

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720**



RECEIVED
April 2, 2012
KW Planning Dpt

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 202 William Street, Key West, Florida
- 2) Name of Applicant The City of Key West (Marilyn Wilbarger)
- 3) Applicant is: Owner X Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 201 William Street
Key West, FL 33040
- 5) Applicant's Phone # 305-809-3794 Email _____
- 6) **Email Address:** mwilbarger@keywestcity.com
- 7) Name of Owner, if different than above _____
- 8) Address of Owner 201 William Street, Key West, FL
- 9) Owner Phone # 305-809-3794 Email mwilbarger@keywestcity.com
- 10) Zoning District of Parcel HRCC-1 RE# _____
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting April 11, 2012

- 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).

Construction of new 1010 s.f. office space elevated above flood elevation. The space below the office is to be used for storage & will be screened by breakaway walls.

This project also includes the renovation of the existing historic concrete structure.

The work on the historic structure is limited to the construction of a new roof which is supported by new structural columns located within the existing exterior walls.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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

MEMORANDUM



DATE: April 11, 2012
TO: Key West Planning Department
FROM: Chen Moore & Associates
RE: **Concurrency Analysis – Schooner Wharf Building
(202 William Street, Key West FL)**

SUMMARY

The following concurrency analysis reflects the anticipated impacts resulting from the proposed renovation and addition to the Schooner Wharf building. The project includes constructing a new 1,010 square feet office space elevated above flood elevation. The space below the office is to be used for storage and will be screened by breakaway walls. The project also includes the renovation of the existing historic concrete structure. The work on the historic structure is limited to the construction of a new roof which is supported by new structural columns located within the existing exterior walls. The project will not increase the number of current employees or occupants.

Setbacks:

Type	Required	Existing	Proposed
Front	None	4.41'	4.41'
Side	2.5'	2.5'	2.5'
Street Side	None	5.32'	5.32'
Rear	10'	10'	10'

SOLUTIONS STATEMENT

Traffic Impact:

The proposed project does not anticipate an increase in trip generations nor degrade the operating conditions of the adjacent local streets. The proposed addition will not increase the number of employees.

Parking:

There are no existing parking spaces on the site. The existing conditions do not allow for parking spaces on the site. It is proposed to maintain the same condition.

Building Elevations:

Please see attached architectural plan (Sheet A3).

Stormwater:

The proposed plan has been developed to maintain stormwater on site as required by City Code. Please see attached plan (Sheet C3).

Landscape:

Please see attached plan (Sheet L-1).

Portable Water and Wastewater:

The addition will include new bathroom fixtures and hose bibs. These proposed fixtures will meet water-conserving standards that will minimize the amount of potable water demand and disposal. Since the addition does not increase the number of occupants, the water demand and disposal will not increase. No irrigation is proposed.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA). FKAA has been notified of the project and has available capacity to service the proposed addition with the existing infrastructure currently in place.

The existing site is currently serviced by the City of Key West Wastewater Treatment Plant located on Fleming Key for wastewater disposal and treatment. The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Currently, 4.8 million gallons per day of capacity are utilized. The current plant has the capacity to service this project's projected needs.

Solid Waste Disposal and Recycling:

The proposed configuration of the ground floor will centralized the waste disposal containers. The proposed additions will incorporate an area for recycling of solid waste generated by the restaurant. Since the project does not anticipate an increase in the number of employees or occupants, no adverse impact will result to the solid waste service.

Energy Conservation:

This project has been designed to reduce energy consumption by utilizing existing space (this reduces the energy needed to construct new space), providing canopies over the doors and windows to reduce solar gain, maximizing the use of unconditioned space (storage area and existing space), maximizing natural ventilation within the unconditioned space (this reduces dependency on mechanical ventilation), using high efficiency mechanical equipment, and using energy efficient lighting.

The proposed landscaping incorporates native plant material, use of salt tolerant grasses, and increase in overall canopy coverage which leads to surface heat reduction.

Affordable Housing:

This is a commercial property and does not include a residential component.

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Marilyn Wilbarger, City Property Manager
Please Print Name of Representative

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

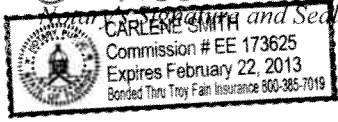
jscholl
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 5/10/12 by
date

Jim Scholl
Name of Authorized Representative

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

CSmith
Name of Acknowledger typed, printed or stamped



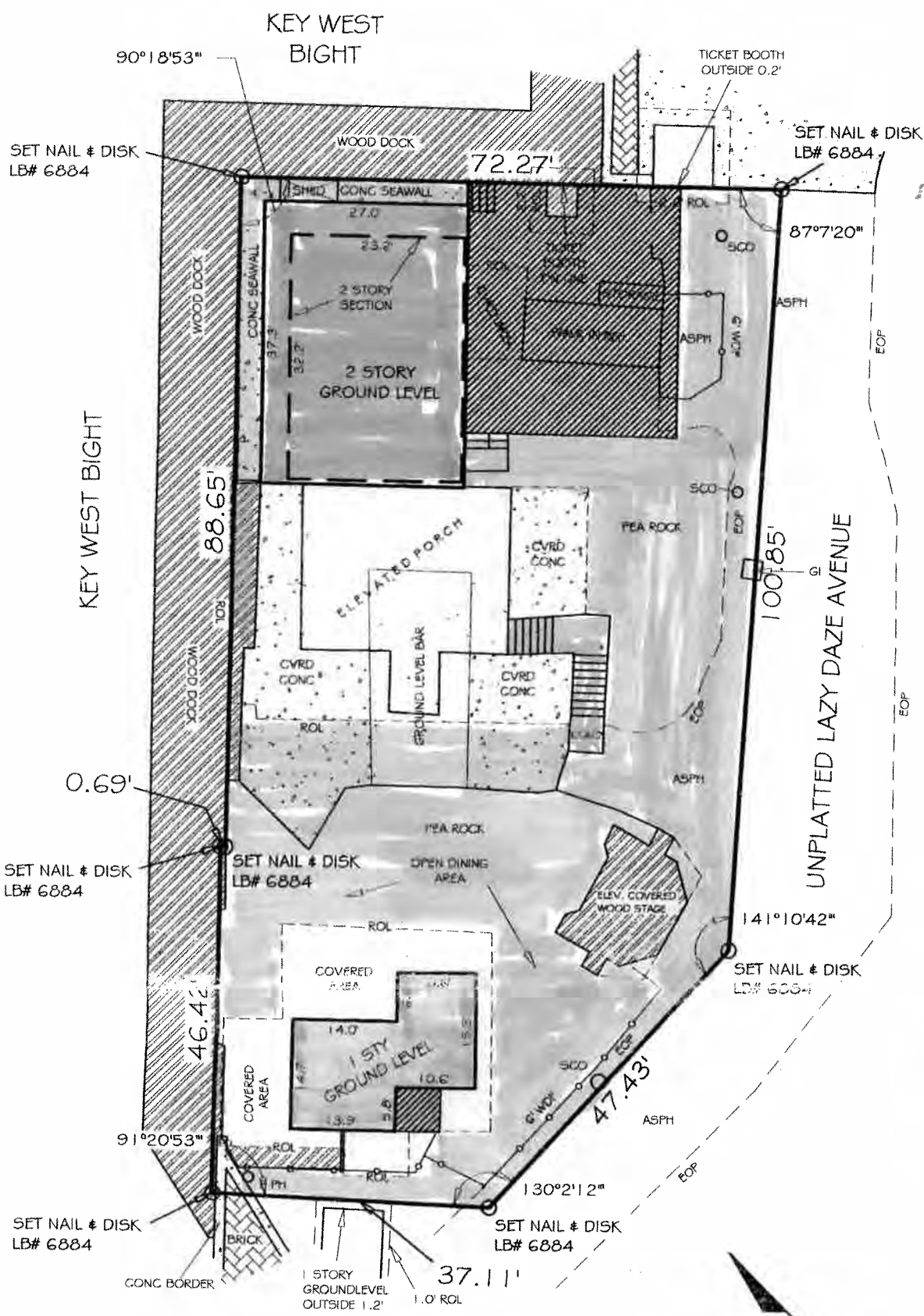
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Survey

**SPECIAL PURPOSE SURVEY
LEASE AREA OUTLINE
WITH PROPOSED ADDITIONS**
CONTAINING 8,924 SQ. FT. / 0.20 ACRES

LOCATION MAP - N.T.S.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
202 WILLIAM STREET
KEY WEST, FL
33043

- SQ. FT. APPROXIMATES
- RETAIL AREA (ENCLOSED) 1,386
 - STORAGE / PARKING 3,334
 - OUTSIDE DINING 2,004
 - COVERED AREA 2,200

PROPOSED ADDITIONS
974 SQ. FT.



CERTIFIED TO -

PAUL WORTHINGTON
CITY OF KEY WEST

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|---------------------------|------------------------------------------------|------------------------------------|
| DELTA = CENTRAL ANGLE | GI = GRATE INLET | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | IR = IRON ROD | PT = POINT OF TANGENT |
| CL = CENTERLINE | MEAS = MEASURED | R = RADIUS |
| CM = CONCRETE MONUMENT | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | RES = RESIDENCE |
| CONC = CONCRETE | NTS = NOT TO SCALE | ROL = ROOF OVERHANG LINE |
| CVRD = COVERED | PC = POINT OF CURVE | ROW = RIGHT OF WAY |
| DEASE = DRAINAGE EASEMENT | PCC = POINT OF COMPOUND CURVE | ROWL = RIGHT OF WAY LINE |
| EL = ELEVATION | PCP = PERMANENT CONTROL POINT | SCO = SANITARY CLEAN OUT |
| ENCL = ENCLOSURE | PK = PARKER KALON NAIL | TYP = TYPICAL |
| ENCR = ENCROACHMENT | PL = PROPERTY LINE | UEASE = UTILITY EASEMENT |
| EOF = EDGE OF PAVEMENT | POB = POINT OF BEGINNING | UP = UTILITY POLE |
| FF = FINISHED FLOOR | POI = POINT OF INTERSECTION | WDF = WOOD FENCE |
| FI = FENCE INSIDE | POC = POINT OF COMMENCEMENT | WM = WATER METER |
| FND = FOUND | PPI = PAY PHONE | |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE ON LINE | | |

SCALE:	1" = 20'
FIELD WORK DATE	05/15/05
REVISION DATE	--
SHEET	1 OF 1
DRAWN BY:	BB-JM
CHECKED BY:	RR
INVOICE NO.:	5051703

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER G 17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENFORCEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(LASUREMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, TSM #3432, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

DRC
Minutes & Comments

Minutes of the Development Review Committee of the City of Key West April 26, 2012

DRAFT

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Call Meeting To Order

Brendan Cunningham, Senior Planner, called the City of Key West Development Review Committee (DRC) Meeting of April 26, 2012 to order at **10:04 am** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Pledge of Allegiance to the Flag

Roll Call

DRC Member or Designated Staff	DRC Representative	Present	Absent
ADA Coordinator	Diane Nicklaus	X	
Building Official	John Woodson / Wayne Giordiano		X
Department of Transportation	Myra Wittenberg		X
Fire Chief	Alan Averette	X	
Florida Keys Aqueduct Authority	Marnie Walterson		
General Services/Engineering Director	Doug Bradshaw / Elizabeth Ignoffo	X	
HARC Planner	Enid Torregrosa	X	
Keys Energy	Matthew Alfonso / Dale Finigan		
Landscaping Coordinator	Paul Williams	X	
Planning Director	Don Craig		X
Police Chief	Steve Torrence		X
Public Works	Greg Veliz		X
Sustainability Coordinator	Alison Higgins		X

Also present:

Agency / Department	Name	Present	Absent
FEMA Coordinator	Scott Fraser		X
Planning Department	Carlene Smith	X	
Planning Department	Brendon Cunningham	X	
Planning Department	Nicole Malo	X	
Planning Department/Recording Secretary	Lindsey Ballard	X	

Approval of Agenda

Actions/Motions:

A motion was made by Ms. Enid Torregrosa, seconded by Mr. Alan Averette, that the agenda be **Approved**. The motion **Passed** by a unanimous voice vote.

Approval of Minutes

Discussion Items

1	<p>Minor Development Plan - 202 William Street (RE# 00072082-003900) – A minor development plan for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p>Staff Report: Presented by Nicole Malo. Minor Development plan that has been approved by HARC. The Site plans look good, additional information may be required at a later date for Staff Reports.</p> <p>Applicant: No Comments.</p>
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**Minutes of the Development Review Committee of the City of Key West
April 26, 2012**

DRAFT

Page 2 of 5

	<p>DRC Member Comments:</p> <p>ADA Coordinator – Bathrooms need to be ADA Compliant.</p> <p>Fire Chief – No Objections.</p> <p>HARC Planner – Need to add the HARC number.</p> <p>Planning Director – Need the Authorization Form.</p> <p>General Services – The Sanitary sewer needs to be traffic rated, identify the water meter locations and sort out where the swell is going to be versus the ticket booth.</p> <p>Landscaping – No Comments.</p> <p>There were no additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>
2	<p>Variance - 202 William Street (RE# 00072082-003900) – A variance for development within the Costal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p>Staff Report: Presented by Nicole Malo. Application is for the Coastal Construction control line setback. No other variances are required for this application because it is part of the greater bight area.</p> <p>Applicant: The applicant was not present.</p> <p>DRC Member Comments:</p> <p>ADA Coordinator – No Comments.</p> <p>Fire Chief – No Comments.</p> <p>HARC Planner – Need to add the HARC number.</p> <p>Planning Director – No Comments.</p> <p>General Services – Applicant needs to make sure that the foundation for the new building meets the requirements for Zone B.</p> <p>Landscaping – No Comments.</p> <p>There were no additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

April 25, 2012

Arch. Haven Burkee
Bender and Associates
#410 Angela Street
Key West, Florida 33040

**RE: NEW ELEVATED OFFICE BUILDING AND RENOVATIONS OF
EXISTING CONCRETE STRUCTURE
FOR: #202 WILLIAM STREET - HARC APPLICATION # H12-01-258
KEY WEST HISTORIC DISTRICT**


Dear Architect Burkee:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on Wednesday, April 11, 2012. The Commissioners motioned to approve the project bases on the submitted documents and your presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Xc Marilyn Wilbarger
Senior Property Manager



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 12-01000250

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: CITY OF KEY WEST DATE: 2.10.12

OWNER'S ADDRESS: KEY WEST BIGHT (MARILYN WILBARGER) PHONE #: (305) 909-3794

APPLICANT'S NAME: BEUDER & ASSOCIATES PHONE #: (305) 296-1347

APPLICANT'S ADDRESS: 410 ANGELO ST.

ADDRESS OF CONSTRUCTION: 202 WILHELM ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW ELEVATED OFFICE BUILDING;
RENOVATION OF EXISTING CONCRETE
STRUCTURE.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2.10.12
Applicant's Signature: [Signature]

FEB 10 2012

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____
Staff Approval: _____
Fee Due: \$ _____

[Signature]
3.2.12
City of Key West

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred

3/14/12 *postponed*

Reason for Deferral or Denial:

3/14/12 - postponed for further information + to incorporate
feedback from commission members
4/11/12 - project approved *skuller*

HARC Comments:

Not listed.
Guidelines for additions, alterations & new
construction (pages 36-38a).

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: 4/11/12
3/14/12

Signature: *Randy Malvest*
Randy Malvest

Historic Architectural
Review Commission

FEB 1 2012



THE CITY OF KEY WEST

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

TO: Donald Craig, Planning Director
Nicole Malo, Planner II

CC: Doug Bradshaw, Senior Project Manager

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

DATE: May 9, 2012

**SUBJECT: Schooner Wharf Building, 202 William Street
Site, Utility and Drainage Plan Review and Comments**

The Site, Utility and Drainage Plans for the Schooner Wharf Building, dated 3/29/12, have been reviewed. The following comments are provided:

1. Plans show the removal of the existing water meters. Please show the location for the new water meters, backflow preventors, and detail for connection to the existing water service line tie-in. Please coordinate backflow preventor and water meter installation with the Florida Keys Aqueduct Authority.
2. The utility plan shows the electrical service line traversing below the stage. Please revise the plans to show excavation for the electrical service line that avoids the stage.
3. Sanitary sewer service cleanout shall be traffic rated. Adaptor boot connections shall not be allowed. All pipe and fittings shall be SDR 35/26 PVC pipe, meeting ASTM D3034 specifications.
4. Pursuant to the City of Key West Code of Ordinances, Sec. 74-171, restaurants are required to have grease interceptors installed. Please show the grease interceptor on the Utility Plan.
5. The drainage plan shows two stormwater retention swales located within the designated project area. Notation on the swales indicates the swales shall be four feet wide, 0.75 feet deep, and constructed with a 4:1 slope. Please correct the swale depth, and corresponding retention volume to accommodate a four-foot wide swale with 4:1 slope. The maximum allowable depth for a four-foot wide 4:1 slope swale is 1/2-foot.

Please revise and resubmit the Site, Utility and Drainage Plans for the Schooner Wharf Building located at 202 William Street to the Planning Department.

From: Carlene Smith
Sent: Thursday, April 26, 2012 3:15 PM
To: Scott Fraser
Cc: Nicole Malo
Subject: RE: Schooner Wharf
[I cc'd nic for her review](#)

-c

From: Scott Fraser [mailto:sfraser@keywestcity.com]
Sent: Thursday, April 26, 2012 11:23 AM
To: Carlene Smith
Subject: Schooner Wharf

Carleen,

I have a few comments regarding the Schooner Wharf project that will likely need to be addressed either by the Planning Board or when a building permit is applied for:

1. The plan is to use ground flood siding that will be a perforated steel mesh type material.
 - 1a. Steel/metal below flood levels should be documented as non-corrosive to salt water.
<http://www.fema.gov/library/viewRecord.do?id=1580>
 - 1b. This structure will be located within a VE flood zone, thus the first floor walls will need to be break-away walls. Applicant will need to show how they plan to make these steel mesh walls break-away & that no attachments (electrical/plumbing) will be constructed upon the walls.
<http://www.fema.gov/library/viewRecord.do?id=1722>
 - 1c. If flood vents aren't to be installed, Applicant will need to demonstrate the perforated steel mesh will accommodate expected flood flow rates with velocity. <http://www.fema.gov/library/viewRecord.do?id=1579>
2. Acknowledge that no appliances nor sewer openings will be below the Base Flood Elevation (BFE). That the area below BFE will be strictly used for storage, parking or access.
3. Construction materials used below BFE are flood resistant materials (salt water).
<http://www.fema.gov/library/viewRecord.do?id=1580>

Scott

Scott Fraser, CFM
City of Key West, Florida
FEMA Coordinator/Floodplain Administrator
305-809-3810 o.
305-923-4964 c.


sfraser@keywestcity.com

ELEVATORS:
FBC 2007 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION

EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3,000 SQUARE FEET (279 SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER, A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE US ATTORNEY GENERAL.

Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

office
 (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 8817584 Parcel ID: 00072082-003900

Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 33 - NIGHTCLUBS,LOUNGES,BARS
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 202 WILLIAM ST KEY WEST
Legal Description: KW PT SQR 11 (SCHOONER WHARF BAR LEASE) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	45	127	5,850.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 2196
 Year Built: 1955

Building 4 Details

Building Type	Condition A	Quality Grade 350
Effective Age 20	Perimeter 338	Depreciation % 23
Year Built 1955	Special Arch 0	Grnd Floor Area 2,196
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	2	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	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					999
2	PDD		1	1992					990
3	OJU		1	1992					660
4	FLA		1	1992					816
5	FLA		1	1992					381

6	OPU	1	1992	126
7	OPX	1	1992	80
8	OPU	1	1997	60
9	OPF	1	1997	209

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16442	NIGHT CLUBS, BARS C	100	N	N
	16443	PDO	100	N	N
	16444	OOU	100	N	N
	16445	OFFICE BLD-1 STORY	100	N	Y
	16446	NIGHT CLUBS, BARS C	100	N	N
	16447	OPU	100	N	N
	16448	OPX	100	N	N
	16449	OPU	100	N	N
	16450	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5667	MIN WOOD SIDING	48
5668	C.B.S.	52

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
8	TK2:TIKI	25 SF	5	5	1990	1991	5	40

Appraiser Notes

6/11/04 IN PREVIOUS YEARS THIS PARCEL INCLUDED ALL OF THE LAZY WAY SHOPS, JIMMY BUFFETT RECORDING STUDIO, VARIOUS TICKET BOOTHS AND LAZY WAY LANE. THIS PARCEL NOW TAKES IN ONLY THE PARCEL WHICH SCHOONER WHARF BAR IS LOCATED. ALL OTHER LANDS ARE ASSESSED SEPARATELY UNDER THEIR OWN PARCEL ACCOUNT NUMBERS. DONE FOR THE 2004 TAX ROLL. LG

TPP-202 WILLIAM ST: AK#8927690-SCHOONER WHARF REST. AK#8998815-MAGIC PENNY SEA TAXIE AK#8854307-COQUILLE CO. CHARTER BOAT AK#8707932-ZYDECO CHARTER BOAT

205 ELIZABETH ST: AK#8886161-BASEBALL BILLS AK#8915021-HARBORWALK STORES AK#8929031-KEY WEST TREASURE CHEST AK#8956036-GALLEON GROUP AK#8967707-GARDEN OF PARADISE AK#8972129-ROGER WEBB-ARTIST AK#8969588-B DAZZLED AK#8972096-CAYO HUESO AK#8976452-KAREN LEONARD AK#8995152-CONCH CONCIERGE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0461	02/18/2009	03/29/2010	8,000	Commercial	PULL AND RESET 2 ADA WATER CLOSETS
10-688	03/09/2010		2,892	Commercial	REPLACE 2.5 TON PACKAGE UNIT A/C ON ALUMINUM STAND

	10-322	02/05/2010	04/13/2010	2,400	Commercial	REFURBISH SIGN ON WALL
23	03-1462	04/30/2003	10/31/2003	2,250	Commercial	AWNINGS
22	03-1099	03/27/2003	10/31/2003	2,000	Commercial	REPLACE DOORS
21	03-0355	02/06/2003	10/31/2003	1,000	Commercial	PAINT MURAL
20	0201767	06/28/2002	11/07/2002	4,200	Commercial	FIX ROOF LEAK
19	0000644	03/14/2000	08/16/2000	500	Commercial	ELECTRICAL
18	0000141	01/14/2000	08/16/2000	1,500	Commercial	ELECTRICAL
17	0000227	01/26/2000	08/16/2000	3,370	Commercial	9 HAND DRYERS
16	0000049	01/06/2000	08/16/2000	2,500	Commercial	AC WORK
15	9904140	12/21/1999	08/16/2000	1,500	Commercial	300 AMP AT BAR
14	9903315	09/22/1999	11/29/1999	500	Commercial	ELECTRIC
13	9901125	09/29/1999	11/29/1999	5,000	Commercial	CHK-IN TIKI FOR SABAGO
33	9800192	10/30/1998	12/03/1998	378,250	Commercial	A/C
32	9803074	10/05/1998	12/03/1998	10,000	Commercial	PLUMBING
31	9802892	09/16/1998	12/03/1998	45,000	Commercial	STR.LIGHTS LAZY WAY
30	9800852	08/25/1998	12/03/1998	620,000	Commercial	ELECTRICAL
29	9802340	07/28/1998	12/03/1998	19,000	Commercial	REMOVE DEISEL TANK
28	9801766	06/29/1998	12/03/1998	500	Commercial	AWNING OVER STORE FRNT
27	9801655	05/27/1998	12/03/1998	2,000	Commercial	INTERIOR REMODEL WEDDING
26	9800827	03/30/1998	12/03/1998	2,000	Commercial	ROOF
25	9800422	02/13/1998	12/03/1998	3,500	Commercial	EXTERIOR PAINTING
12	9701499	09/01/1997	12/01/1997	10,000	Commercial	GAZEBO
11	9702309	06/01/1997	12/01/1997	500	Commercial	ELECTRICAL
10	9702559	08/01/1997	12/01/1997	15,000	Commercial	DEMOLITION
9	9702607	08/01/1997	12/01/1997	500	Commercial	ELECTRICAL
8	9703039	09/01/1997	12/01/1997	10,000	Commercial	ROOF
7	A950375	02/01/1995	12/01/1995	2,000	Commercial	10 SQRS RFG.
6	A952352	07/01/1995	12/01/1995	1,088	Commercial	4 SQRS FIBERLITE
5	P952269	07/01/1995	12/01/1995	3,200	Commercial	10 PLUMBING FIXTURES
4	E952286	07/01/1995	12/01/1995	600	Commercial	ELECTRICAL
3	B952209	07/01/1995	12/01/1995	30,000	Commercial	RENOVATE BATHS MOVE STAIR
1	A951771	05/01/1995	12/01/1995	800	Commercial	SIGN
34	B942949	09/01/1994	12/01/1995	7,800	Commercial	REPAIR TIE BEAM
	05-1227	04/15/2005	12/31/2005	2,400	Commercial	EMERGENCY ELECTRIC REPAIRS

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
2011	248,350	188	624,479	873,017	873,017	0	873,017
2010	248,350	199	635,632	884,181	884,181	0	884,181

2009	248,350	206	931,063	1,179,619	1,179,619	0	1,179,619
2008	258,026	218	1,170,000	1,428,244	1,428,244	0	1,428,244
2007	191,614	225	1,170,000	1,361,839	1,361,839	0	1,361,839
2006	196,404	236	936,000	1,317,008	1,317,008	0	1,317,008
2005	219,763	244	877,500	1,097,507	1,097,507	0	1,097,507
2004	219,702	255	655,200	875,157	875,157	0	875,157
2003	290,453	107,569	968,643	1,366,665	1,366,665	13,667	1,352,998
2002	290,453	109,084	968,643	1,368,180	1,368,180	13,682	1,354,498
2001	290,453	111,308	968,643	1,370,404	1,370,404	13,704	1,356,700
2000	290,212	54,105	968,643	1,312,960	1,312,960	13,130	1,299,830
1999	317,945	54,528	968,643	1,341,116	1,341,116	13,411	1,327,705
1998	217,009	55,467	968,643	1,241,119	1,241,119	12,411	1,228,708
1997	210,676	55,354	916,689	1,182,719	1,182,719	11,827	1,170,892
1996	191,523	17,831	916,689	1,126,043	1,126,043	11,260	1,114,783
1995	195,533	16,057	916,689	1,128,279	1,128,279	11,282	1,116,997
1994	202,617	16,102	916,689	1,135,408	1,135,408	11,354	1,124,054
1993	202,617	16,147	916,689	1,135,453	1,135,453	0	1,135,453

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.

There are no sales to display for this parcel.

This page has been visited 12,654 times.

Monroe County Property Appraiser
Karl D. Borglum
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., May 31, 2012 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:

Minor Development Plan - 202 William Street (RE# 00072082-003900) – A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variance - 202 William Street (RE# 00072082-003900) – A variance request for development within the Coastal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 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:

Minor Development Plan - 202 William Street (RE# 00072082-003900) – A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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Applicant:	City of Key West	Owner:	City of Key West
Project Location:	202 William	Date of Hearing:	Thursday, May 31, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 Carlene Smith at cesmith@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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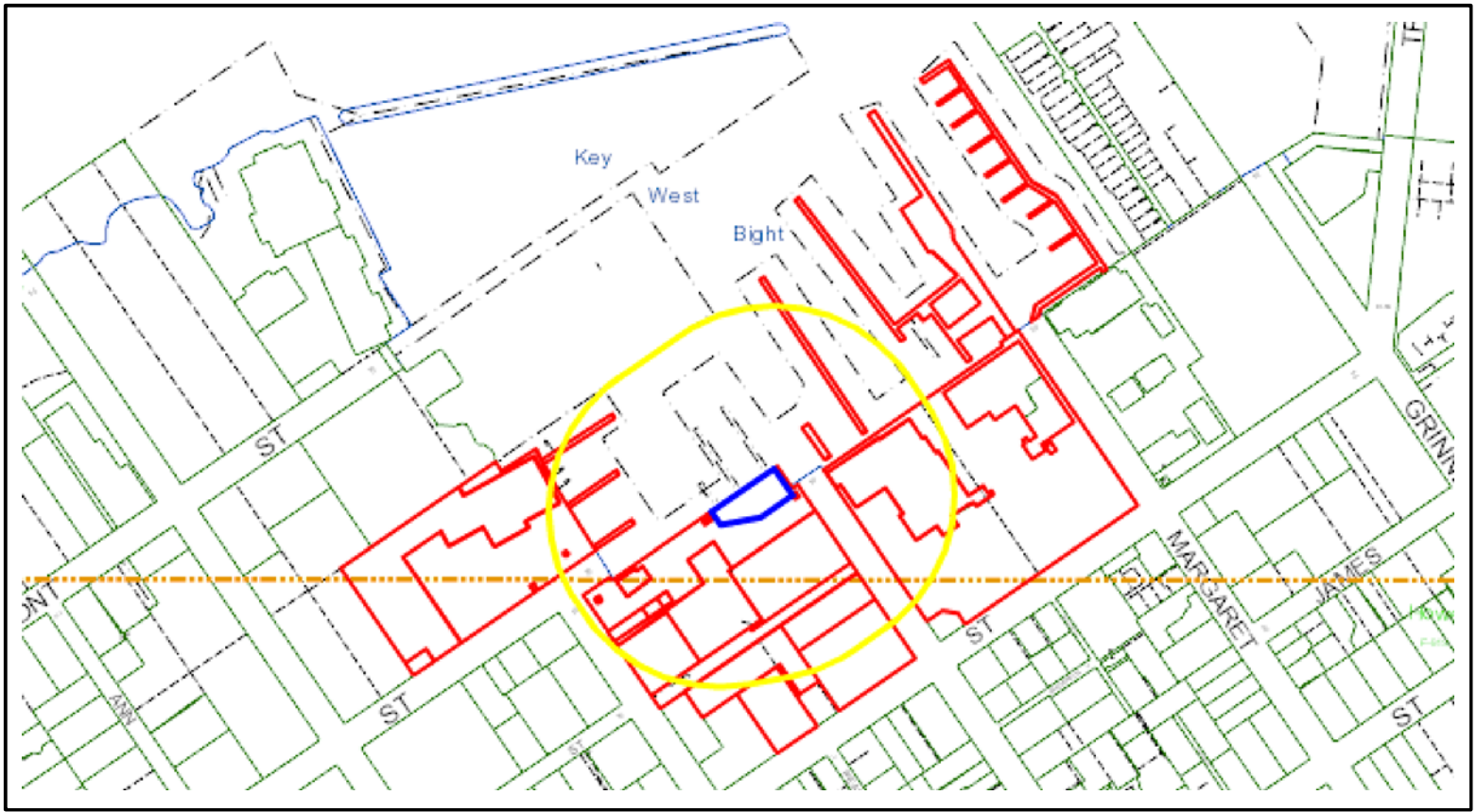
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Monroe County, Florida

202 William

Printed: May 03, 2012

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 M AND I REGIONAL PROPERTIES LLC	309 WHITEHEAD ST		KEY WEST	FL	33040	
2 GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
3 WELF LEONARDO A	219 ELIZABETH STREET		KEY WEST	FL	33040	
4 CALLEJA JOHN F AND ALICE	1404 PETRONIA ST		KEY WEST	FL	33040	