

2016 – First Extension Approval

EXECUTIVE SUMMARY



To: Jim Scholl, City Manager
From: Melissa Paul-Leto, Planner Analyst
Meeting Date: January 5, 2016

RE: **Major Development Plan and Landscape Modification / Waiver Extension – 716-718 South Street (RE # 00036870-000000, AK # 1037681)** – A request for an extension on a Major Development Plan and Landscape Modification / Waiver approval based on the Resolution No. 15-092 on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 108-203(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

ACTION STATEMENT:

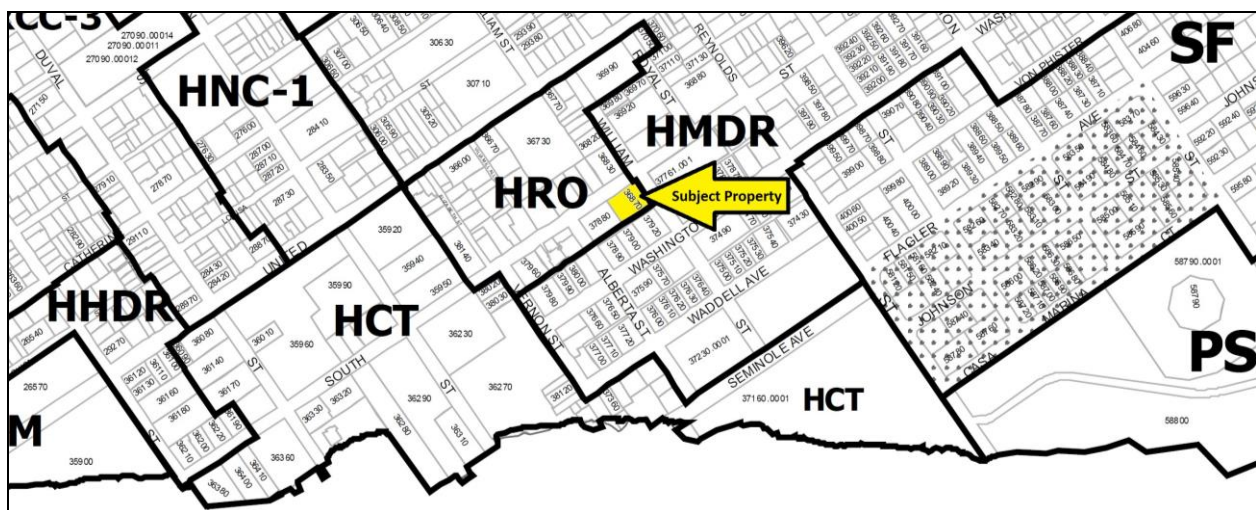
Request: A request for an extension on a Major Development Plan and Landscape Modification / Waiver approval for the proposed demolition of the existing 17-unit Seashell Motel and Key West Youth Hostel and construction of a new 17-unit hotel called Two Ocean Inn.

Applicant: Trepanier & Associates, Inc.

Property Owner: South Street Hospitality LLC

Location: 716-718 South Street (RE # 00036870-000000, AK # 1037681)

Zoning: Historic Residential / Office (HRO)



BACKGROUND:

The subject property is located at the southern corner of South and William Streets within the HRO Zoning District. The above location was granted a Major Development Plan and Landscape Modification / Waiver by The City Commission on March 3, 2015 through Resolution No. 15-092. The Development Plan became effective on May 14, 2015 concurrent with the expiration date of the DEO appeal period.

The applicant is requesting a 12 month extension to the Major Development Plan and Landscape Modification / Waiver. This one-year extension to the expiration of the development approval will allow the owners to plan accordingly over the next year, securing funds for increasing construction costs and establishing an efficient construction timeline.

City Actions:

Development Review Committee (DRC):	April 24, 2014
Preliminary Tree Commission:	June 10, 2014 (approved)
Planning Board:	September 18, 2014 (approved with conditions)
Final Tree Commission:	October 14, 2014 (approved)
HARC:	October 28, 2014 (approved)
City Commission:	March 3, 2015 (approved)
City Commission:	January 5, 2016

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-203(b) states if the property receiving development plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the development plan approval shall be transferable. A development plan approval may be extended only one time for 12 months by a favorable vote by the body that granted the original approval, if the applicant submits a petition for such extension prior to the development plan's expiration and demonstrates reasonable cause for the extension. The burden of proof in justifying reasonable cause shall rest with the applicant. Subsequent extensions may be granted but shall be fully noticed in accordance with division 2 of article VIII of chapter 90.

Staff recommends to the City Commission **approval** of the request.

RESOLUTION NO. 15-090

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 17 TRANSIENT RESIDENTIAL UNITS AND FOR THE REDUCTION OF REQUIRED LANDSCAPING ASSOCIATED WITH THE PROPOSED HOTEL REDEVELOPMENT ON PROPERTY LOCATED AT 716-718 SOUTH STREET (RE # 00036870-000000, AK # 1037681) IN THE HISTORIC RESIDENTIAL / OFFICE (HRO) ZONING DISTRICT; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91.A.2.(a) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the reconstruction of five or more transient residential units; and

WHEREAS, the proposed use of the property is a continuation of the existing nonconforming hotel/motel/transient lodging use, within the Historic Residential / Office (HRO) Zoning District; and

WHEREAS, the applicant has requested modifications or waivers to the City's landscaping requirements pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or

deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014, resulting in Planning Board Resolution No. 2014-55 advising approval with conditions to the City Commission; and

WHEREAS, the granting of the Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board determined that the granting of the Major Development Plan and Landscape Modification / Waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

WHEREAS, the granting of the Major Development Plan will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

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

Section 2. That the City Commission grants approval of the application for Major Development Plan and Landscape Modification / Waiver for the redevelopment of the existing 17-unit hotel on property located at 716-718 South Street (RE # 00036870-000000, AK # 1037681) in the Historic Residential / Office (HRC) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, with the conditions provided in Planning Board Resolution No. 2014-55, and specified as follows:

General conditions:

1. This approval shall not become effective until the concurrent applications for height variance is approved and effective.

2. The City reserves the right to reevaluate the loading space requirement pursuant to City Code Section 108-649 based upon the annual conditional approval inspections, code compliance issues and other relevant factors.

3. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed street,

sidewalk and landscaping improvements within City rights-of-way.

4. The application shall incorporate any proposed cisterns into the drainage plan and shall submit an irrigation plan pursuant to City Code Section 108-243(d).

5. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

6. Rooftop pool shall be closed between sunset and sunrise each day.

Conditions prior to issuance of a building permit:

7. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

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

9. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

Section 3. Full, complete, and final application for all

permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

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

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

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Passed and adopted by the City Commission at a meeting held
this 3rd day of March, 2015.

Authenticated by the presiding officer and Clerk of the
Commission on March 4, 2015.

Filed with the Clerk March 4, 2015.

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



CRAIG CATES, MAYOR

ATTEST:

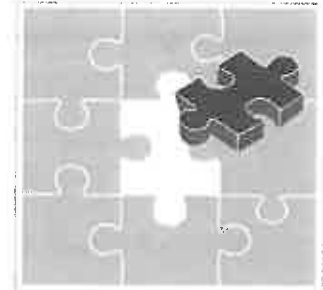


CHERYL SMITH, CITY CLERK

Application

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 09/14/2015
To: Director Thaddeus Cohen
From: Lori Thompson
CC: Mr. Ashish Soni, Esq.
Mr. Owen Trepanier
Re: **716-718 South Street**
Res. No. 15-090 & Res. No. 15-092
Development Plan Approval Extension Petition

Please consider this memo our petition to extend Resolution 15-090, a Major Development Plan Approval, and Resolution 15-092, a variance to maximum height, for the above referenced project at 716-718 South Street pursuant to Sec. 108-203 (b)¹. The Development Plan became effective on May 14, 2015 concurrent with the expiration of the DEO appeal period.

This one-year extension to the expiration of the development approval will allow the owners to plan accordingly over the next year, securing funds for increasing construction costs and establishing an efficient construction timeline which will also minimize the impact on the neighborhood. Key West Code Sec. 108-203(b) permits an initial 12-month extension and subsequent extensions if fully noticed in accordance with division 2 of article VIII of chapter 90¹.

We thank you in advance for your consideration in this matter.

Respectfully,

Lori L. Thompson

Sec. 108-203. Expiration, transferability and extension.

- (b) If the property receiving development plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the development plan approval shall be transferable. A development plan approval may be extended only one time for 12 months by a favorable vote by the body that granted the original approval, if



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 716 - 718 South Street

Zoning District: HRO Real Estate (RE) #: 00036870-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 402 Appelrouth Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: South Street Hospitality, LLC

Mailing Address: 830 Truman Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: ashishuf@yahoo.com

Description of Proposed Construction, Development, and Use: Amendment to Major development plan for site replacing existing buildings (21 units) with one building containing 17 units.

List and describe the specific variance(s) being requested:

Eight feet needed to allow for ADA access (elevator shaft) to green roof.

Three feet previously approved for entire roof structure.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Cross Easement (Res. No. 08-107) to allow for an ADA-accessible van parking

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRO			
Flood Zone	X - AE 6			
Size of Site	13,743.6 sf			
Height	30 feet	33 ft	38 ft	8 ft
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City’s LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special Conditions exist that are peculiar to the land, structure and building. This property is currently over dense and out of compliance with the code's dimensional regulations. The proposed project will bring it into better compliance.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions were not created by the applicant. The applicant is seeking approval to bring the property further into compliance with the code.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred by the granting of this variance. The variance will allow for access of the green roof garden by people who need an elevator.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. If the variance is not granted, the green roof garden will not be accessible to those unable to use stairs.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This variance is to allow only the portion of the structure related to the ADA access to exceed height.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Access to the green roof garden will not be injurious to the public welfare.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

No other existing nonconforming uses are considered as the basis for approval.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

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, Vasantlal Soni as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of South Street Hospitality, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier/ 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

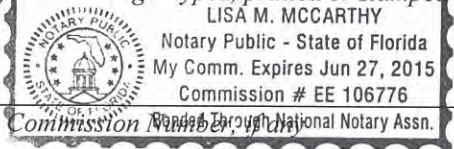
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by
date

Vasantlal Soni
Name of Authorized Representative

He/She is personally known to me or has presented Florida Driver License as identification.

[Signature]
Notary's Signature and Seal

Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped



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, Hansa Soni as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of South Street Hospitality, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier/ Trepanier & Associates, Inc
Please Print Name of Representative

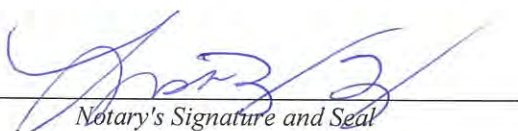
to be the representative for this application and act on my/our behalf before the City of Key West.


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

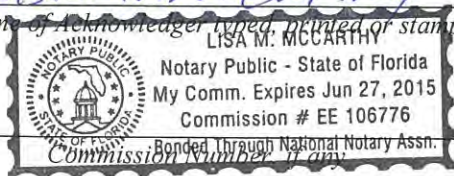
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by
date

Hansa Soni
Name of Authorized Representative

He She is personally known to me or has presented Florida Driver License as identification.


Notary's Signature and Seal

Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped



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:

716-718 South St.
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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 1, 2014 by
Owen J. Trepanier
Name of Authorized Representative
date

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

[Signature]
Notary's Signature and Seal
Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Deed

42,901.000 10

Doc# 1956035 10/31/2013 1:58PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 13-278-Ganton

10/31/2013 1:58PM
DEED DOC STAMP CL: Krya \$20,300.00

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Doc# 1956035
Bk# 2656 Pg# 1908

Warranty Deed

This Warranty Deed made this 31st day of October, 2013 between Denise Ganton, a married woman whose post office address is 2140 Robinson Road, Jackson, MI 49203, grantor, and South Street Hospitality, LLC, a Florida limited liability company whose post office address is 830 Truman Avenue, Key West, FL 33040, grantee:

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

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

Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows:

Commencing at the Southernmost corner of the Intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows:

COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

Parcel Identification Number: 00037880-000100 / 00036870-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in our presence:

Amelia Gull
Witness Name: AMELIA GULL
Jon A. Nowinski
Witness Name: JON A. NOWINSKI

Denise Ganton (Seal)
Denise Ganton

Doc# 1956035
Bk# 2656 Pg# 1909

State of Michigan
County of Jackson

The foregoing instrument was acknowledged before me this 3 day of October, 2013 by Denise Ganton, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Lauri Fisher
Notary Public

Printed Name: Lauri Fisher

My Commission Expires: 11/08/2019



Lauri Fisher
Notary Public, Jackson County, MI
My Commission Expires Nov. 8, 2019

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT A

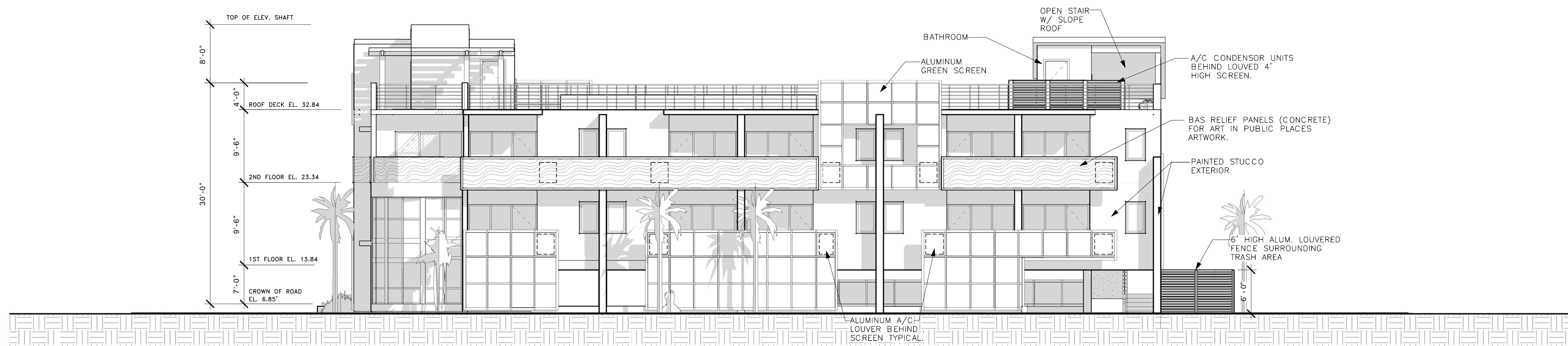
On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 16.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 16.00 feet back to the Point of Beginning.

EXHIBIT B

On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 1.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 1.00 feet back to the Point of Beginning.

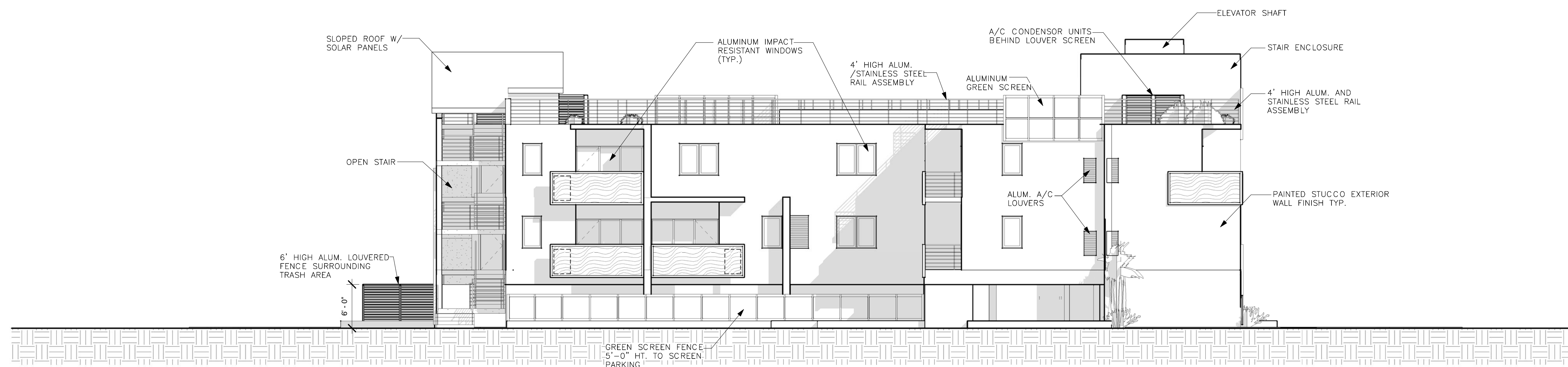
MONROE COUNTY
OFFICIAL RECORDS

Site Plans



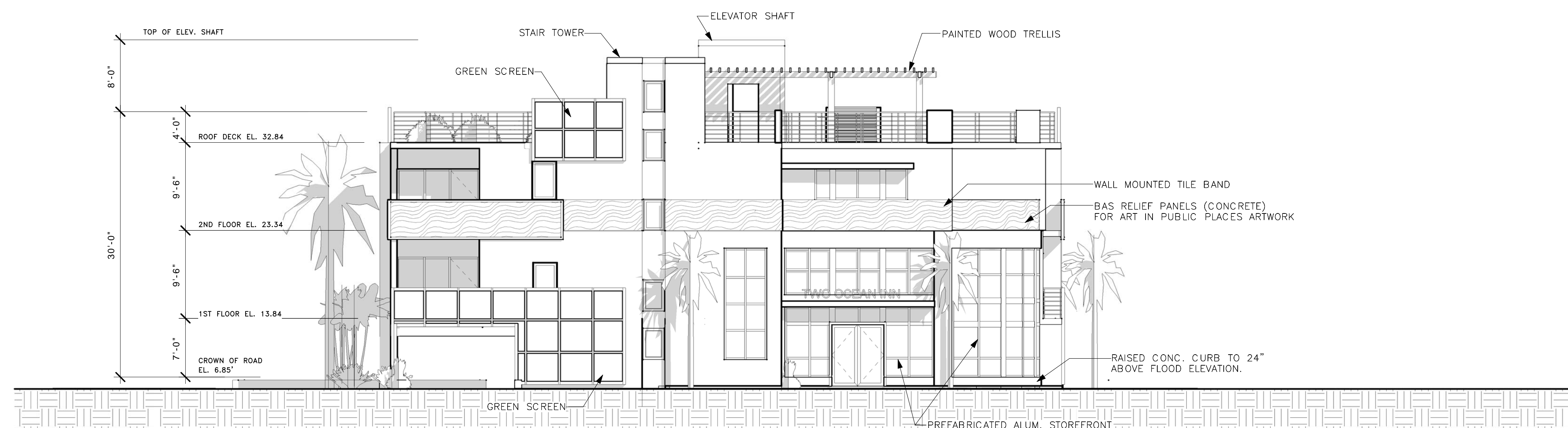
NORTH WEST ELEVATION- SOUTH ST. SIDE

1/8" = 1'-0"



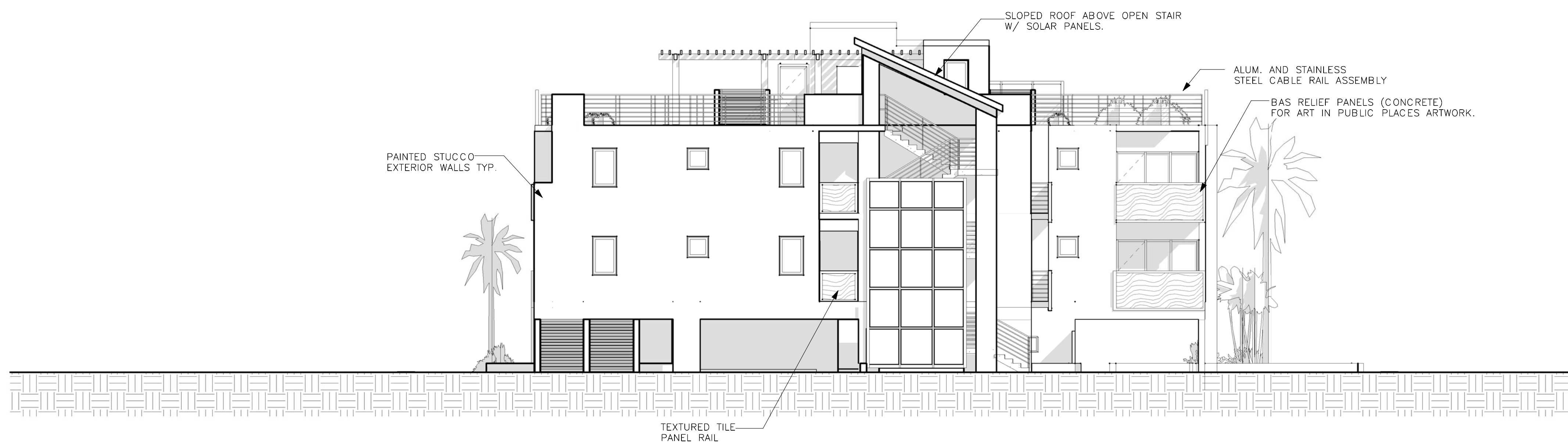
SOUTH EAST ELEVATION - GARDEN SIDE

1/8" = 1'-0"



NORTH EAST ELEVATION -WILLIAM ST. SIDE

1/8" = 1'-0"



SOUTH WEST ELEVATION

1/8" = 1'-0"

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

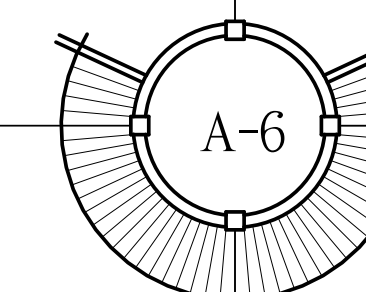
SEAL

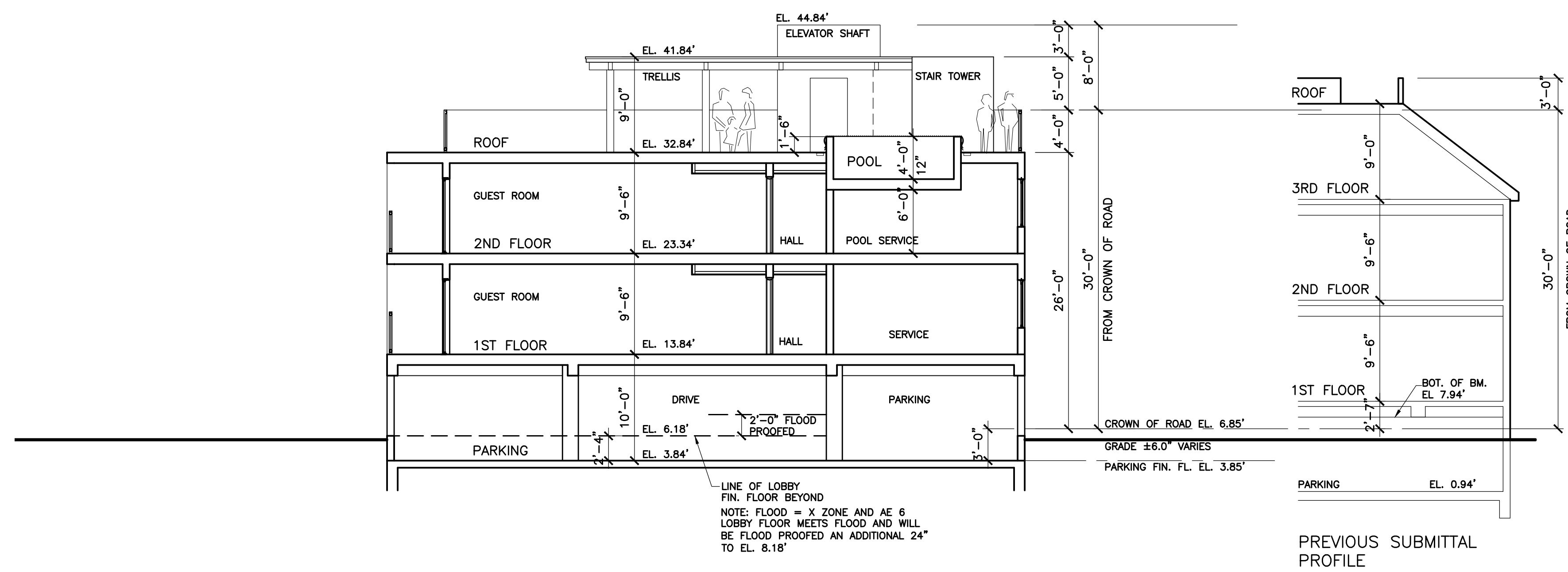
DATE
3-21-14 DRC
5-12-14 PL. BD.
8-25-14 HARC

REVISIONS

DRAWN BY
OE

PROJECT
NUMBER
1324





TWO OCEAN INN - 716, 718 SOUTH STREET

CONCEPTUAL SECTION

SCALE: 1/8"=1'-0"







TWO OCEAN INN



Site Photos







SEA SHED MOTEL
Key West Youth Hostel

© 2013 Google

DRC Minutes/Comments

Development Review Committee Minutes

April 24, 2014 FINAL

7. **Height Variance – 716-718 South Street - (RE # 00036870-000000; AK # 1037681)** – A request for variance to maximum height in order to accommodate non-habitable hardware and utility structures as part of the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 90-395, 122-930(3) and 122-1149 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 height variance request.

The applicant, William Horn, Architect, gave members an overview of the height variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

BUILDING OFFICIAL:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated that the application needs original plans. She disclosed that she met with the applicants.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

Ms. Ignaffo asked to please indicate how roof drains will be connected to stormwater management system and indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catch basin. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

TRANSPORTATION:

Mr. Whitaker stated that Key West transit will be able to travel safely during construction.

FIRE DEPARTMENT:

Mr. Barroso needs more information regarding the life safety plan.

URBAN FORESTRY MANAGER:

See major development plan comments.

KEYS ENERGY:



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

April 23, 2014

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF April 24, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 24, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1112 Southard Street – Variance
COMMENT: KEYS has no objections to the variance request, however the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.
2. LOCATION: 1404 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 808 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 900 Packer Street - Variance
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 500 Duval Street - Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 716-718 South Street – Major Development Plan
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about the location of underground facilities and other requirements.
7. LOCATION: 716-718 South Street – Height Variance
COMMENT: KEYS has no objections to the height variance request.

8. LOCATION: 2323 Staples Avenue – Variance
COMMENT: KEYS has no objections to the variance request.
9. LOCATION: 1516 Dennis Street – Transient License Transfer
COMMENT: KEYS has no objections to transient license transfer.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/mpd

Copied via electronic mail:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
A. Tejada, Director of Customer Services
File: PLI-132



THE CITY OF KEY WEST

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

Engineering Services Comments
Development Review Committee
April 24, 2014

**2323 Staples Avenue
Detached Habitable Space Variance**

No comments.

**1112 Southard Street
Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back onto property.
Solid waste and recycle storage area shall be provided and/or maintained.

**1404 Olivia Street
Impervious Surface, Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back into swale.

**808 Olivia Street
Impervious Surface Variance**

Install and direct roof gutter downspouts back onto property.

**900 Packer Street
Impervious Surface, Front and Side-yard Setback Variance**

1. Property record card lists two addresses for this property; 846 Olivia Street and 900 Packer Street. Pursuant to Sec. 66-87, business tax is required for rental property. Please contact the Building Department to make an appointment to confirm second unit has been removed.
2. Pursuant to Sec. 108-452, clear zone sight distances at the intersection of right-of-ways shall be measured 30ft along each property line. Existing landscaping, located in the Packer Street right-of-way conflicts with Sec. 108-452.

**500 Duval Street
Side-yard Setback Variance**

No comments.

**716-718 South Street
Major Development Plan and Maximum Height Variance**

1. Please indicate how roof drains will be connected to stormwater management system.
2. Please indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catchbasin.
3. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development.
4. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

**1516 Dennis Street to 1124 Duval Street
Transient License Transfer rev. 04.10.2014**

No comments.

SunBiz Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

SOUTH STREET HOSPITALITY, LLC.

Filing Information

Document Number L13000124834
FEI/EIN Number 46-3579496
Date Filed 09/04/2013
State FL
Status ACTIVE

Principal Address

830 TRUMAN AVENUE
KEY WEST, FL 33040

Mailing Address

830 TRUMAN AVENUE
KEY WEST, FL 33040

Registered Agent Name & Address

SONI, VASANTLAL
1301 ASHBY STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

SONI, VASANTLAL
1301 ASHBY STREET
KEY WEST, FL 33040

Title MGRM

SONI, HANSA
1301 ASHBY STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2014	02/01/2014

Document Images

[02/01/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/04/2013 -- Florida Limited Liability](#)

View image in PDF format

[Frs|w|kwE #lqg#Subydf|#Srof|lv](#)

V wlvh#:#|#|crulgd/#G hsdwq hqwh#i#| wlvh

Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1037681** Parcel ID: **00036870-000000**

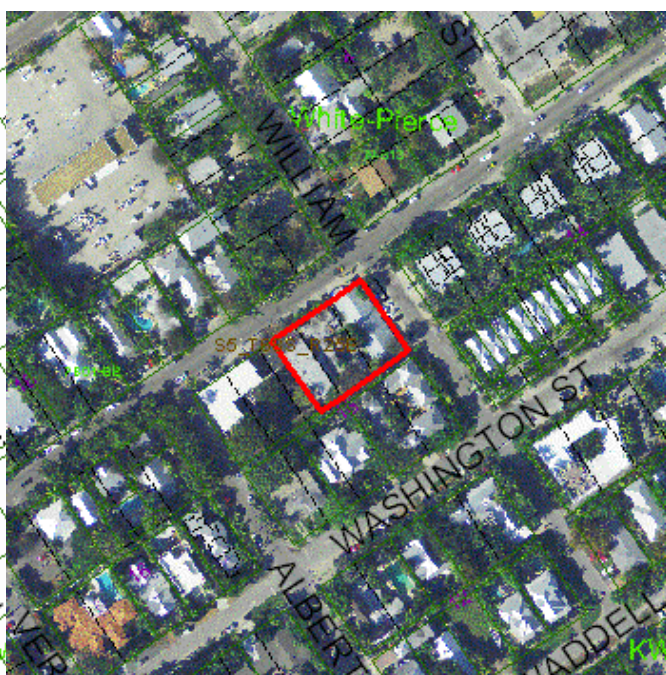
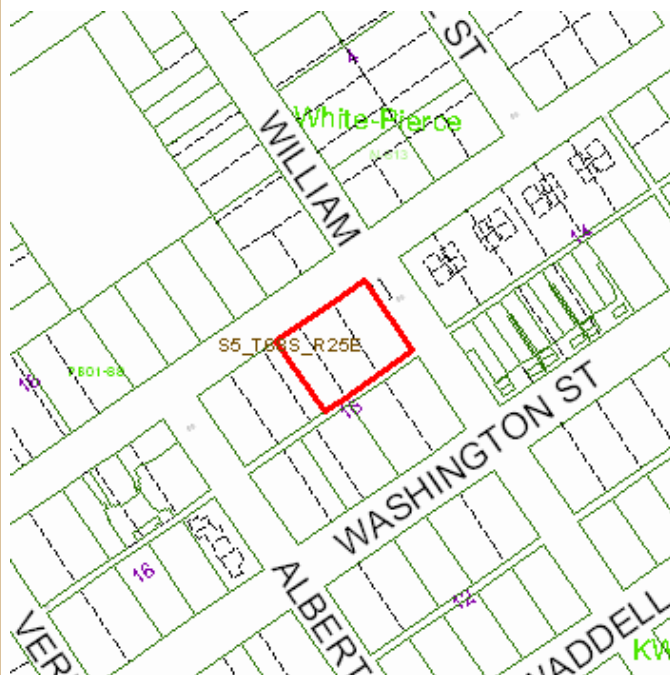
Ownership Details

Mailing Address:
SOUTH STREET HOSPITALITY LLC
830 TRUMAN AVE
KEY WEST, FL 33040-6426

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 718 SOUTH ST KEY WEST
Legal Description: KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-1908/09

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			13,743.00 SF

Building Summary

Number of Buildings: 4
Number of Commercial Buildings: 4
Total Living Area: 7270
Year Built: 1948

Building 1 Details

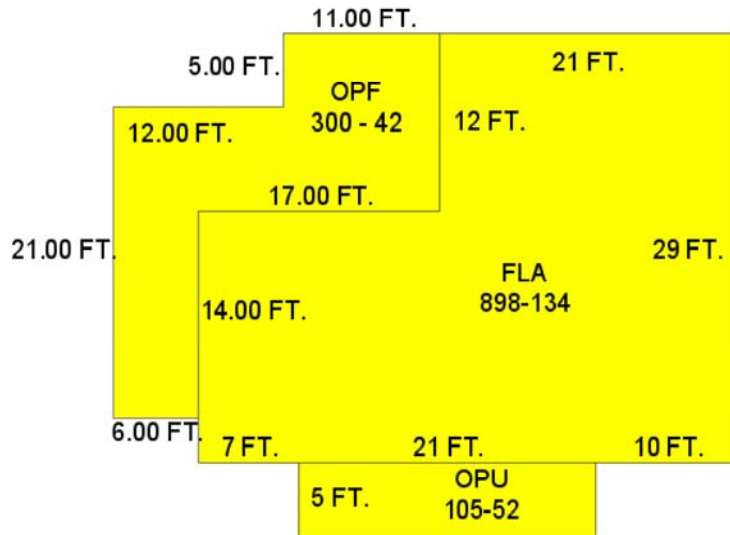
Building Type	Condition A	Quality Grade 350
Effective Age 19	Perimeter 134	Depreciation % 23
Year Built 1948	Special Arch 0	Grnd Floor Area 898
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 18	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990					105
2	FLA		1	1990					898

3	OPF	1	1990	300
---	-----	---	------	-----

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4702	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1263	C.B.S.	100

Building 2 Details

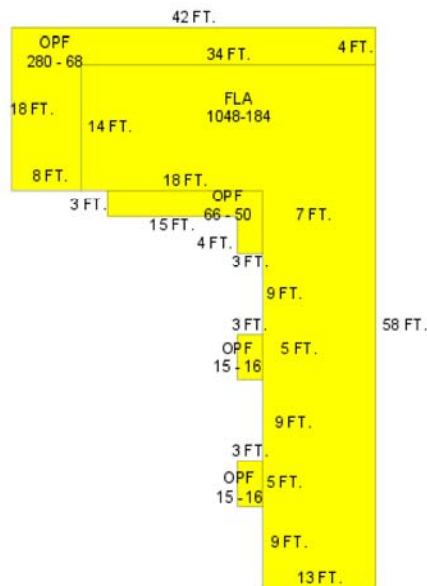
Building Type	Condition A	Quality Grade 350
Effective Age 19	Perimeter 184	Depreciation % 23
Year Built 1948	Special Arch 0	Grnd Floor Area 1,048
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,048
2	OPF		1	1990					280

3	OPF	1	1990	66
4	OPF	1	1990	15
5	OPF	1	1990	15

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4704	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1264	C.B.S.	100

Building 3 Details

Building Type
 Effective Age 19
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 240
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 2,304

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 30

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	OPF	1	1990	445
2	FLA	1	1990	2,304
3	OPF	1	1990	480
4	SBF	1	1990	180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4707	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1265	C.B.S.	100

Building 4 Details

Building Type
 Effective Age 19
 Year Built 1963
 Functional Obs 0

Condition A
 Perimeter 376
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 3,020

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 24

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
0	FLA		1	1963					1,458
0	FLA		1	1963					1,562
0	OUF		1	1963					55
0	OUF		1	1963					280
0	OUF		1	1963					128
0	SBF		1	1963					100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTEL/MOTEL B	100	N	Y
		HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	C.B.S.	50
	CUSTOM	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	222 SF	37	6	1988	1989	2	30
2	AC2:WALL AIR COND	6 UT	0	0	1983	1984	1	20
3	UB3:LC UTIL BLDG	20 SF	5	4	1981	1982	1	30

Appraiser Notes

OR2366-2352/2358(RES NO 08-107) EASEMENT FOR ADA ACCESSIBLE PARKING SPACE ON CITY OF KEY WEST'S RIGHT OF WAY
BLDG #3 HAS THE OFFICE AND IS LEFT OF #1
2004-07-27-ASKING \$4,500,000 FROM THE KW CITIZEN FOR MOTEL & YOUTH HOSTEL AND 21 TRANSIENT LICENSES. FOUR BUILDS TOTAL 7300SF ON A 13,744SF CORNER LOT.-SKI
BLDG #1 IS RIGHT OF OFFICE
AK 8785682 (RE 00037880-000100) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES, COMPLETED FOR THE 2014 TAX ROLL. (1/16/2014 SCJ)
BLDG #2 IS DIRECTLY BEHIND #1

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	E950172	01/01/1995	09/01/1995	800		MINIMUM ELECTRIC
	E950983	03/01/1995	09/01/1995	1,000		LIGHT FIXTURES
	9604076	10/01/1996	12/01/1996	3,600		ROOF
	03-4068	12/02/2003	12/31/2003	2,000		ELECTRICAL UPGRADE
	04-0217	01/29/2004	10/22/2004	5,500		200 AMP + POLE

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
2014	915,397	1,307	714,250	2,169,956	2,169,956	0	2,169,956
2013	512,423	1,307	636,513	1,906,050	1,906,050	0	1,906,050
2012	512,423	1,307	636,513	2,131,469	1,797,791	0	2,131,469
2011	539,042	1,307	1,094,007	1,634,356	1,634,356	0	1,634,356
2010	539,042	1,307	1,144,000	1,684,349	1,684,349	0	1,684,349
2009	565,662	1,307	1,344,200	1,911,169	1,911,169	0	1,911,169
2008	565,662	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2007	454,566	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2006	465,262	1,330	936,000	1,644,879	1,644,879	0	1,644,879
2005	465,262	1,361	676,000	1,424,913	1,424,913	0	1,424,913
2004	464,309	1,385	520,000	1,424,913	1,424,913	0	1,424,913
2003	464,309	1,408	228,800	1,424,913	1,424,913	0	1,424,913
2002	464,309	1,439	228,800	1,357,060	1,357,060	0	1,357,060
2001	464,309	1,462	228,800	1,357,060	1,357,060	0	1,357,060
2000	464,309	1,162	215,800	1,357,060	1,357,060	0	1,357,060
1999	501,193	1,176	215,800	952,262	952,262	0	952,262
1998	334,130	1,186	215,800	791,173	791,173	0	791,173
1997	334,130	1,196	195,000	650,058	650,058	0	650,058
1996	246,801	1,210	195,000	605,196	605,196	0	605,196
1995	246,801	1,340	195,000	605,196	605,196	0	605,196
1994	246,801	1,470	195,000	601,354	601,354	0	601,354
1993	246,801	1,603	195,000	631,074	631,074	0	631,074
1992	246,801	1,734	195,000	631,074	631,074	0	631,074
1991	246,801	1,864	195,000	631,074	631,074	0	631,074
1990	213,396	0	158,600	631,074	631,074	0	631,074
1989	213,396	0	156,000	631,074	631,074	0	631,074
1988	64,754	0	65,000	129,754	129,754	0	129,754
1987	63,650	0	42,307	105,957	105,957	0	105,957
1986	63,598	0	40,435	104,033	104,033	0	104,033
1985	62,281	0	23,660	85,941	85,941	0	85,941
1984	61,153	0	23,660	84,813	84,813	0	84,813
1983	61,153	0	23,660	84,813	84,813	0	84,813
1982	57,321	0	22,932	80,253	80,253	0	80,253

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
10/29/2013	2656 / 1908	2,900,000	WD	Q
4/21/2005	2106 / 2411	4,190,000	WD	M
11/20/2000	1663 / 0707	452,900	WD	M
2/1/1990	1121 / 759	655,000	WD	Q
3/1/1987	1007 / 701	275,000	WD	M
5/1/1983	881 / 77	180,000	WD	M

This page has been visited 258,537 times.

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