

**PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: June 20, 2013

Agenda Item: **Conditional Use – 1970 North Roosevelt Boulevard (RE# 00051860-000000; AK# 1052485)** – A request for conditional use approval to operate a tattoo parlor at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Trepanier & Associates

Property Owner: Roosevelt Holding, LLC

Location: 1970 North Roosevelt Boulevard, RE#00051860-000000; AK# 1052485

Zoning: General Commercial (CG) zoning district



Background:

This project is proposed for property that fronts on North Roosevelt Boulevard. The property is comprised of a one-story building on piers and associated parking area. The building was constructed in 1976, prior to the adoption of the current Land Development Regulations. The property has supported a variety of commercial uses over time, most recently a restaurant.

Request:

The applicant proposes to open a pawn shop and a tattoo parlor. The tattoo parlor use is conditional use within the CG zoning district. The applicant will use the building in its current building footprint. There is no intent to expand the building footprint or use the exterior for any aspect of each business. The interior will be divided into display rooms, secured storage, a small office and the tattoo parlor itself.

Surrounding Zoning and Uses:

The adjacent land uses are commercial with residential dwellings at the rear.

North: Garrison Bight	C-OW (Conservation, Outstanding Waters of the State)
South: Residential	SF (Single Family Residential)
East: Goodyear Tire	CG (General Commercial)
West: Retail Strip	CG

Relevant Uses Permitted: CG

- (6) Commercial retail low and medium intensity less than 10,000 square feet.
- (7) Commercial retail high intensity less than 5,000 square feet.

Relevant Uses Permitted Conditionally: CG

- (21) Tattoo establishments

Process:

Development Review Committee:	January 24, 2013
Planning Board Meeting:	May 16, 2013, postponed
	June 20, 2013

Section 122-62 Specific Criteria for Approval: Conditional Use

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.

Characteristics of Use Described:

- 1. **Scale and Intensity**
 - a. **Floor Area Ratio (FAR):**

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:
Not applicable, no unique changes will be made to the property.

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

a. Open Space:

The applicant is proposing no changes to open space on the site.

b. Setbacks from Adjacent Properties:

Setbacks from adjacent properties will remain the same.

c. Screening and Buffers:

The building and associated parking area occupy the entire site. The applicant is not proposing any landscaping beyond what is extant.

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

Landscape berms are not proposed and are not considered to be effective mitigation for this project.

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

The proposed use will not generate noxious impacts.

Criteria for Conditional Use Review and Approval: Applications For a Conditional Use Review Shall Clearly Demonstrate the Following:

1. Land Use Compatibility:

The project is consistent with existing commercial uses in the vicinity.

2. Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The property was established and developed prior to the current Land Development Regulations. As such, the building and parking area do not meet the current dimensional requirements for coverages, setbacks, and parking area. The Engineering Department reviewed the site plan for compliance (attached as DRC Comments)

3. Proper Use of Mitigative Techniques:

The use will not have an adverse impact on public facilities as there is no residential component requiring an increase in park, school, community center or other public use.

4. Hazardous Waste:

Not applicable: the proposed use will not create hazardous waste.

5. Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations.

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; residential development is not proposed.
- c. Commercial or Mixed Use Development:**
These proposed uses are the continuation of existing commercial activity.
- d. Development Within or Adjacent to Historic Districts:**
Not applicable; the proposed facility is not located within an historic district.
- e. Public Facilities or Institutional Development:**
Not applicable; these are commercial enterprises.
- 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.

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**.

Condition to be completed at time of completion of pending FDOT improvements to North Roosevelt Boulevard:

The existing pole sign will be moved or removed as necessary.

Draft Resolution

**PLANNING BOARD RESOLUTION
NUMBER 2013-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A CONDITIONAL USE APPROVAL PER
SECTION 122-62 FOR PROPERTY LOCATED
AT 1970 NORTH ROOSEVELT BOULEVARD
(RE# 00051860-000000, AK#1052485), KEY
WEST FLORIDA; PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the applicant requested an approval of a Conditional Use application to allow
a tattoo parlor in the CG zoning district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on
June 20th, 2013; and

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

WHEREAS, the recommendation of approval of the Conditional Use application is in
harmony with the general purpose and intent of the Land Development Regulations, and will not be

_____ 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 1970 North Roosevelt Boulevard (RE#00051860-000000, AK#1052485) with the following conditions:

Condition to be completed at time of completion of pending FDOT improvements to North Roosevelt Boulevard:

The existing pole sign will be moved or removed.

Section 3. This Conditional Use approval, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 5. This resolution is subject to appeal periods as provided by the City of Key West

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 June, 2013.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

_____ Chairman

_____ Planning Director

Donald Leland Craig, AICP, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

Draft

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

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

Please print or type:

- 1) Site Address 1970 Roosevelt Blvd.
- 2) Name of Applicant Trepanier & Associates on behalf of Roosevelt Holdings LLC
- 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 Patrick@Owentrepanier.com
- 6) **Email Address:** Patrick@Owentrepanier.com
- 7) Name of Owner, if different than above Roosevelt Holding LLC
- 8) Address of Owner 1018 Truman Avenue
- 9) Owner Phone # 305-293-8983 Email N/A
- 10) Zoning District of Parcel CG RE# 0005160-000000
- 11) Is Subject Property located within the Historic District? Yes _____ No X
 If Yes: Date of approval N/A HARC approval # N/A
 OR: Date of meeting N/A
- 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).
Convert a portion existing vacant building into a tattoo shop.



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No None Known

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 None Known

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.

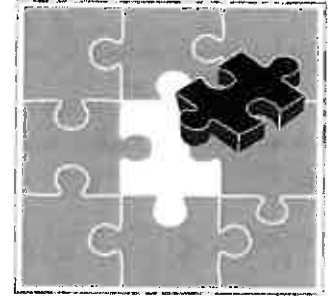
Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

4/26/13

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

**Re: Conditional Use Application
1970 North Roosevelt Boulevard, Key West, FL 33040**

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

This is an application to convert the use of a portion of 1970 North Roosevelt Boulevard from and existing vacant restaurant/tackle shop to a tattoo shop.

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

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

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

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Project Statistics
- Building Elevations

Solutions Statement:

This property was formerly "Conchy Joe's" restaurant and tackle shop and has historically had a restaurant use. It has been vacant since around 2008. The proposed tattoo shop will be located in the portion of the building that the former tackle shop was in; the remainder of the building will be retail space. The proposed project will bring retail business and revenue to a large vacant building on the heavily traveled North Roosevelt Boulevard and is an appropriate location for such a use.

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

Owner: Roosevelt Holdings LLC.
Authorized Agent: Trepanier & Associates, Inc. on behalf of Roosevelt Holdings LLC
Architect: William Rowan Architecture
Legal and Equitable Owners: Roosevelt Holdings., LLC (Dellis J. Cecil - MGRM)

Site Data:

No site changes are proposed, interior renovations and a small enclosure of the existing porch only.

Other Project Information:

- Interior renovations and enclosure are proposed as depicted on the plans.

Intergovernmental Coordination:

Coordination will occur as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review is controlled by Sec. 122-63

01/02/13	Submission Deadline
01/24/13	Development Review Committee
02/21/13	Planning Board
10 Days (03/31/13)	Planning Board Appeal Period
45 Days (04/05/13)	Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Characteristics of proposed use:

Scale & Intensity	Existing	Proposed
Floor area ratio	0.24	0.24
Traffic generation ¹	3.98 trips	3.71 trips
Required Parking	33 spaces	7 spaces

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. The site is in the CG zoning district the "*The general commercial district (CG) is established to implement comprehensive plan policies for areas designated "CG" on the comprehensive plan future land use map. The CG district shall accommodate general commercial uses which shall include commercial retail, highway-oriented sales and services, other general commercial activities specified in section 122-1111 pertaining to land use by districts, customary accessory uses, and requisite community facilities. The general commercial district shall service the general commercial needs of residents and tourists which are not fulfilled in the historic area mixed use districts. The area is generally located along the North Roosevelt Corridor. Single-family, duplex and multiple-family residential activities may be accommodated.*" We are proposing only to enclose a small portion of the existing deck and make interior renovations and allow for a tattoo shop.

Site Size:

The site at 1970 North Roosevelt is 15,472 sq ft and is sufficient, and has 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.

¹ Average Trips per 1k sq. ft. (see Concurrency Analysis)

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.

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 CG zoning district. The general commercial district (CG) is established to implement comprehensive plan policies for areas designated "CG" on the comprehensive plan future land use map. The CG district

shall accommodate general commercial uses which shall include commercial retail, highway-oriented sales and services, other general commercial activities specified in section 122-1111 pertaining to land use by districts, customary accessory uses, and requisite community facilities. The general commercial district shall service the general commercial needs of residents and tourists which are not fulfilled in the historic area mixed use districts. The area is generally located along the North Roosevelt Corridor 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):

No changes proposed.

Exterior Lighting (Section 108-284):

No changes proposed at this time.

Signs (Section 108-285):

Signage shall be approved under Sec. 108-285 and the appropriate HARC guidelines.

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):

No changes are proposed.

Housing (Section 108-245):

No 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 CG 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 is primarily an interior renovation. 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.

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 1970 North Roosevelt Street from a restaurant/tackle shop to a tattoo shop.

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 standards²."

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.

² The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

- i) The total capacity required for the current **0.01 acre³** parcel is:

$$650 \text{ gal/acre/day} \times 0.01 = 6.5 \text{ gal/day}$$

- ii) The total capacity required for the proposed project on **0.01 acre** parcel is:

$$650 \text{ gal/acre/day} \times 0.01 = 6.5 \text{ gal/day}$$

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.

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 2022⁴. 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

³ Per Monroe County Property Appraiser Records

⁴ Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

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:

1996 annual water demand = 5,272 MG /year
2006 annual water demand = 6,310 MG /year
Average Annual Increase = (6,310 MG - 5,272MG)/ 10 = 103.8 MG /year

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 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 capacity required for the current **0.01 acre** parcel is:

$$660\text{gal/acre/day} \times 0.01 \text{ acres} = 6.6 \text{ gal/day}$$

- ii) the total capacity required for the proposed project on **0.01 acre** parcel is:

$$660 \text{ gal/acre/day} \times 0.01 \text{ acres} = 6.6 \text{ gal/day}$$

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

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

development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted⁶."

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 impacted⁷."

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/day⁸.

- i) the total capacity required for the previous **15 employees⁹ per shift** is:

$$6.37 \text{ lb/capita/day} \times 15 \text{ employees} = 95.55 \text{ lb/day}$$

- ii) the total capacity required for the proposed **5 employees¹⁰ per shift** is:

$$6.37 \text{ lb/capita/day} \times 10 \text{ employees} = 31.85 \text{ lb/day}$$

Waste Management has more than enough capacity to handle estimated decreased 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 drainage¹¹"

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 improvements¹²."

For the purposes of calculating traffic generation we used the Institute of Transportation Engineer's 7th Edition Trip Generation Volumes.

⁶ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

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

⁸ For these calculations, we chose to use the number of employees to represent the "capita."

⁹ Planner's Estimating Guide, Mean Sq Ft per Worker in Food Service per size of decreased individual lease hold under proposal

¹⁰ No entry in Planner's estimating Guide for Bar/Lounge, Max estimate of Employees per proposed development owner

¹¹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

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

Maximum Potential Trip Generation Calculations						
Trip Generator	Weekday		Saturday ¹³		Sunday ¹⁴	
	Existing (ITE#870)	Proposed (ITE#879)	Existing (ITE#932)	Proposed (ITE#879)	Existing (ITE#879)	Proposed (ITE#879)
GLA ¹⁵	1,041	599	1,041	599	1,041	599
Trips per GLA	3.98	3.71	3.98	3.71	3.98	3.71

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

¹³ No weekend ITE Study for “Retail Store” Exists. The Data for the weekday was substituted in its place

¹⁴ No weekend ITE Study for “Arts and Crafts” Exists. The Data for the weekday was substituted in its place

¹⁵ For the purposes of trip generation, only the proposed tattoo shop area square footage of 599 sq. ft. was used

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

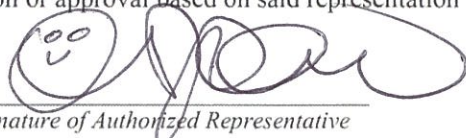
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of 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:

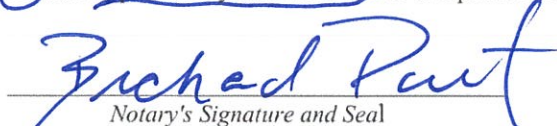
1970 North Roosevelt Blvd. Key West, FL 33040
Street Address of subject property

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

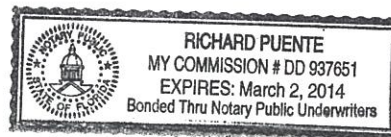

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 9, 2013 by
date
Owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

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

Managing Member of Roosevelt Holdings 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.

Dellis Cecil
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2nd of January 2013 by
date

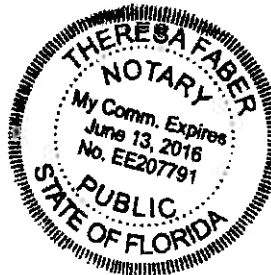
Owen Trepanier
Name of Authorized Representative

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

Theresa Faber
Notary's Signature and Seal

Theresa Faber
Name of Acknowledger typed, printed or stamped

No. EE207791
Commission Number, if any



Deed

This Document Prepared By and Return to:
Feldman Koenig Highsmith & Van Loon, P.A.
Timothy J. Koenig, Esquire
3158 Northside Drive
Key West, FL 33040
305-296-8851

Doc# 1908549 11/21/2012 2:33PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

750,000.

Parcel ID Number:

Special Warranty Deed

11/21/2012 2:33PM
DEED DOC STAMP CL: DS \$5,250.00

This Indenture, Made this 20th day of November, 2012 A.D., Between Centennial Bank, an Arkansas Corporation, a corporation existing under the laws of the State of Florida of the County of _____, State of _____, grantor, and Roosevelt Holdings, LLC, a Florida limited liability company, grantee, whose address is: 1970 North Roosevelt Boulevard, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

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

On the Island of Key West and known as the Westerly 10.31 feet of Lot 5; All of Lot 4 and the Easterly 9.69 feet of Lot 3, Block 6, Sunshine Subdivision Plat No. 3, according to the Plat thereof in Plat Book 2, Page 169 of the Public Records of Monroe County, Florida.

Doc# 1908549
Bk# 2599 Pg# 1986


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

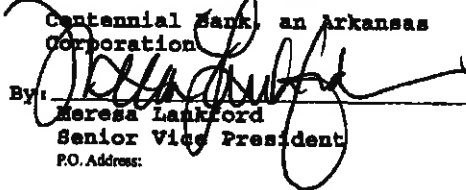
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.


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

Signed, sealed and delivered in our presence:


Printed Name: Lidia Sanchez
Witness


Centennial Bank, an Arkansas Corporation
By: 
Meresha Lankford
Senior Vice President
P.O. Address:

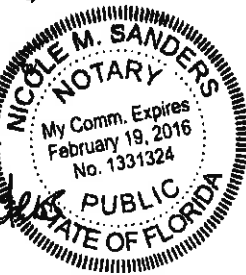



Printed Name: Nicole Sanders
Witness

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 20th day of November, 2012 Meresa Lankford, Senior Vice President of Centennial Bank, an Arkansas Corporation, a Florida Corporation, on behalf of the corporation she is personally known to me or she has produced her


Printed Name: Nicole M Sanders
Notary Public
My Commission Expires: 2/19/16

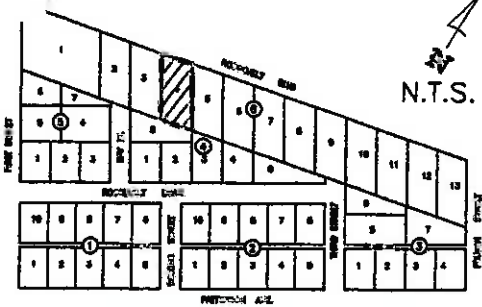


MONROE COUNTY
OFFICIAL RECORDS

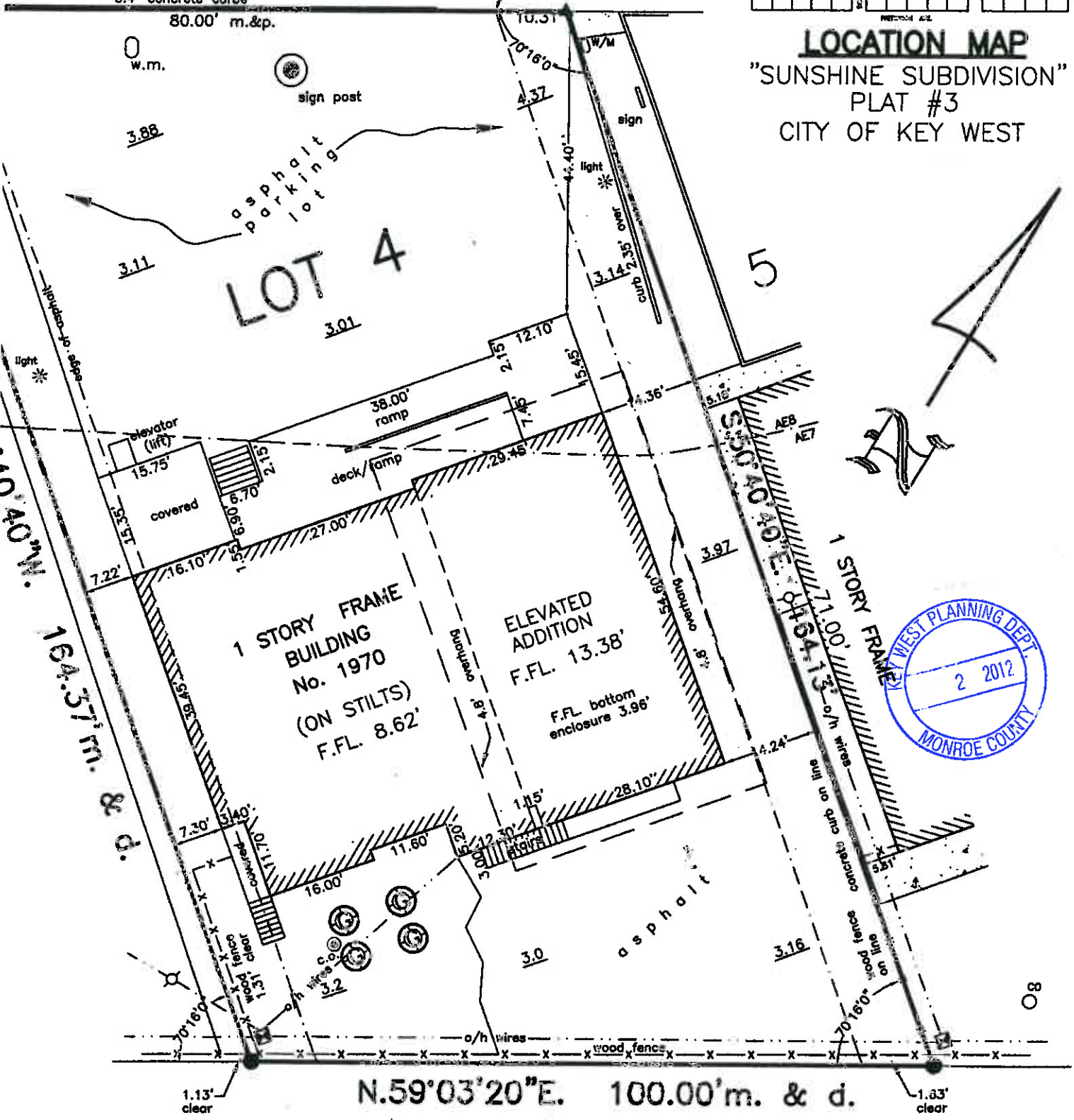
Survey

HWY NO. 1 (STATE ROAD NO. 5)
 NORTH ROOSEVELT BLVD.)
 (50' R/W)

N.59°03'20"E. 100.00'm. & d. Westerly 10.31' of Lot 5



LOCATION MAP
 "SUNSHINE SUBDIVISION"
 PLAT #3
 CITY OF KEY WEST



N.59°03'20"E. 100.00'm. & d.

5

LEGAL DESCRIPTION:

On the Island of Key West and known as the Westerly 10.31 feet of LOT 5, all of LOT 4, and 9.69 Easterly feet of LOT 3, Block 6, "SUNSHINE SUBDIVISION, Plat No. 3, recorded in Plat book 2, Page 169, Page 169, of the Public Records of Monroe County, Florida of the Public Records of Monroe County, Florida.

U.S. HIC

SURVEYOR'S NOTES:

North arrow based on F.D.O.T. R/W
 Reference Bearing: R/W U.S. No. 1 per R/W Map
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: KH-1 (USE) Elevation: 4.262



MONUMENTATION:

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

Abbreviations:

- | | | |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story | B.M. = Bench Mark | I.P. = Iron Pipe |
| R/W = Right-of-Way | P.O.C. = Point of Commence | I.B. = Iron Bar |
| fd. = Found | P.O.B. = Point of Beginning | C.B. = Concrete Block |
| p. = Plat | P.B. = Plat Book | C.B.S. = Concrete Block Stucco |
| m. = Measured | pg. = page | cov'd. = Covered |
| d. = Deed | o/h = Overhead | w.m. = Water Meter |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony |
| N.T.S. = Not to Scale | ☒ = Concrete Utility Pole | Pl. = Planter |
| Ⓢ = Centerline | ⊙ = Wood utility Pole | ⊗ = Manhole, Grease |
| Elev. = Elevation | conc. = concrete | |

Field Work performed on: 10/5/12

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 471.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

Rick Igo
 1970 N. Roosevelt Blvd., Key West, Fl. 33040

BOUNDARY SURVEY Dwg. No. 12-187

Scale 1" = 20'	Ref. 54-31	Flood Panel No. 1714 K	Dwn. By F.H.H.
Date: 11/10/02	File	Flood Zone AE	Flood Elev. 7' & 8'

REVISIONS AND/OR ADDITIONS

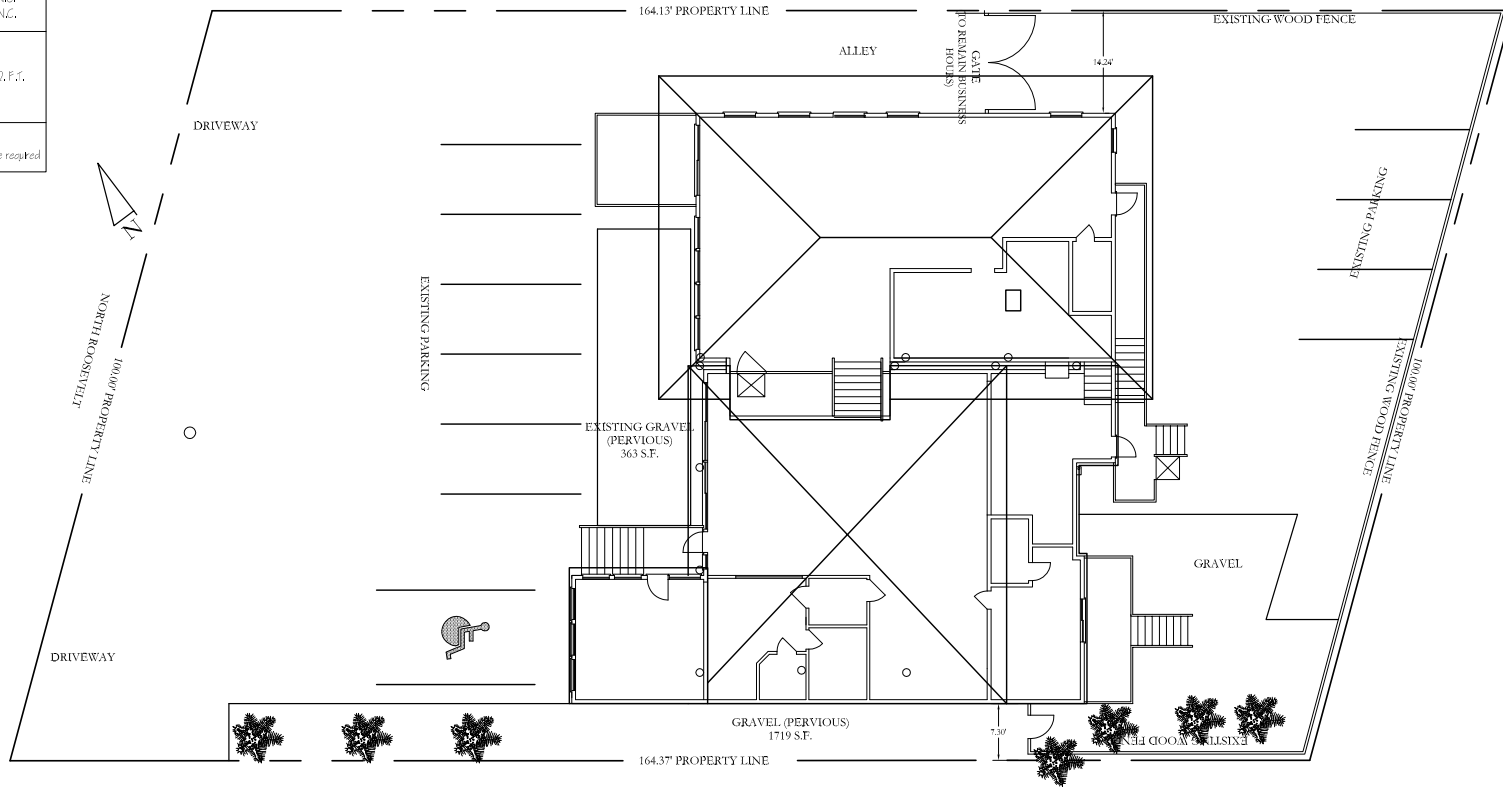
10/11/12: Update, owner, certs.

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive Suite 201 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

Site Plans

Site Data	Moved	Existing	Proposed	
Zone	CG			
Max HCB	8'			
Lot Size		15,472 S.F.		
Building Coverage	40% (6188 S.F.)	29% (3839 S.F.)	29% (3839 S.F.) N.C.	
Impervious	60% (9285 S.F.)	86% (13,390 S.F.)	86% (13,388 S.F.)	
Landscape (Gravel area excluded)		>250 S.F.	<400 S.F.	
Parking	N/A	8 Spaces + 1 H.C.	10 Spaces + 1 H.C.	
Setbacks	Front	25'	44.4'	44.4' N.C.
	Side	15'	14.56'	14.56' N.C.
	Side	15'	7.2'	7.2' N.C.
	Rear	25'	25.2'	25.2' N.C.
Master Building Use	Retail	2095 S.Q. F.T.	5619 S.Q. F.T.	
	Restaurant	1744 S.Q. F.T.	N/A	
Storm Drainage	No additional h.c. coverage therefore no additional drainage required			

SITE PLAN (EXISTING)



SITE PLAN (EXISTING)

1/16" = 1'-0"



LIQUID & PAWN SHOP
AND TATTOO PARLOUR
1870 N. ROOSEVELT - KEY WEST, FLORIDA 35040



WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
34901
FLORIDA LICENSE #00000001
305 505-5004

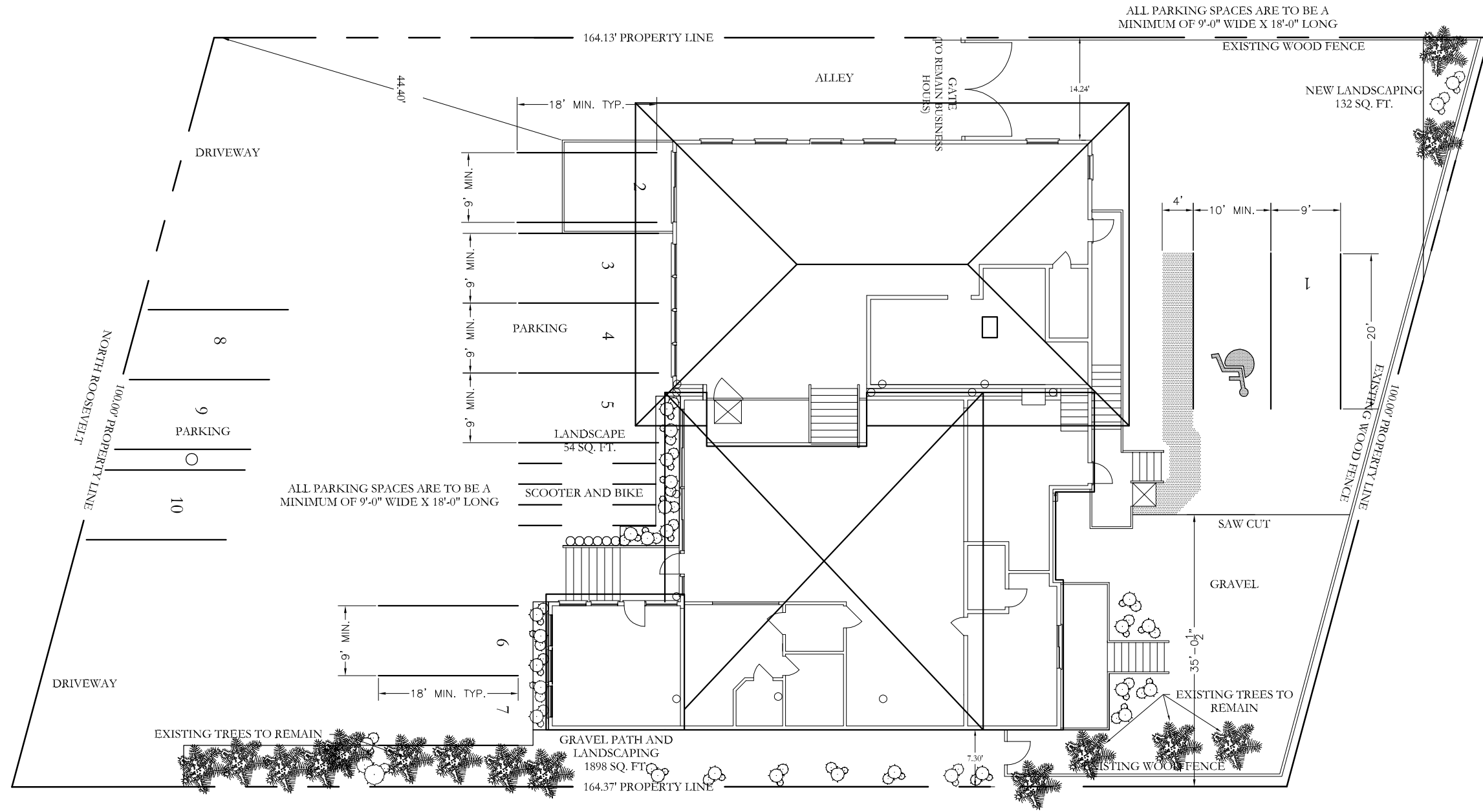
PROJECT #

DATE: 4-24-2018

1 of 1

Site Data	Allowed	Existing	Proposed
Zoning	CG		
Flood	AEB	8'	
Lot Size		15,472 SF.	
Building Coverage	40% (6188 SF.)	25% (3859 SF.)	25% (3859 SF.) N.C.
Impervisions	60% (9283 SF.)	86% (13,390 SF.)	86% (13,388 SF.)
Landscaping (Gravel area excluded)		>250 SF.	<400 SF.
Parking	N/A	8 Spaces + I.H.C.	10 Spaces + I.H.C.
Setbacks			
Front	25'	44.4'	44.4' N.C.
Side	15'	14.36'	14.36' N.C.
Side	15'	7.2'	7.2' N.C.
Rear	25'	25.2'	25.2' N.C.
Interior Building Use			
Retail		2095 S.Q.F.T.	3819 S.Q.F.T.
Restaurant		1744 S.Q.F.T.	N/A
Storm Drainage			No addition in lot coverage therefore no additional drainage required

SITE PLAN (PROPOSED)



SITE PLAN (PROPOSED)

1/16" = 1'-0"

LIQUID 8 PAWN SHOP
AND TATTOO PARLOUR
1970 N. ROOSEVELT
KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
321 BEACON LANE
325 250 5744
KEY WEST, FLORIDA
LICENSE AR-0017751
FLORIDA

PROJECT NO:

DATE: 4-24-2013

- of -



SUNSHINE
KEY WEST

CONCHY
JOE'S

KEY WEST
RESCUE

120

121

122

123

Site Photos



Google earth



DRC
Minutes & Comments

Minutes of the Development Review Committee

January 24, 2013

Approved March 28, 2013

Ms. Nicklaus had no comments.

Mr. Craig expressed concerns with fire and building. He then stated that City Commission recommends only easements be granted for overhangs on roof. He then requested the gas tank and air conditioner be moved to preserve the alley.

Keys Energy had no objections.

FKAA has no objections.

2. Variances - 2413 Linda Avenue (RE#00064180-000000) – A request for side-yard setback requirements in the SF zoning district per Section 122-238 (6) a. 2. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

Mr. Barroso stated that he must speak with the Fire Marshall.

Mrs. Torregrosa had no comments.

Mrs. Ignaffo had no comments.

Ms. Nicklaus had no comments.

Mr. Craig requested a survey in the DRC file may be required to move the shed 2 ½ feet for fire safety. He then stated that the Planning Board reserves recommendation until they hear from the Fire Marshall.

Keys Energy had no objections.

FKAA has no objections.

(Mr. Woodson will provide written comments to Planner).

3. Conditional Use – 1970 North Roosevelt Boulevard (RE#00051860-000000) – A request for a conditional use approval for property in the CG zoning district per Section 122-418 (21) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the Conditional Use request.

The applicant, Patrick Wright, Trepanier & Associates, gave members an overview of the request.

Mr. Barroso had no comments.

Mrs. Torregrosa had no comments.

Mrs. Ignaffo had no comments.

Ms. Nicklaus stated ADA regulations changed since the building was in operation (i.e, lift testing for functioning order, etc).

Minutes of the Development Review Committee

January 24, 2013

Approved March 28, 2013

Mr. Craig requested the applicant amend site plans to show parking plan, 5 handicap parking spaces and landscaping. He then requested that the applicant coordinate with the Engineering Department.

Keys Energy requested bucket truck access to the rear of property. Keys has high voltage that needs to be maintained.

FKAA has no objections.

(Mr. Woodson will provide written comments to Planner).

- 4. Variances – 317 Catherine Street (RE#00026330-000000) – A request for side and rear yard setbacks, building coverage, impervious surface, and open space in the HMDR zoning district per Section 90-391, Section 122-600(6)b, 122-600(6)c, 122-600(4)a, 122-600(4)b, and of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the Variances request.

The applicant, Bill Horn, Bill Horn Architects, gave members an overview of the request.

Mr. Barroso the southwest setback asking for 5 foot setback for fire and safety issues.

Mr. Woodson had no comments.

Mrs. Torregrosa stated that the building is listed as altered but contributing. The proposed new structure on the back is in keeping with the new construction guidelines in terms of mass, scale and proportions. By creating a detached addition the mass, scale and footprint of the historic house is preserved.

Mrs. Ignaffo requested that the applicant Direct roof downspouts into landscape and swale areas.

Ms. Nicklaus had no comments.

Mr. Craig inquired if the applicant could the applicant move habitable space closer to house and pool toward rear of house. He then stated that the applicant must adhere to the Fire Department's regulations.

Keys Energy had no objections.

FKAA has no objections.

- 5. Special Exception Request – 519 Fleming Street (RE#00006560-000000) – A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, cemetery, and/or funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28(b)(2) of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the Special Exception Request easement request.

The applicant, Mark Gambuzza, gave an overview of the request.

Mr. Barroso requested site plans and occupancy information.

Mr. Woodson had no comments.

Property Appraiser Information

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

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

Property Record Card -
Map portion under construction.

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

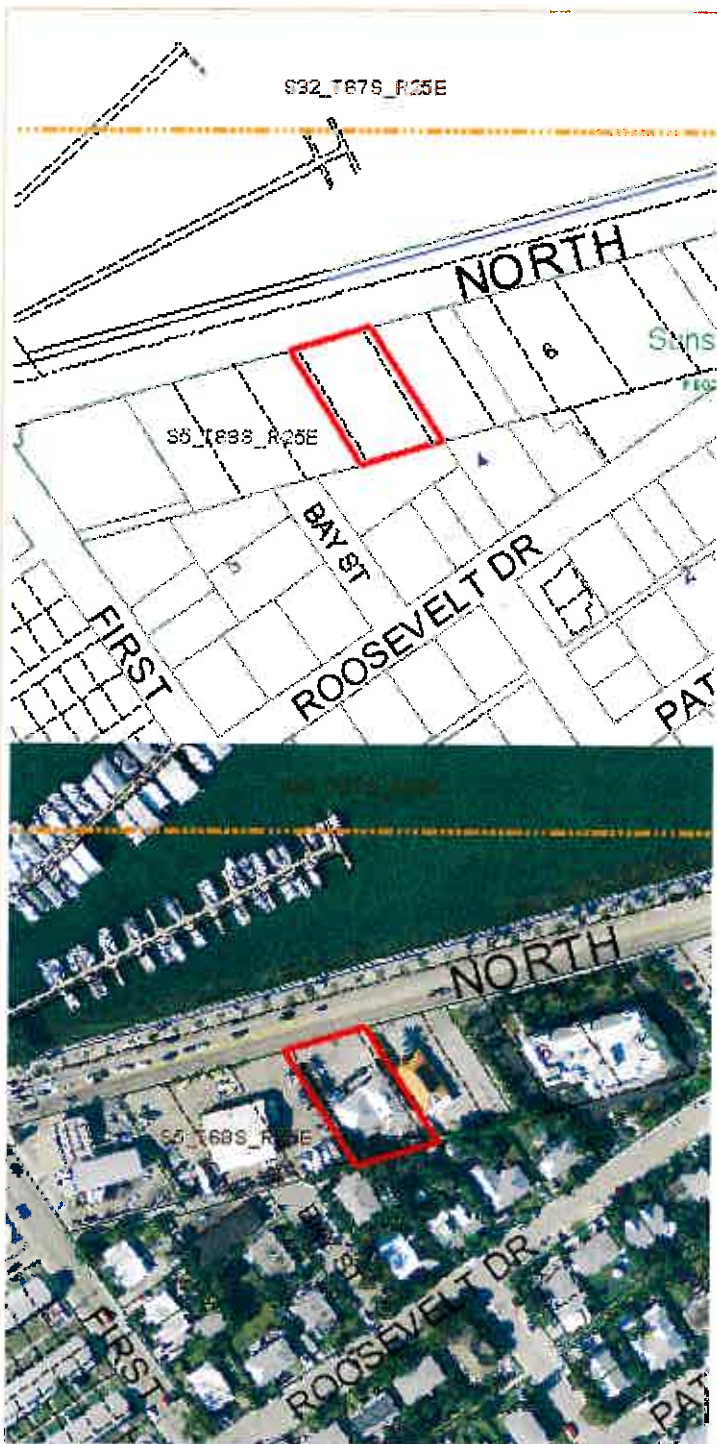
Alternate Key: 1052485 Parcel ID: 00051860-000000

Ownership Details

Mailing Address:
ROOSEVELT HOLDINGS LLC
1970 N ROOSEVELT BLVD
KEY WEST, FL 33040-3632

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1970 N ROOSEVELT BLVD KEY WEST
Subdivision: Sunshine Subdivision Plat No. 3
Legal Description: SUNSHINE SUB PLAT NO 3 PB 2-169 THE ELY 9.69 FT OF LT 3 AND LT 4 AND THE WLY 10.31 FT OF LT 5 BK 6 OR98-535/36 OR439-886/90 OR688-589 OR889-1909E OR1068-358 OR1198-538C/T OR1288-1520/21 OR1294-2331/32 OR1465-1010 OR1841-560/62 OR1841-563/66 OR2184-90/91 OR2522-242/43C/T OR2599-1986



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
10DH - COMM DRY HIGHWAY	100	164	15,472.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
 Total Living Area: 3839
 Year Built: 1976

Building 1 Details

Building Type
 Effective Age 10
 Year Built 1976
 Functional Obs 0

Condition E
 Perimeter 194
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 2,095

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

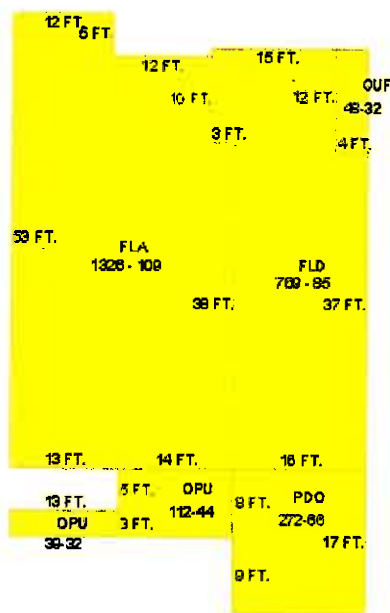
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 10

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1976				1,326
2	OPU		1	1976				112
3	PDO		1	1976				272
4	FLD		1	1998				769
5	OUF		1	2003				48

6	OPU	1	2003	39
---	-----	---	------	----

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5105	1 STY STORE-A	100	N	Y
	5108	1 STY STORE-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1382	CUSTOM	100

Building 2 Details

Building Type
 Effective Age 10
 Year Built 1983
 Functional Obs 0

Condition E
 Perimeter 180
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 1,744

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

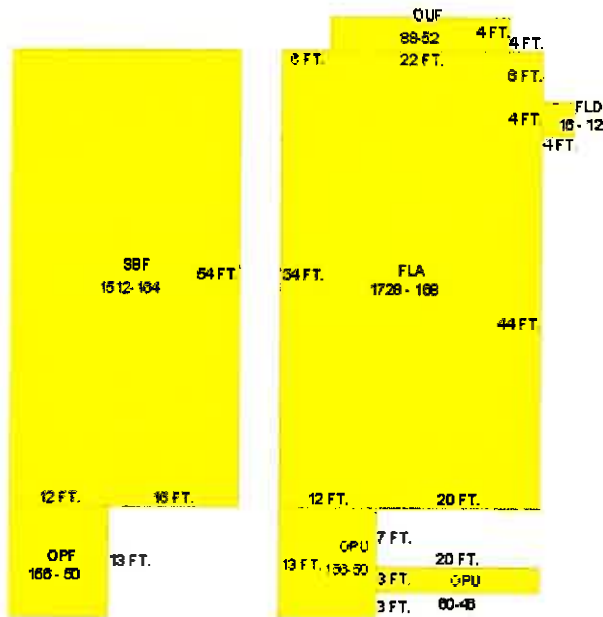
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 10

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	SBF		1	1983					1,512
2	FLA		1	1983					1,728
3	OPU		1	2003					156
4	FLD		1	2003					16
5	OUF		1	1983					88
6	OPU		1	2003					60
7	OPF		1	2003					156

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5111	REST/CAFET-A-	100	Y	Y
	5113	REST/CAFET-A-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1383	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
2	FN2:FENCES	480 SF	0	0	1975	1976	2	30

3	AP2:ASPHALT PAVING	6,153 SF	0	0	1982	1983	2	25
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20
5	FN2:FENCES	210 SF	35	6	2003	2004	2	30
6	FN2:FENCES	96 SF	16	6	2003	2004	2	30

Appraiser Notes

2006-05-03- NEW NAME IS "CONCHY JOE'S" TACKLE SHOP & RESTAURANT.
2006 - BLDG 1 - BAIT & TACKLE SHOP (RIGHT SIDE) BLDG 2 - BAR & GRILL (LEFT SIDE)
ADJ SQFT FROM 16437 TO 15472 COGO PER OR2184-90 AND GIS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
E944171	12/01/1994	09/01/1995	1,000	Commercial	TRANSFORMER & 3 LIGHTS
A950261	01/01/1995	09/01/1995	1,200	Commercial	NEON SIGNS
97-2652	08/01/1997	08/01/1997	1,025	Commercial	SECURITY ALARM
98-1642	06/16/1998	12/08/1998	5,000	Commercial	ENCLOSE PART OF PDO
02-3424	12/23/2002	09/17/2003	2,000	Commercial	DEMO WALLS
02-3426	03/13/2003	09/17/2003	98,500	Commercial	ADDITIONS & RENOVATIONS
03-0004	02/12/2003	09/17/2003	14,500	Commercial	ELECTRIC FOR SIGN
03-1203	04/17/2003	09/17/2003	2,375	Commercial	INSTALL 3 AWNINGS
03-0157	02/13/2003	09/17/2003	4,800	Commercial	INSTALL SIGN
03-0511	02/19/2003	09/17/2003	2,500	Commercial	REPLACED AIRHANDER
03-0232	02/10/2003	09/17/2003	2,200	Commercial	SPINKLER SYSTEM
03-1227	04/07/2003	09/17/2003	500	Commercial	REPAINTED PARKING LOT
03-1714	05/15/2003	09/17/2003	2,000	Commercial	INSTALLED DUM WAITER
03-0026	01/08/2003	09/17/2003	200	Commercial	TEMP SIGN
03-3335	09/17/2003	11/23/2004	2,000	Commercial	SIDEWALK & PLANTER
06-2825	06/19/2006	08/07/2006	4,700	Commercial	RE-INSTALL TWO AWNINGS AND FRAMES

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	616,499	6,776	335,000	958,275	958,275	0	958,275
2011	616,499	6,819	963,124	1,586,442	1,471,501	0	1,586,442
2010	630,198	6,851	700,680	1,337,729	1,337,729	0	1,337,729
2009	630,198	6,883	1,005,324	1,642,405	1,642,405	0	1,642,405
2008	650,748	6,925	993,039	1,650,712	1,650,712	0	1,650,712
2007	467,256	6,958	928,320	1,402,534	1,402,534	0	1,402,534

2006	450,849	7,015	773,600	1,231,464	1,231,464	0	1,231,464
2005	461,457	7,083	706,791	1,175,331	1,175,331	0	1,175,331
2004	485,385	7,140	706,791	1,199,316	1,199,316	0	1,199,316
2003	317,536	6,094	345,177	668,807	668,807	0	668,807
2002	317,536	6,119	309,582	633,237	633,237	0	633,237
2001	317,536	6,144	309,582	633,262	633,262	0	633,262
2000	317,536	3,532	227,027	548,095	548,095	0	548,095
1999	317,536	3,557	227,027	548,120	548,120	0	548,120
1998	186,492	3,157	227,027	416,676	416,676	0	416,676
1997	161,545	3,453	227,027	392,025	392,025	0	392,025
1996	132,113	3,749	206,388	342,250	342,250	0	342,250
1995	132,113	4,044	206,388	342,545	342,545	0	342,545
1994	132,113	4,340	206,388	342,841	342,841	0	342,841
1993	129,222	4,654	206,388	340,264	340,264	0	340,264
1992	125,784	5,547	206,388	337,719	337,719	0	337,719
1991	133,220	5,898	206,388	345,506	345,506	0	345,506
1990	125,455	7,215	221,130	353,800	353,800	0	353,800
1989	120,703	7,625	221,130	349,458	349,458	0	349,458
1988	103,910	986	132,678	237,574	237,574	0	237,574
1987	102,449	1,028	88,452	191,929	191,929	0	191,929
1986	102,791	1,070	88,452	192,313	192,313	0	192,313
1985	100,851	1,112	64,720	166,683	166,683	0	166,683
1984	99,768	1,154	64,720	165,642	165,642	0	165,642
1983	35,813	146	64,720	100,679	100,679	0	100,679
1982	30,767	146	64,720	95,633	95,633	0	95,633

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
11/20/2012	2599 / 1986	750,000	WD	01
6/16/2011	2522 / 242	100	CT	12
1/24/2006	2184 / 90	1,850,000	WD	Q
12/10/2002	1841 / 0560	795,000	WD	Q
6/1/1997	1465 / 1010	600,000	WD	M
1/1/1994	1288 / 1520	665,000	WD	M
10/1/1988	1068 / 358	1	WD	M

This page has been visited 42,809 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., June 20, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 1970 North Roosevelt Boulevard (RE# 00051860-000000, AK# 1052485) – A request for conditional use approval to operate a tattoo parlor at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Conditional Use – 1970 North Roosevelt Boulevard (RE# 00051860-000000, AK# 1052485) – A request for conditional use approval to operate a tattoo parlor at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Trepanier and Associates, Inc. **Owner:** Roosevelt Holdings LLC

Project Location: 1970 North Roosevelt Boulevard

Date of Hearing: Thursday, June 20, 2013 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. 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 Katrina Cool at kcool@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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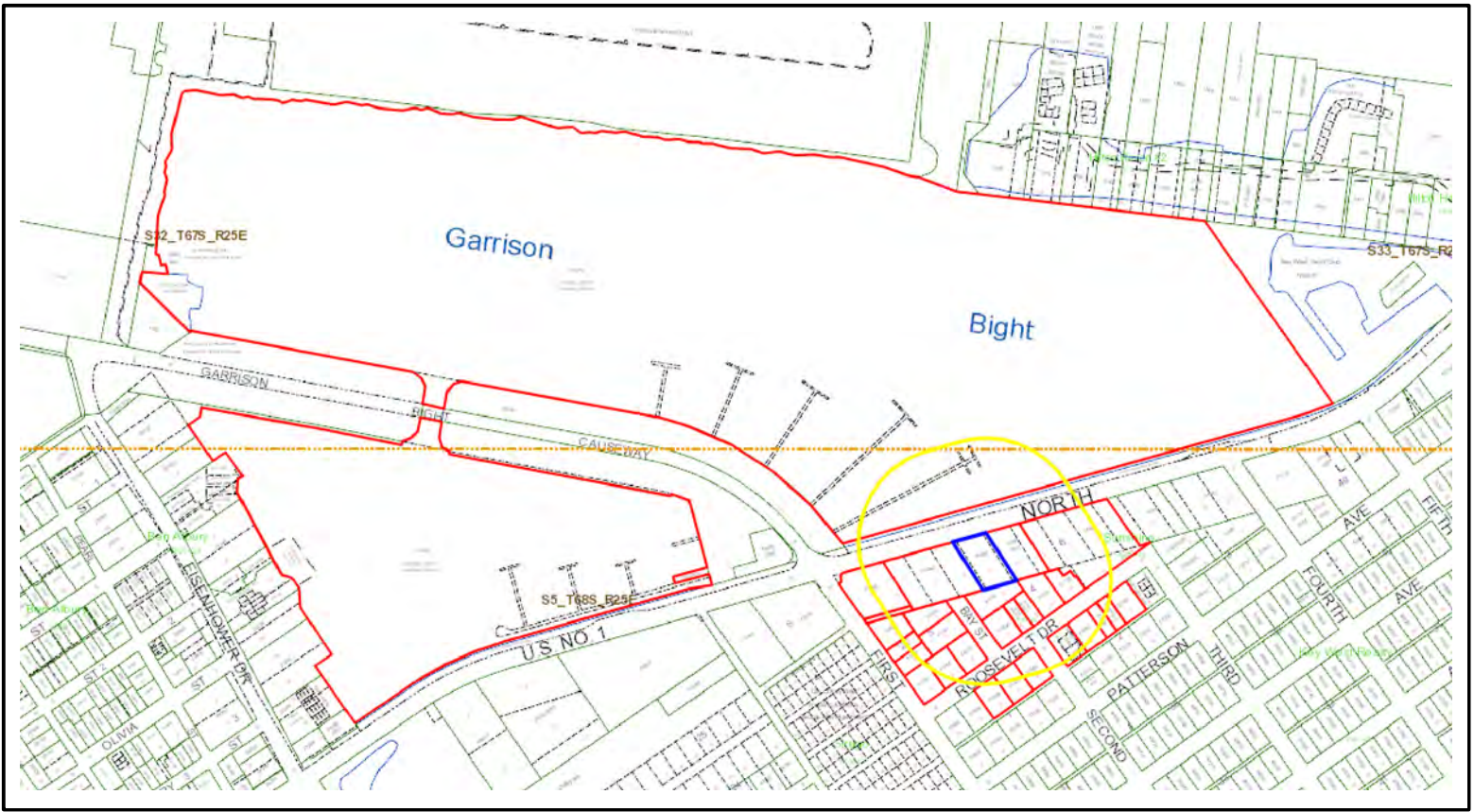
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Monroe County, Florida

1970 N Roosevelt

Printed: May 02, 2013

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
1 TRUHAN DEANNA J	1209 BAY ST		KEY WEST	FL	33040	
2 NORTHSIDE BUILDERS INC	20 DRIFTWOOD DR		KEY WEST	FL	33040	
3 LAWRENCE DEREK J AND CATHERINE M	1208 BAY ST		KEY WEST	FL	33040-3604	
4 SIZEMORE WESLEY H	2007 ROOSEVELT DR		KEY WEST	FL	33040-3742	
5 CH KEY WEST GSA LLC	840 HEATHERSTONE DR		BERWYN	PA	19312	
6 PAPY JOAN LORD L/E	90 KEY HAVEN RD		KEY WEST	FL	33040-6241	
7 SAVIANO DENNIS P LIVING TRUST 5/18/1993	PO BOX 2025		KEY WEST	FL	33045-2025	
8 DORE REVOCABLE LIVING TRUST U/A/D 09-12-02	819 PEACOCK PLAZA	PMB 619	KEY WEST	FL	33040	
9 CARRINGTON CONDOMINIUM	1221-1223 2ND ST		KEY WEST	FL	33040	
10 ZELINSKE DAVID A	10766 NANTUCKET LN		HUNTLEY	IL	60142-4028	
11 ROJAS CARLOS OCTAVIO JR	2012 ROOSEVELT DR		KEY WEST	FL	33040-3743	
12 CASTANO H JAVIER AND SHERRY	646 111TH AVE N		NAPLES	FL	34108	
13 TEIXEIRA BRENTON C AND JOANNE V	2009 ROOSEVELT DR		KEY WEST	FL	33040-3742	
14 CRUZ NANCY INTER VIVOS TRUST	3400 RIVIERA DR		KEY WEST	FL	33040	
15 SAMZ-LIGGINS AUDREY REV TR DTD 12/15/03	1505 GEORGE ST		KEY WEST	FL	33040	
16 ROOSEVELT HOLDINGS LLC	1970 N ROOSEVELT BLVD		KEY WEST	FL	33040-3632	
17 FISHER HARLEE	5161 NE 18 TERR		FT LAUDERDALE	FL	33308	
18 PARADISE PETROLEUM MARKETERS INC	P O BOX 430663		BIG PINE KEY	FL	33043	
19 THORNBRUGH JAMES E AND LAURA D	317 BLACKBEARD RD		LITTLE TORCH KI	FL	33042	
20 PIZZA REALTY TRUST	22 WASHINGTON ST STE 5		NORWELL	MA	02061-1798	
21 FERNANDEZ E DAVID	21 BOUGAINVILLEA AVE		KEY WEST	FL	33040-6226	
22 CORNELL STEPHEN WOOD III REV TRUST 10/31/2006	1422 WASHINGTON ST		KEY WEST	FL	33040	
23 EDWARDS CHERYL A	25 FLAX ISLE DR		LITTLE EGG HAR	NJ	08087-2316	
24 JOHNSON STREET INVESTMENTS LIMITED	2520 PATTERSON AVE		KEY WEST	FL	33040-3919	
25 HOFFER ROSE M	1100 BAY ST		KEY WEST	FL	33040	
26 RIVAS MARK A AND NOELLE J	1111B TRUXTON RD		KEY WEST	FL	33040-6747	
27 BROWNING JOSEPH P TR	402 APPLEROOUTH LN		KEY WEST	FL	33040-6535	
28 ISLAM SHAFIQU L D	1203 1ST ST		KEY WEST	FL	33040-3601	