finish Nbr	Type
1670	C.B.S.

Building 3 Details

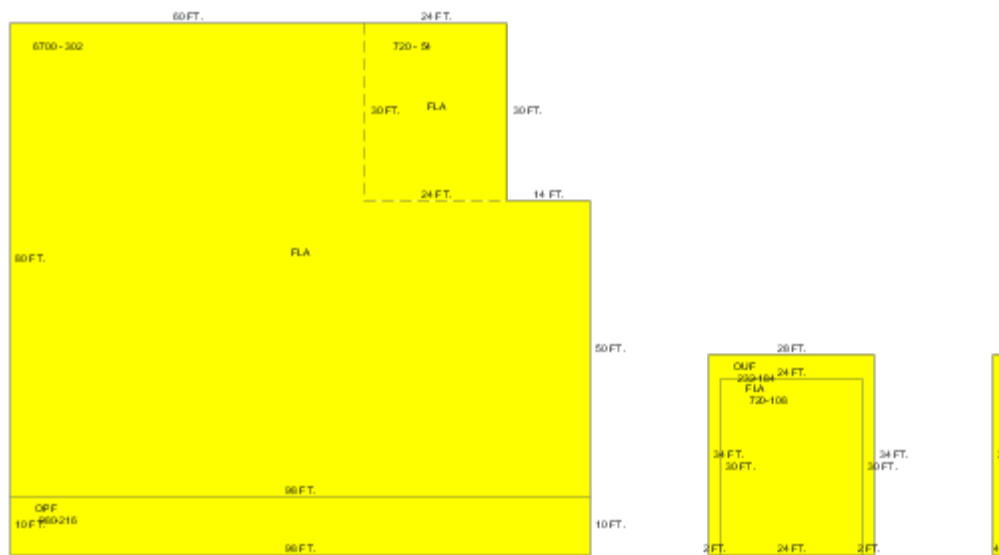
Building Type	Condition G
Effective Age 13	Perimeter 572
Year Built 1977	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	24



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	<u>FLA</u>		1	1990			
2	<u>FLA</u>		1	1990			
3	<u>OPF</u>		1	1990			
4	<u>FLA</u>		1	1990			
5	<u>OUF</u>		1	1990			
6	<u>FLA</u>		1	1990			
7	<u>OUF</u>		1	1990			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	6111	APTS-B
	6112	SHPING CNTR-COMTY-B
	6114	APTS-B
	6116	APTS-B

Exterior Wall:

Interior Finish Nbr	Type

1671

C.B.S.

Building 4 Details

Building Type		Condition G
Effective Age 13		Perimeter 402
Year Built 1981		Special Arch 0
Functional Obs 0		Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	25



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	CPF		1	1990			
2	FLA		1	1990			
3	FLA		1	1990			
4	OUF		1	1990			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	6119	WAREHOUSE/MARINA B
	6120	APTS-B

Exterior Wall:

Interior Finish Nbr	Type
1672	C.B.S.

Building 5 Details

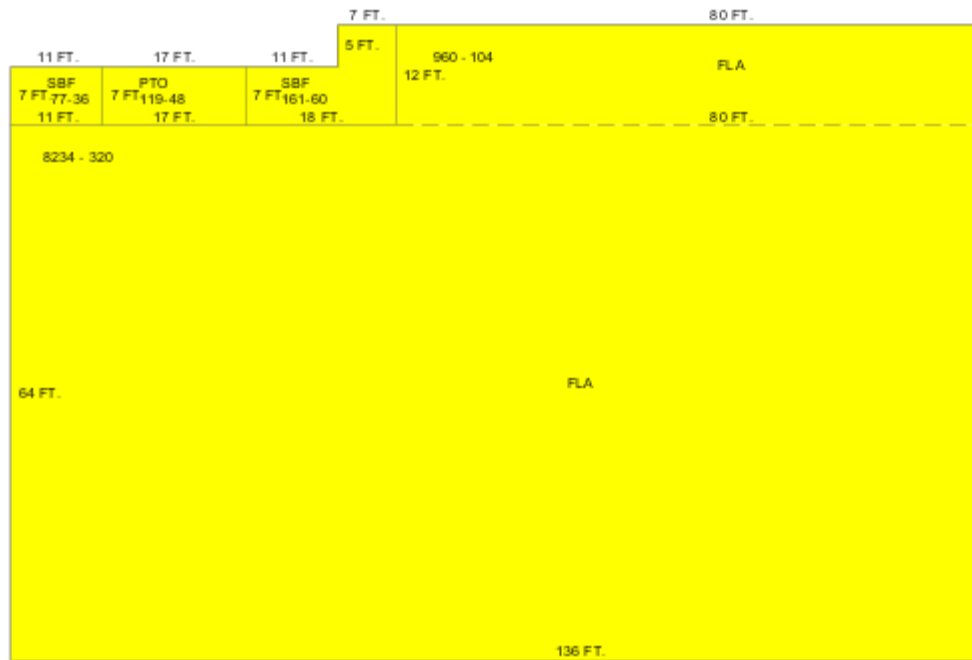
Building Type	Condition G
Effective Age 13	Perimeter 424
Year Built 1963	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	13



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1990			
2	OPF		1	1990			
3	FLA		1	1990			
4	SBF		1	1990			
5	PTO		1	1990			
6	SBF		1	1990			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	6122	OFF BLDG-1 STY-B
	6124	APTS-B

Exterior Wall:

Interior Finish Nbr	Type
1673	C.B.S.

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	14,000 SF	0	0	1977	1978	2	25
2	AP2:ASPHALT PAVING	4,792 SF	0	0	1975	1976	2	25
3	FN2:FENCES	203 SF	29	7	1986	1987	2	30
4	CL2:CH LINK FENCE	372 SF	62	6	1986	1987	1	30
5	PT5:TILE PATIO	80 SF	0	0	1986	1987	5	50
6	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
7	AC2:WALL AIR COND	9 UT	0	0	1989	1990	2	20

Appraiser Notes

2007-05-21 HABANA PLAZA WILMA DMG REPAIRS COMPLETE AS OF THIS DATE. PLAZA WAS UNDER REHAB ALL OF 2006.DKRAUSE

2002/6/13 SB, TPP AK: 8635117 - FOR RENTAL UNITS ONLY. 8943386 - BOHEMIA REST. 8636687 - RIVIERA SANDWICH SHOP 8875843 - ANDREW ALUMINUM 8921951 - REDCO CONSTRUCTION 8556080 - KEY WEST INSIRANCE 8937622 - THE CLOSING DEPT 8902417 - AT HOME IN KEY WEST 8517076 - ATLANTIC GROCERY 8694075 - ANIMAL HOSPITAL 8517041 - CONTINENTAL LAUNDRY 8510268 - SUN KOTE PAINT 8827601 - EASY PAWN

14-1 VALUE REDUCED FROM \$ 6,987,094

PER LETTER FROM CITY ENGINEERING DEPARTMENT THE FOLLOWING IS THE PHYSICAL ADDRESSES FOR HABANA PLAZA: 3100 FLAGLER AVE SUITE A CUBAN COFFEE SHOP 3100 FLAGLER AVE SUITE B JACKSON-HEWITT TAX AGENCY 3100 FLAGLER AVE SUITE C WALTER'S GRILL RESTAURANT 3102-3104 FLAGLER AVE MAXIMUS 3108 FLAGLER AVE ATLANTIC GROCERY STORE 3110-3114 FLAGLER AVE EMPLOYMENT OFFICE 3116 FLAGLER AVE STATE OF FLORIDA DEPT OF REVENUE 3122 FLAGLER AVE LOWER KEYS ANIMAL HOSPITAL 3124 FLAGLER AVE CONTINENTAL LAUNDRY 3126 FLAGLER AVE SUNCOAT PAINT STORE 3130 FLAGLER AVE PACE SCHOOL 3132 FLAGLER AVE COLDWELL BANKER 3136 FLAGLER AVE VACANT 3138 FLAGLER AVE MONROE COUNTY SHERIFF'S DEPT 3140 FLAGLER AVE FLA DEPT OF LAW ENFORCEMENT 3139 RIVIERA DR MONROE COUNTY BOCC 3141 RIVIERA DR DIVISION OF ALCOHOL & TOBACCO

BLDG.#1 = 3101 RIVIERA DRIVE - WHAREHOUSE & APTS, BLDG.#2 = 3100 FLAGLER AVENUE- EL CACIQUE ETC., BLDG.#3 = 3126-3138 FLAGLER AVENUE - SUN KOTE PAINT ETC., BLDG.#4 = LAST BLDG. EASTWARD ON RIVIERA - APTS (HOTEL), BLDG.#5 = 3140 FLAGLER AVENUE(FL DEPT. OF LAW ENFORCEMENT)

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-4999	11/26/2007	19,100	Commercial	CONSTRUCT TWO 10 X 10 OFFICES IN EXIT. SPACE, ELECTRIC PERMIT INSTALL ELECRC IN OFFICE BUILDOUTS, INSTALL PHONE & DATA LINES IN OFFICE
1	07-4999	01/18/2008	19,100	Commercial	REPLACE 5000 SF OF TILE IN FRONT OF STORE FRONTS
1	08-0017	01/07/2008	0	Commercial	REVISION TO PERMIT #07-4999
					REPAIR OR REPLACE DAMAGED CONCRETE TIE BEAMS AND

1	08-1814	05/21/2008	200,000	Commercial	COLUMNS, 570 LF OF NEW 12 X 14 CONCRETE TIE BEAM AROUND PERIMETER OF BUILDINGS, 16 NEW CANTILEVER AND 4 SETS OF POWDER COATED W/RAILS MOUNTED TO PT WOOD DECKING AS PER ENG. REPORT.
1	08-0654	03/28/2008	3,000	Commercial	HANDICAP RAMP. ADDITION TO PERMIT
1	08-1041	04/10/2008	1,000	Commercial	TIE IN EXISTING SNGE PHASE 100 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-FEED TO REMAIN.
1	08-1040	04/10/2008	1,000	Commercial	TIE IN EXISTING SINGE PHASE 100 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-PANELS TO REMAIN.
1	08-0654	03/28/2008	3,000	Commercial	HANDICAP RAMP
1	08-1814	05/21/2008	200,000	Commercial	REPAIR OR REPLACE DAMAGED CONCRETE TIE BEAMS AND COLUMNS, 570LF OF NEW 12 X 14 CONCRETE TIE BEAM AROUND PERIMETER OF BUILDINGS, 16 NEW CANTILEVER AND 4 SETS OF POWDER COATED W/ RAILS MOUNTED TO PT WOOD DECKING AS PER ENG. REPORT.
1	08-1043	04/10/2008	1,000	Commercial	UNIT "A" : TIE IN EXISTING SINGLE PHASE 100 AMP SUB-FEED INTO NEW SERCIE. EXISTING SUB-PANELS TO REMAIN.
1	08-1045	04/10/2008	2,000	Commercial	TIE IN EXISTING 3 PHASE 400 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-PANELS TO REMAIN.
1	11-3234	09/02/2011	24,000	Commercial	RE-COVER OF 87 SQUARES & RE-SEAL AROUND EXISTING FLASHING, MINERAL CAP SHEET. ALL MOPED W/ TYPE 4 ASPHALT.
1	11-3357	09/09/2011	8,900	Commercial	FABRICATE AND INSTALL 3 SIGHS, 94" X 34"-REVENUE/PARKING, PLANNING/BUILDING/ENGINEER, CITY HALL. INSTALL 2 HANGING SIGNS- 44-1/2" X 16" HUMAN RESOURCES, LEGAL, FINANCE, CITY MANAGER, REVENUE, BUILDING, CITY CLERK, INFORMATION TECH.
1	12-1738	05/14/2012	9,838	Commercial	furnish and replace a 2 5-ton rtv a/c unit
1	11-3428	09/16/2011	2,300	Commercial	REPLACING EXISTING 5 TON CONDENSOR UNIT ON EXISTING STAND
1	11-3463	09/16/2011	1,000	Commercial	REPAIR SIDING WITH PLASTER AND REPLACE STEEL DOOR
1	12-1803	05/17/2012	65,000	Commercial	NEW CMU WALL, FILL CELLS, TIE BEAMS AND COLUMNS AT REAR WALL AREA (APPROX. 110 LF WALL).

1	12-1804	05/17/2012	45,000	Commercial	FOUNDATION AND NEW STRUCTURE OF EXTERIOR METAL STAIRS TO ACCESS 2ND AND 3RD FLOOR APARTMENTS.
1	12-0623	04/24/2012	92,274	Commercial	DEMOLISH 1540SF OF EXISTING STRUCTURE INCLUDING CMU WALL.
1	12-1197	04/04/2012	2,300	Commercial	RELOCATE THREE TON RHEEM PACKAGE UNIT 15' FROM EDGE OF ROOF AND MOUNTED ON STAND. RE-DUCT SUPPLY AND RETURN TO EXISTING. INSTALL A GRAVITY FAN/CURB AND RECONNECT DUCT.
1	12-2463	07/12/2012	74,000	Commercial	7,155 SQUARE FEET OF REPAVING AND 35,560SF OF SEALCOATING AND RESTRIPIING.
1	12-1296	04/12/2012	2,000	Commercial	DEMO STORAGE ROOM 16 X 20 WALLS AND FLOOR BEHIND INFO. TECH. OFFICE AND DEMO STORAGE ROOM 8X8 ON WEST SIDE OF THE CODE OFFICES.
1	12-1158	03/30/2012	350	Commercial	INSTALL NEW DISCONNECT, RECEPTACLES, AND RACEWAYS AND CONDUCTORS.
1	12-0786	03/02/2012	800	Commercial	RELOCATE EXISTING A/C UNIT ON ROOF 20' AND HOOK UNIT BACK UP. UNIT WILL BE SECURED TO STAND AND PIPING WILL BE BROUGHT THROUGH ROOFING MEMBRANE ALONG WITH ELECTRICAL.
1	12-2225	06/28/2012	16,000	Commercial	UPGRADING OF 600K PHASE ELECTRICAL SERVICE. REPLACING OF ALL FUSE DISCONNECTS AND METER CANS WITH 3R ENCLOSURES.
1	12-1905	05/24/2012	2,000	Commercial	REPLACE T11 SIDING AND PLYWOOD SOFFIT UNDER AWNINGS W/HARDI BOARD AND STUCCO. REPLACE 3 STEEL DOORS. REPLACE SECTION OF FASCIA BOARD BEHIND CODE ENFORCEMENT. REPLACE 8FT SECTION OF GUTTER WORK.
1	13-0533	02/08/2013	6,000	Commercial	EMERGENCY: EXCAVATE AND RELOCATE APPROX. 40' OF 4" SEWER PIPE.
1	12-3899	10/29/2012	8,200	Commercial	REMOVE EXISTING ROOF; INSTALL BASE SHEET, INSTALL INSULATION AND FIBERGLASS SHEET; INSTALL MINERAL SURFACE MODIFIED CAP SHEET IN MOPPED HOT ASPHALT; STRIP WILL BE INSTALLED AROUND PARAPHET WALLS; TERM BAR AND METAL STUCCO STOP TO BE INSTALL ON ALL FLASHINGS; REPLACE LEAD BOOTS.
1	12-2957	08/14/2012	1,450	Commercial	INSTALL 175 LF OF 6" GUTTER & 5, 3" X 4" DOWNSPOUTS

1	12-3889	10/26/2012	1,000	Commercial	CONSTRUCTION STORAGE CLOSET 7'10" OF DRYWALL AND 4'.
1	12-3901	10/26/2012	1,000	Commercial	DEMO 6 WALLS, DOORS, SUSPENDED CEILING, AND TILE
1	12-3047	08/21/2012	1,950	Commercial	INSTALL 40 LF OF SHADOW BOX FENCING & TWO 3' GATES
1	12-3047	10/10/2012	4,450	Commercial	REVISION: ADD ADDITION 35' OF 69' SHADOW BOX AROUND TRASH AREA TWO GATES
1	12-3453	09/25/2012	3,500	Commercial	COMPLETE ELECTRICAL INSTALLATION OF 150A/240V SUB-PANEL W/NEW POWER SUPPLY FROM EXISTING SERVICE. INSTALL 9 LAY IN ON NEW SWITCHES, (3+), INSTALL NEW RECEPTACLES, INSTALL EMERGENCY/EXIT LIGHTS
1	12-3324	09/12/2012	6,000	Commercial	INSTALL METAL FRAMING AND DRYWALL IN UNIT FOR BUILD-OUT/ALSO DROP CEILING
	11-2744	07/28/2011	3,500	Commercial	1-12 SUPPLY AIR GRILLE. 2-6- RETURN AIR GRILLE. 3-2 BATH EXHAUST FAN. 4-2-THERMOSTAT.
	11-4627	01/30/2012	5,000	Commercial	CONCRETE PATCHING, NEW STUCCO AREA 2200 SQ/FT AND PAINT
	11-4627	02/13/2012	10,000	Commercial	REPAIR WINDOWS OPENINGS INSTALL 4 NEW IMPACT WINDOWS. REPAIR TIE BEAMS & COLUMNS
	11-0549	02/18/2011	25,000	Commercial	REMOVE & REPLACE APPROX 190 LN FT CONCRETE BEAMS AS PER PLANS
	10-3411	10/22/2010	5,500	Commercial	REMOVE 7 OLD DOORS AND 9 WINDOWS. REPLACE WITH NEW IMPACT FOORS 7 AND WINDOWS 9. INSTALL HURRICANE FABRIC ON 2 EXISTING DOORS AND 3 EXISTING WINDOWS.
	10-3846	12/03/2010	200,000	Commercial	TO EXTEND EXISTING PERMIT #08-1814
	11-4627	12/22/2011	5,000	Commercial	REMOVAL OF BALCONIES
	11-4232	11/22/2011	2,000	Commercial	PATCH AND PAINT EAST WALL OF APPARTMENTS, FLASHING ON WALL OF CLERK'S OFFICE
	12-0623	02/21/2012	82,274	Commercial	DEMOLISH 1,193 SQ/FT OF EXISTING STRUCTURE INCLUDING CMU WALLS, ROOF SLAB & INTERIOR PARTITIONS, DOORS AND FLOORING AS PER DRAWINGS(BACK OF BUILDING)
	11-2750	08/01/2011	6,377	Commercial	ROOM 108: REMOVE EXISTING FIXTURES, RECONFIGURE ROUGH TO ACCOMODATE ADA: INSTALL NEW FIXTURES(W/C AND LAV) TOOM 106: SAME BUT 2 W/C AND 2 LAV. INSTALL BREAK

ROOM SINK AND W/H						
11-2700	07/26/2011		6,000	Commercial		INSTALL OUTLETS AND FIXTURES
11-0747	07/13/2011		40,000	Commercial		REVISION: CUT AND REMOVE SIDEWALK(PRIVATE), REPLACE IN FRONT OF 3138 AND 3132 10x20
11-0747	03/11/2011		40,000	Commercial		INTERIOR BUILDOUT: NEW 2x4 WALLS, CEILING REPAIR, FLOORING, DOORS AND PAINT
10-2262	07/20/2010		1,200	Commercial		INSTALL 18 OUTLETS FOR WORKSTATIONS, EXIT AND EMERGENCY LIGHTING, SMOKE DETECTORS AND ADA STROBES, ELECTRIC IN BATHROOM, REROUTE EXISTING PANEL, ELECTRIC FOR WASHER/DRYER, ELECTRIC FOR 6 TON AC AND EXHAUST SYSTEM
10-2677	08/09/2010		16,000	Commercial		ANCHORING DETAILS TO BE SUPPLIED FOR INSTECTION ON ANCHORING REQUIRED BEFORE BEING COVERED. ALL ROOD MOUNTED EQUIPMETN. INSTALL CENTRAL A/C SYSTEM 2 CONDENSOR ON ROOF AND 1 AIR HANDLER IN OFFICE SPACE, EXHAUST SYSTEMS, 3 FOR NAIL SALON TO BE INSTALLED TO SPEC'S FROM SUBMITTED PLANS.
10-1639	06/30/2010		10,000	Commercial		DOORS INSTALLATION (INTERIOR), DRYWALL, DEMO AND REPAIR AS PER PLANS
1 13-2109	05/13/2013		2,775	Commercial		EMERGENCY**CHANGE OUT A 5-TON CONDENSER. USING EXISTING ELECTRICAL.
1 13-1209	05/09/2013		3,200	Commercial		REMOVAL OF 1 OLD 400 AMP FUSE DISCONNECT AND 2 SINGLE PHASE PANELS. INSTALLATION OF GUTTERBOX W/1 200 AMP SINGLE PHASE PANEL AND MOVING 1 EXISTING THREE PHASE PANEL. TEMPING UP POWER FOR 4 WASHERS SO THEY CAN CUT A HOLE TO MAKE ACCESS OF LAUNDROMAT.
1 13-2521	06/10/2013		500	Commercial		INSTALL 2 110V DUPLEXES.
13-3162	07/30/2013		2,400			REMOVE 8' X 12' SECTION OF BLOCK WALL AT REAR OF LAUNDRY SPACE.
1 M94-3130	09/01/1994	11/01/1994	5,300	Commercial		REPLACE 5 TON AC
1 B94-2443	07/01/1994	12/01/1994	1,000	Commercial		TOUCH UP PAINT FRONT BLDG
1 B95-0599	02/01/1995	09/01/1995	950	Commercial		INTERIOR PARTITIONS
1 E95-1864	06/01/1995	09/01/1995	800	Commercial		ELECTRICAL
1 B95-	06/01/1995	09/01/1995	1,500	Commercial		REMOVE INTERIOR PARTITION

	2054						
1	E95-3052	09/01/1995	12/01/1995	2,500	Commercial	ALARM SYSTEM	
1	96-4480	11/01/1996	12/01/1996	2,000	Commercial	MECHANICAL	
1	96-1133	03/01/1996	08/01/1996	28,000	Commercial	NEW ROOF	
1	96-190	12/01/1995	08/01/1996	3,000	Commercial	CONVERSION	
1	96-4682	12/01/1996	08/01/1997	5,000	Commercial	RENOVATIONS	
1	96-4706	12/01/1996	08/01/1997	2,000	Commercial	MECHANICAL	
1	97-67	01/01/1997	08/01/1997	5,000	Commercial	RENOVATIONS	
1	97-195	01/01/1997	08/01/1997	1,500	Commercial	NEW FIXTURES	
1	97-1072	04/01/1997	08/01/1997	2,000	Commercial	INTERIOR ALTERATIONS	
1	97-1426	05/01/1997	08/01/1997	1,200	Commercial	SECURITY ALARM	
1	97-1518	05/01/1997	08/01/1997	600	Commercial	ELECTRICAL	
1	97-3445	10/01/1997	12/01/1997	800	Commercial	SIGN	
1	97-3623	10/01/1997	12/01/1997	12,000	Commercial	INTERIOR ALTERATIONS	
1	97-3951	11/01/1997	12/01/1997	7,500	Commercial	ELECTRICAL	
1	97-2345	07/01/1997	12/01/1997	4,200	Commercial	CHANGEOUT AC	
1	97-4094	12/04/1997	12/13/1998	17,200	Commercial	REPLACE A/C	
1	98-226	01/22/1998	12/13/1998	3,300	Commercial	FIRE ALARM	
1	98-1490	05/21/1998	12/13/1998	6,500	Commercial	BUILD OUT RED CROSS OFFIC	
1	98-1708	06/01/1998	12/13/1998	1,600	Commercial	ROOF-EL CACIQUE	
1	98-1769	06/04/1998	12/13/1998	1,400	Commercial	SIGN-RED CROSS	
1	98-2003	06/29/1998	12/13/1998	694	Commercial	STORM SHUTTERS-RED CROSS	
1	99-2764	08/05/1999	11/04/1999	15,000	Commercial	RAISE FRONT OF BUILDING	
1	01-4023	12/19/2001	08/21/2002	450	Commercial	REPAIRS TO OFFICE	
1	01-4023	12/19/2001	08/21/2002	450	Commercial	ELECTRICAL	
1	01-4023	12/19/2001	08/21/2002	450	Commercial	PLUMBING	
1	01-4023	01/15/2002	08/21/2002	2,450	Commercial	ELECTRICAL	
1	02-905	04/16/2002	08/21/2002	12,000	Commercial	MECHANICAL	
1	03-	03/11/2003	08/06/2003	2,200	Commercial	CUTIN REAR DOOR	

	0677						
1	03-2398	07/16/1930	08/06/1930	14,503	Commercial	FIRE DAMAGE REPAIR	
1	05-0142	01/27/2005	09/30/2005	2,300	Commercial	REPLACE V-CRIMP ROOF 1,100SF	
1	05-2626	06/29/2005	09/30/2005	0	Commercial	REPLACE 5-TON A/C FOR SUN COATING PAINT STORE.	
1	05-4764	10/31/2005	09/30/2005	2,400	Commercial	EMERGENCY PERMIT DEMO PARAPET WALL HURRICANE DAMAGES	
1	06-1195	03/23/2006		9,000	Commercial	INTERIOR REMODEL OF EXISTING TENANT SPACE	
1	06-3764	07/06/2006		9,500	Commercial	INSTALL PHONE JACKS AND 16 SMOKE DETECTORS*DEPT.OF REVENUE)	
1	06-5785	10/18/2006		2,842	Commercial	INSTALL C ABINETS UNIT G	
1	06-5787	10/18/2006		2,842	Commercial	INSTALL CABINETS UNIT F	
1	06-5942	12/12/2006		2,500	Commercial	INTERIOR ALTERATIONS/RENOVATIONS-ELECTRICAL	
1	07-2077	04/30/2007	04/30/2007	2,300	Commercial	EMERGENCY REPAIR REPLACE ONE 4-TON A/C	
1	07-3993	08/16/2007	08/16/2007	600	Commercial	HOOH UP EXHAUST FAN	
1	07-5031	11/09/2007	11/20/2007	2,300	Commercial	INSTALL PACKAGE UNIT ON ROOF AND CONNECT EXISTING DUCT	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	6,254,829	18,018	736,554	5,371,469	5,371,469	0	5,371,469
2012	5,736,348	18,038	736,554	5,540,362	5,540,362	0	5,540,362
2011	5,991,162	18,058	1,473,107	6,877,810	6,877,810	0	6,877,810
2010	5,991,162	18,078	1,259,496	6,877,810	6,877,810	0	6,877,810
2009	6,245,976	18,098	1,563,454	6,877,810	6,877,810	0	6,877,810
2008	6,278,360	18,118	1,563,454	6,877,810	6,877,810	0	6,877,810
2007	4,282,034	18,110	1,865,920	6,877,810	6,877,810	0	6,877,810
2006	4,383,791	18,130	4,153,400	6,548,715	6,548,715	0	6,548,715
2005	4,409,364	18,150	4,153,400	7,109,000	7,109,000	0	7,109,000
2004	4,451,678	18,209	1,661,360	6,131,247	6,131,247	0	6,131,247
2003	3,937,677	18,281	1,661,360	5,617,318	5,617,318	0	5,617,318
2002	3,937,677	18,340	1,661,360	5,617,377	5,617,377	0	5,617,377

2001	3,937,677	18,643	1,661,360	5,617,680	5,617,680	0	5,617,680
2000	3,937,677	11,375	1,297,938	5,246,990	5,246,990	0	5,246,990
1999	3,997,448	11,648	1,297,938	5,307,034	5,307,034	0	5,307,034
1998	2,671,193	11,919	1,297,938	3,981,050	3,981,050	0	3,981,050
1997	2,669,641	9,013	1,090,268	3,768,922	3,768,922	0	3,768,922
1996	2,426,945	9,039	1,090,268	3,526,252	3,526,252	0	3,526,252
1995	2,426,945	9,067	1,090,268	3,526,280	3,526,280	0	3,526,280
1994	2,426,945	9,099	1,090,268	3,526,312	3,526,312	0	3,526,312
1993	2,426,945	9,125	1,090,268	3,526,338	3,526,338	0	3,526,338
1992	2,426,945	9,769	1,090,268	3,526,982	3,526,982	0	3,526,982
1991	2,426,945	10,418	1,090,268	3,527,631	3,527,631	0	3,527,631
1990	2,031,788	11,272	934,515	2,977,575	2,977,575	0	2,977,575
1989	2,014,251	12,125	934,515	2,960,891	2,960,891	0	2,960,891
1988	1,101,160	5,880	792,000	1,899,040	1,899,040	0	1,899,040
1987	1,208,797	5,187	550,000	1,763,984	1,763,984	0	1,763,984
1986	1,007,798	5,187	528,000	1,540,985	1,540,985	0	1,540,985
1985	1,220,195	5,187	294,800	1,520,182	1,520,182	0	1,520,182
1984	1,005,900	5,187	294,800	1,305,887	1,305,887	0	1,305,887
1983	915,879	5,187	294,800	1,215,866	1,215,866	0	1,215,866
1982	1,138,357	5,187	294,800	1,438,344	1,438,344	0	1,438,344

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
4/18/2011	2513 / 1896	100	CT	12
6/29/2004	2020 / 2005	8,200,000	WD	Q
4/4/2003	1877 / 0678	7,000,000	WD	Q
2/1/1977	764 / 1474	205,000	00	Q

This page has been visited 161,495 times.

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

2/1/1977	764 / 1474	205,000	00	Q
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This page has been visited 62,613 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., February 20, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, and (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – Habana Plaza, 3100 block of Flagler Avenue (RE# 00069090-000000; AK# 1072982) – A request for conditional use approval to allow approximately 10,000 square feet of commercial retail use within an existing building on property located within the Limited Commercial (CL) Zoning District pursuant to Section 122-388 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Conditional Use – Habana Plaza, 3100 block of Flagler Avenue (RE# 00069090-000000; AK# 1072982)** – A request for conditional use approval to allow approximately 10,000 square feet of commercial retail use within an existing building on property located within the Limited Commercial (CL) Zoning District pursuant to Section 122-388 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Trepanier & Associates, Inc.

Owner: RL BB-FL Hillsborough, LLC

Project Location: **Habana Plaza, 3100 block of Flagler Avenue (RE# 00069090-000000; AK# 1072982)**

Date of Hearing: Thursday, February 20, 2014

Time of Hearing: 6:00 PM

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

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

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

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

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

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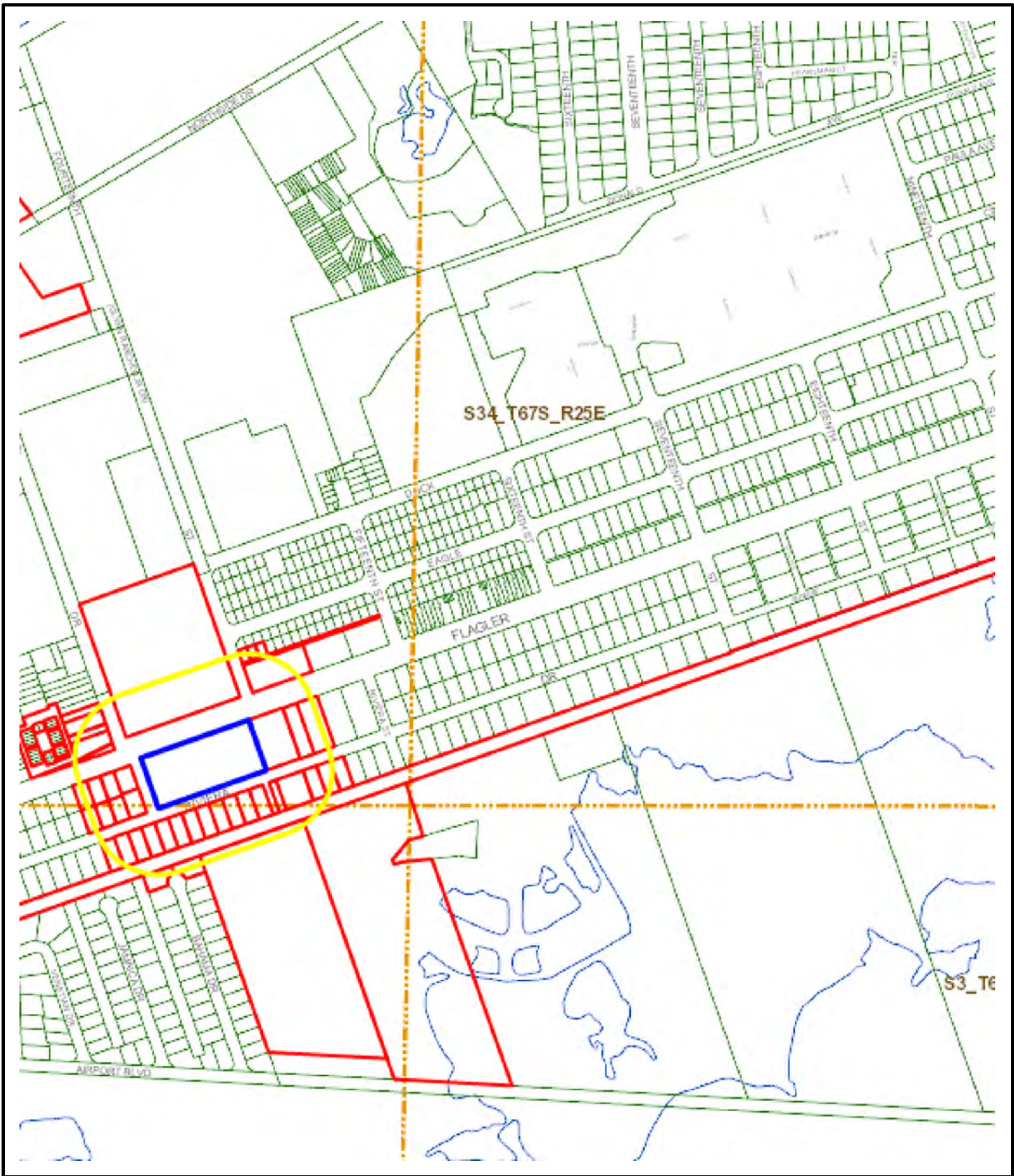
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Monroe County, Florida

Printed: Feb 06, 2014

Habana Plaza, 3100 blk of Flagler



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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
3208 FLAGLER LLC	3908 RYALWOOD CT		VALRICO	FL	33596-6493	
RL BB-FL HILLSBOROUGH LLC	700 NW 107TH AVE		MIAMI	FL	33172-3161	
MARIE JANICE	3210 RIVIERA DR		KEY WEST	FL	33040-4662	
GALLAGHER TIM AND LYNN	508 79TH AVE		ST PETE BEACH	FL	33706-1722	
GALLAGHER CHRISTINE AND JOHN F	3048 RIVIERA DR		KEY WEST	FL	33040-4011	
PEREZ ARGELIA	3030 FLAGLER AVE		KEY WEST	FL	33040-4006	
RACHMUTH YARDENA	PO BOX 5102		KEY WEST	FL	33045-5102	
WILSON JESSICA J	3027 RIVIERA DR		KEY WEST	FL	33040-4064	
BOUCHER MATTHEW AND DANIELLE	407 4TH AVE		MELBOURNE BE/	FL	32951-2543	
KOHEN SHLOMO AND JOY	3200 RIVIERA DR		KEY WEST	FL	33040-4662	
GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 ANZA ST		SAN FRANCISCO	CA	94121-2430	
BRINGLE WILMER JOHN JR AND LYNDA KAY	3112 RIVIERA DR		KEY WEST	FL	33040-4630	
ALLDAFFER ADDIE	3029 RIVIERA DR		KEY WEST	FL	33040-4064	
ELLIS JEFFREY W AND MARLA K	320 RICHFIELD CT		ROSWELL	GA	30075-1345	
CITIZENS AND SOUTHERN BANK OF MONROE COUNTY TH	101 N TRYON ST		CHARLOTTE	NC	28246-0107	
RECHER FLORENCE C REV TR 4/8/99	470 VILLAGE PL APT 204		LONGWOOD	FL	32779-5968	
COKER CAROL	3201 FLAGLER AVE APT 605		KEY WEST	FL	33040-4694	
KIGHT WILLIAM JOHN III AND MONIQUE LAUREN	1207 16TH TERR		KEY WEST	FL	33040	
MULREANY BETH	3201 FLAGLER AVENUE UNIT 612		KEY WEST	FL	33040	
SIRACUSA JOHN M	151 CRANDON BLVD APT 833		KEY BISCAYNE	FL	33149-1535	
ROBBINS DEIRDRE M	3201 FLAGLER AVE STE 501		KEY WEST	FL	33040-4693	
KEYS ISLAND PROPERTIES LLC	1201 SIMONTON ST		KEY WEST	FL	33040-3162	
MONTAGUE JOHN G ESTATE	4877 JEWELL TER		PALM HARBOR	FL	34685-2694	
VINCENT DAWN	1601 BAHAMA DR		KEY WEST	FL	33040	
ERWIN GAVAN AND FREDA	3026 FLAGLER AVE		KEY WEST	FL	33040-4006	
LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040-6999	
PINE EMILY G	1600 BAHAMA DR		KEY WEST	FL	33040-5228	
NIELSEN ERIK AND DONNA JEAN	2347 SOMBRERO BLVD		MARATHON	FL	33050	