

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: November 21, 2013

Agenda Item: **Conditional Use - 3101 North Roosevelt Boulevard (RE# 00002360-000000; AK# 1002453)**- A request to allow small recreational power-driven rentals in the CG zoning district per Section 122-418 (19)of the Land Development Regulations of the Code of Ordinances of the City of Key West.

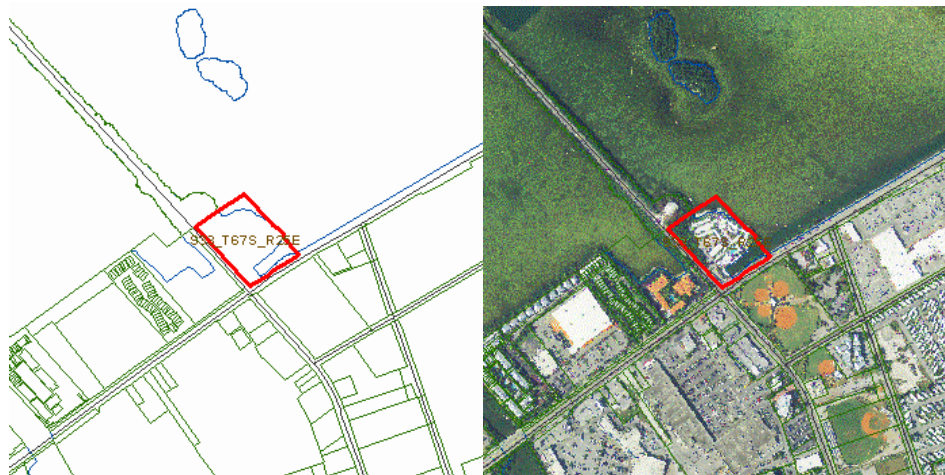
Request: To allow the rental of 20 motor scooters, 2 electric cars and 15 bicycles

Applicant: Gregory S. Oropeza, Esq.

Property Owner: Christopher Holland

Location: 3101 North Roosevelt Boulevard (RE# 00002360-000000 & AK# 1002453)

Zoning: General Commercial (CG) zoning district



Background:

The Ibis Bay Resort property is located on the corner of North Roosevelt Boulevard and Dredgers Key Road. The hotel consists of 9 buildings housing 72 guest rooms constructed in the mid-1950's. Amenities include a restaurant and bar, pool, water sports and water tours.

Request:

This request is for conditional use approval to add small recreational power driven rentals as an additional amenity for guests registered at the hotel for overnight lodging and only those guests.

Surrounding Zoning and Uses:

North: C-OW: Florida Bay
South: PS: Recreational ball fields
East: C-OW: Florida Bay
West: CG: Hotel

Process:

Development Review Committee Meeting: July 25, 2013
Planning Board Meeting: November 21, 2013

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned CG, which is generally intended to accommodate the City’s more general commercial needs of residents and tourists that are not accommodated in the mixed use historic districts. The majority of the larger-format branded hotels and national retailers are located in this district.

- (b) **Characteristics of Use Described:**
The applicant is proposing the providing the choice of renting scooters, bicycles and electric cars as an additional amenity for guests only.

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application.

b. Traffic Generation:

Per Ordinance 13-13 and Section 18-358 a concurrency traffic analysis was required for new rental businesses. The applicant provided the analysis that found that the trips generated by a rental business open to the public would be twice that of those from Ibis Bay as the rentals are limited to guests already staying at the hotel.

The traffic analysis was performed by Karl B. Peterson, P.E. of KBP Consulting, Inc., a traffic engineer. The report was reviewed by Engineering Staff and found to be complete and adequate. See attached report and staff review.

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

Not applicable. The proposed use is intended for existing exterior space.

d. Proposed Employment

Existing employees at the concierge desk will process the rentals.

e. Proposed Number of Service Vehicles:

There will be regular and periodic visits for the servicing of the rental. That number will be determined by the service contract. However, this number will not approach the existing deliveries for the restaurant or servicing of the pool and other regular maintenance.

f. Off-Street Parking:

There are 147 existing parking spaces on site. No additional floor area is being constructed on the site so additional parking is not required as with the rentals being available to guests only.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

No utility changes are expected as a result of the proposed conditional use.

b. Public facilities:

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation as concluded by the applicant's traffic engineer.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

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

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The proposed project does not include unique facilities or structures.

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

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed.

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

No landscaped berms are proposed. This is an existing facility.

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

Noxious impacts are not anticipated as a result of this proposal.

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

1) Land Use Compatibility:

The proposed use is consistent with other similar arrangements at other hotels. Additionally, there are other stand-alone rental operations in the vicinity.

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

The size and shape of the site are adequate to accommodate the proposed storage and training for the rental operation.

3) Proper Use of Mitigative Techniques:

Adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use. The rentals will be serviced off-site.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; no residential development is proposed.

c. Commercial or Mixed Use Development:

Not applicable; no further commercial or mixed use development is proposed.

d. Development Within or Adjacent to Historic Districts:

Not applicable; the property is located outside the historic district.

e. Public Facilities or Institutional Development:

Not applicable; no public facilities or institutional development are being proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:

Not applicable; no adult entertainment is being proposed.

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

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following conditions:

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

1. The recreational rental of any scooter, bicycle or electric car is limited to guests registered at the hotel for overnight lodging and only those guests as detailed in the required Conditional Approval Permit;

2. Per Section 18-359, each recreational rental shall be identified by a decal and verified by Code Compliance when affixed;
3. The number of recreational rentals shall be limited to the 20 scooters, 15 bicycles and 2 electric cars.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTIONS 122-62 AND 122-63 OF THE CODE OF ORDINANCES TO ALLOW SMALL RECREATIONAL POWER-DRIVEN RENTALS LOCATED AT 3101 NORTH ROOSEVELT BOULEVARD (RE# 00002360-000000, AK#1002453) IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PURSUANT TO SECTION 122-418(19) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, per Section 122-418 (19), the applicant filed a conditional use application to allow the rental of small recreational power-driven rentals at 3101 North Roosevelt Boulevard; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2013; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in

_____ Chairman
_____ Planning Director

Section 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application 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 Planning Board of the City of Key West, Florida:

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

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-418(19) is hereby approved as follows: allowing small recreational power-driven rentals at 3101 North Roosevelt Boulevard (RE# 00002360-000000, AK#1002453), Key West, Florida, as shown in the attached site plans showing parking and training area dated August 8, 2013 with the following condition:

1. The recreational rental of any scooter, bicycle or electric car is limited to guests registered at the hotel for overnight lodging and only those guests as detailed in the required Conditional Approval Permit;
2. Per Section 18-359, each recreational rental shall be identified by a decal and verified by Code Compliance when affixed;
3. The number of recreational rentals shall be limited to the 20 scooters, 15 bicycles and 2 electric cars.

_____ Chairman
_____ Planning Director

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 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 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 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.

_____ Chairman
_____ Planning Director

Read and passed on first reading at a regular meeting held this 21st day of November, 2013.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes _____

No **X**

Please print or type:

- 1) Site Address **3101 NORTH ROOSEVELT BOULEVARD**
- 2) Name of Applicant **ANTONIO A. OSBORN JR.**
- 3) Applicant is: Owner _____ Authorized Representative **X**
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant **11 SAPPHIRE DRIVE, KEY WEST, FL 33040**
- 5) Applicant's Phone # **305.797.2309** Email **DAIWA007@AOL.COM**
- 6) Email Address: **DAIWA007@AOL.COM**
- 7) Name of Owner, if different than above **CHRISTOPHER HOLLAND**
- 8) Address of Owner **823 WHITE STREET, KEY WEST, FL 33040**
- 9) Owner Phone # **646.642.3764** Email **HOLLAND@HOLLANDNYC.COM**
- 10) Zoning District of Parcel **GENERAL COMMERCIAL** RE# **00002360-000000**
- 11) Is Subject Property located within the Historic District? Yes _____ No **X**
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

PLEASE SEE ATTACHED SHEETS

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



13) Has subject Property received any variance(s)? Yes _____ 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.

BACKGROUND:

The property is located at 3101 North Roosevelt Blvd. The business is a hotel corporation named Mirage International dba Ibis Bay Resort, LLC. The structures are single story and two story buildings originally constructed in 1956. The first floor and the second floor include 72 transient hotel rooms, a 150 seat restaurant and watersports rental. Previous commercial use has included motor-scooter rental. The previous motor-scooter license has expired.

The applicant wishes to renew their expired license as a conditional use license in order to provide their registered hotel guests with motor-scooters, electric cars and bicycles. As such, said rentals will be for the use of hotel guests only, and therefore not require additional parking consideration. This license will significantly reduce the volume and impact of current 'drop-off' and 'pick-up' traffic that is generated by multiple outside vendors who enter and exit the property several times each day.

REQUEST:

This request is for a conditional use permit to use four separate areas within the property indicated on the Ibis Bay site plan (attached). Each area will accommodate the following number of rental vehicles. None of these areas are currently allocated as guest parking spaces. All areas are currently impervious (existing asphalt).

- a) 15 motor scooters
- b) 15 bicycles
- c) 2 electric cars
- d) 5 motor scooters

SURROUNDING ZONING AND USES:

North: M: Military (Sigsbee)

South: PS: Public Services (Municipal Ball Fields)

East: C-OW: Conservation – Outstanding Waters of the State

West: CG: General Commercial (Hotel)

USES PERMITTED PER SEC. 122-417. USES PERMITTED.:

1. Group homes with less than or equal to six residents as provided in section 122-1246
2. Cultural and civic activities.
3. Hospitals and extensive care.
4. Places of worship.
5. Business and professional offices.
6. Commercial retail low and medium intensity less than or equal to 10,000 square feet.
7. Commercial retail high intensity less than or equal to 5,000 square feet.
8. Hotels, motels, and transient lodging.
9. Medical services.
10. Parking lots and facilities.
11. Restaurants, with or without drive-through.
12. Veterinary medical services with or without outside kennels.

SEC. 122-418. CONDITIONAL USES.:

1. Single-family/two-family residential dwellings.
2. Multiple-family residential dwellings.
3. Group homes with seven to 14 residents as provided in section 122-1246
4. Community centers, clubs and lodges.
5. Educational institutions and day care.
6. Nursing homes, rest homes and convalescent homes.
7. Parks and recreation, active and passive.
8. Protective services.
9. Public and private utilities.
10. Bars and lounges.
11. Boat sales and service.
12. Commercial retail low and medium intensity greater than 10,000 square feet.
13. Commercial retail high intensity greater than 5,000 square feet.
14. Commercial amusement.
15. Funeral homes.
16. Gasoline stations.
17. Light industrial.
18. Marinas.
19. Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).
20. Vehicular sales and related services.
21. Tattoo establishments (see division 13 of Article V).

(Ord. No. 97-10, § 1(2-5.3.2(C)), 7-3-1997; Ord. No. 07-14, § 1, 9-18-2007)

CONDITIONAL USE REVIEW:

Code Sec. 122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

CONDITIONAL USE CRITERIA PER CODE SEC. 122-62:

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned CG, which is generally intended to accommodate the City’s most intense commercial district. In the immediate vicinity, there are four companies who currently pick up and deliver Ibis Bay hotel guests in 15 passenger vans several times a day. These vans impact traffic congestion on the immediately adjacent roadways, in particular the intersection at North Roosevelt Blvd and Kennedy Blvd. Those companies are:

- a) Key West Moped – 3850 North Roosevelt Blvd, Key West FL.
- b) Conch Electric Cars – 2826 North Roosevelt Blvd, Key West FL
- c) Key West Fun Rentals – 2502 North Roosevelt Blvd, Key West FL
- d) Sunshine Rentals – 1910 North Roosevelt Blvd, Key West FL

(b) Characteristics of Uses Described:

The applicant is proposing to rent vehicles to registered hotel guests within the existing boundaries of the property. The existing concierge desk in the hotel lobby will continue to provide guests the same rental service area that is currently provided to rent vehicles from the existing outside vendors. The total size of the concierge area is 120 square feet within the existing Ibis Bay hotel lobby.

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application.

b. Traffic Generation:

The proposed conditional use compared to the existing use on the site will work to reduce traffic generation.

c. Square Feet of Enclosed Building for Specified Use:

The lobby building is one story commercial use. The area dedicated to concierge service is 120 square feet.

d. Proposed Employment

Current staff will handle scooter rentals and will not necessitate additional employees parking spaces.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area. Deliveries to the establishment by vehicles that currently deliver or pick up hotel guests will be reduced.

CONDITIONAL USE CRITERIA PER CODE SEC. 122-62:

1) Scale and Intensity:

f. Off-Street Parking:

The hotel currently provides 147 parking spaces for hotel guests (as per survey by Island Surveying, Inc. 11/09/2012). No additional parking area is being proposed on site (existing impervious areas will accommodate). As proposed, the license will allow existing hotel staff to provide services for registered hotel guests only.

2) On or Off site Improvements Required and Not Listed in Subsection (b) (1)

a. Utilities:

No Utility changes are necessary as a result of the proposed conditional use.

b. Public Facilities:

There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed conditional use would have a positive impact on roadway capacity and / or trip generation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

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

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The Proposed project does not include unique facilities or structures.

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

a. Open Space:

The applicant is not proposing to change the impervious coverage of the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed.

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

No landscaped berms are proposed.

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

The proposed hours of operation are similar to those of surrounding commercial operations (no additional noise). Noxious impacts are not anticipated to be caused as a result of this proposal.

CONDITIONAL USE CRITERIA PER CODE SEC. 122-62:

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

f. Criteria for Conditional Use Review and Approval.

Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The proposed conditional use does not increase or change the existing volume or nature of the land use, it only changes the dominant vehicle rental from various external providers to a single internal provider.

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

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed.

3) Proper Use of Mitigative Techniques:

Adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use. Vehicles will not be serviced on-site (i.e.: no oil changes on-site).

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of this license approval.

6) ADDITIONAL CRITERIA APPLICABLE TO SPECIFIC LAND USES.

Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; no residential development is proposed.

c. Commercial or Mixed Use Development:

Not applicable; no commercial or mixed use development is proposed.

d. Development Within or Adjacent to Historic Districts:

The proposed site is outside the City's Historic District.

e. Public Facilities or Institutional Development:

Not applicable; no public facilities or institutional development are being proposed.

CONDITIONAL USE CRITERIA PER CODE SEC. 122-62:

6) ADDITIONAL CRITERIA APPLICABLE TO SPECIFIC LAND USES.

Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

- f. Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.

- g. Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

CONCURRENCY FACILITIES AND OTHER UTILITIES OR SERVICE (SECTION 108-233):

Concurrency management has been previously addressed in this report.

Traffic Impact Analysis

KBP CONSULTING, INC.

November 11, 2013

Gregory S. Oropeza, Esq.
Smith Oropeza, P.L.
138-142 Simonton Street
Key West, Florida 33040

**Re: Ibis Bay Beach Resort – Key West, FL
Traffic Statement**

Dear Greg:

Ibis Bay Beach Resort is an existing full-service resort located at 3101 N. Roosevelt Boulevard in Key West, Monroe County, Florida. Recently, a recreational vehicle (i.e. bicycles, scooters and electric cars) conditional use application was submitted to the City of Key West for the purposes of providing recreational vehicle rentals through the hotel office at the Ibis Bay Beach Resort. The purpose of this statement is to document the anticipated traffic impacts associated with this proposed use.

At the present time, recreational vehicle rentals are available to the guests of the Ibis Bay Beach Resort through arrangements with several nearby vendors. Through these arrangements, guests are transported to the rental sites to pick up their vehicles or, their vehicles are delivered to the resort for use by the guests. By establishing an on-site recreational vehicle rental facility, the need to transport guests off-site (or, bring the vehicles to the site) will be eliminated, thereby making the rental process more convenient and efficient. From an operational standpoint, it should be noted that only guests of the Ibis Bay Beach Resort will be allowed to rent these vehicles from the proposed on-site rental facility.

Based upon a review of the existing conditions and the proposed on-site recreational vehicle rental facility, it is evident that the traffic impacts associated with this conditional use application will be negligible for the following reasons:

- Recreational vehicle trips are already being generated by the Ibis Bay Beach Resort via nearby vendors.
- From a traffic standpoint, the primary change associated with this application will be the elimination of vehicle trips that are currently occurring in order to transport guests and/or recreational vehicles to and from the resort. Hence, the net effect with respect to automobile trip generation, is likely to be a small reduction in trips.
- Since the recreational vehicles to be rented by the Ibis Bay Beach Resort will only be available to the guests of the resort, no outside vehicle trips will be generated by this amenity.

KBP CONSULTING, INC.

Based upon the foregoing assessment of the operations associated with the proposed recreational vehicle rental facility to be located at the Ibis Bay Beach Resort, it is evident that the traffic impacts on the surrounding street network will be negligible.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

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

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939



Brendon Cunningham <bcunning@keywestcity.com>

Ibis Bay Resort: Traffic Statement Review

1 message

Elizabeth Ignaffo <eignaffo@keywestcity.com>

Tue, Nov 12, 2013 at 4:11 PM

To: Brendon Cunningham <bcunning@keywestcity.com>

Hi Brendon,

Ibis Bay Resort Traffic Statement states traffic impacts from the proposed recreational vehicle rental facility will be negligible. The opinion is based on the following reasons and assumptions:

1. Vehicle trips are currently being generated by guest acquiring recreational vehicle rentals;
2. Vehicle trips to deliver recreational vehicles to the resort or transport guests to the rental facility could be eliminated by an on-site RV rental facility; and
3. Only registered guest will be allowed to rent the recreational vehicles.

Engineering concurs with the Ibis Bay Resort Traffic Statement, traffic impacts on the surrounding street network will be negligible.

Thanks.
Elizabeth

Elizabeth Ignaffo, E.I.
Permit Engineer
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3966
eignaffo@keywestcity.com

 **Ibis Bay Resort_Traffic Statement.pdf**
54K

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, **ANTONIO A. OSBORN JR.**, 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:

3101 NORTH ROOSEVELT BOULEVARD, 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 _____ by _____
date

ANTONIO A. OSBORN JR.

Name of Authorized Representative

He/She is personally known to me or has presented **FLORIDA DRIVER'S LICENSE** as identification.

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

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, **CHRISTOPHER HOLLAND** as
Please Print Name of person with authority to execute documents on behalf of entity

CHIEF EXECUTIVE OFFICER of **CHRISTOPHER HOLLAND LLC**
Name of office (President, Managing Member) Name of owner from deed

authorize **ANTONIO A. OSBORN JR.**
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 _____ by
date

Name of Authorized Representative

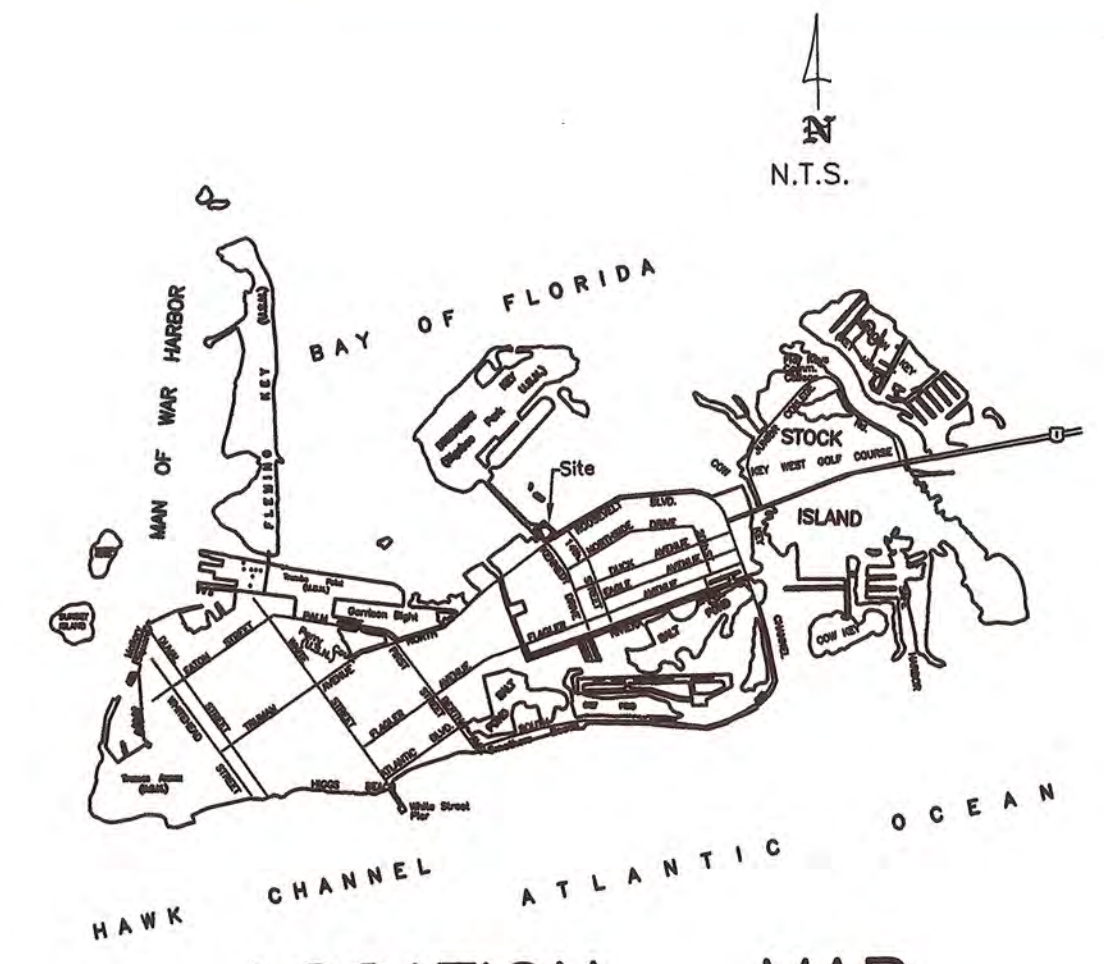
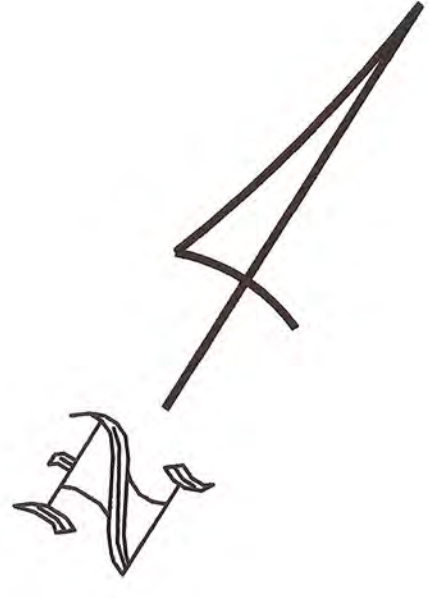
He/She is personally known to me or has presented **NEW YORK DRIVER'S LICENSE** as identification.

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

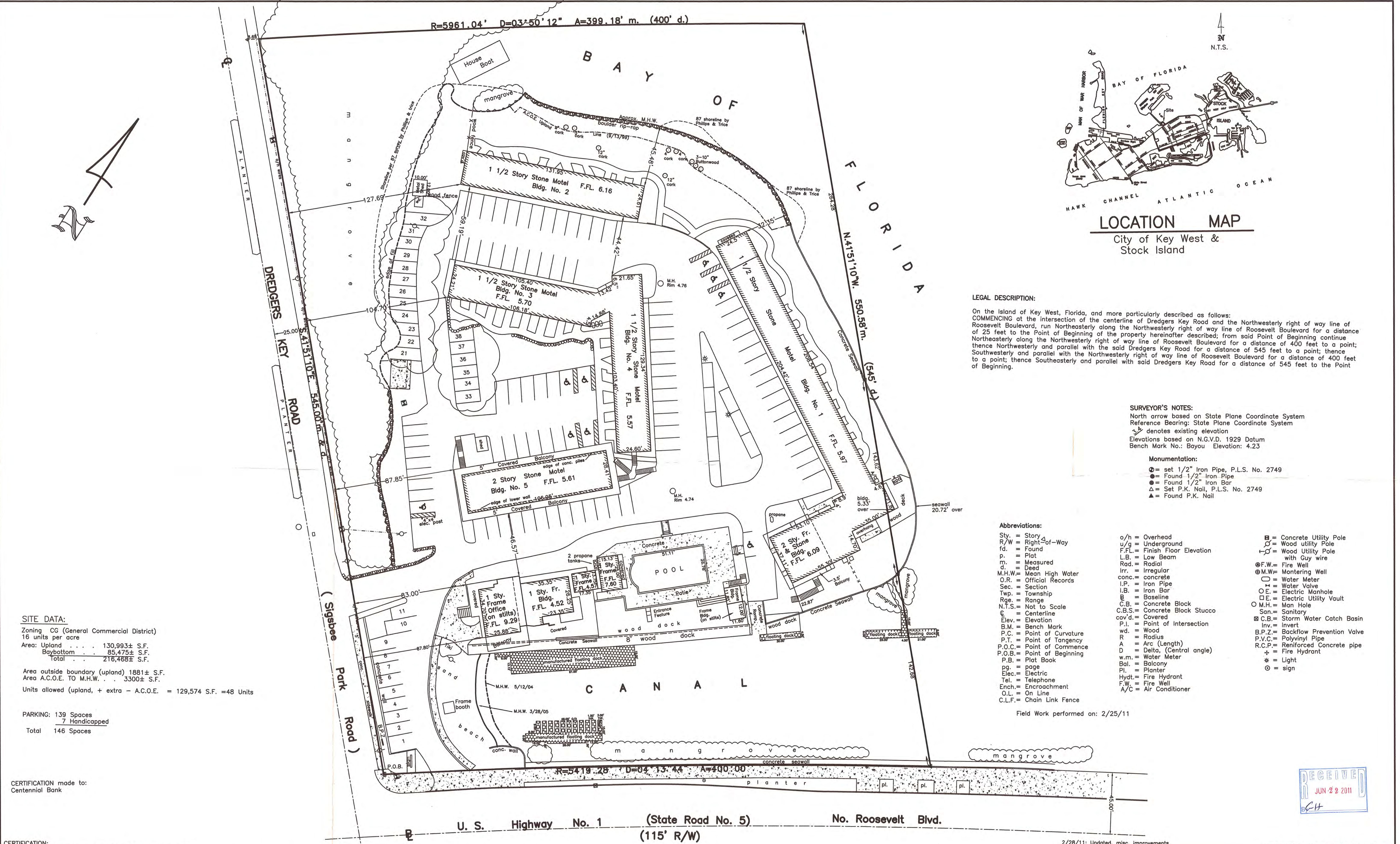
Commission Number, if any

Survey



LOCATION MAP
City of Key West & Stock Island

R=5961.04' D=03°50'12" A=399.18' m. (400' d.)



LEGAL DESCRIPTION:

On the island of Key West, Florida, and more particularly described as follows:
COMMENCING at the intersection of the centerline of Dredgers Key Road and the Northwesterly right of way line of Roosevelt Boulevard, run Northwesterly along the Northwesterly right of way line of Roosevelt Boulevard for a distance of 25 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning continue Northwesterly along the Northwesterly right of way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Northwesterly and parallel with the said Dredgers Key Road for a distance of 545 feet to a point; thence Southwesterly and parallel with the Northwesterly right of way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Southeasterly and parallel with said Dredgers Key Road for a distance of 545 feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on State Plane Coordinate System
Reference Bearing: State Plane Coordinate System
↗ denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 4.23

Monumentation:

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

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- g. = Dead
- M.H.W. = Mean High Water
- O.R. = Official Records
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale
- ⊙ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- L.B. = Low Beam
- Rad. = Radial
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- ⊖ = Electric Manhole
- ⊕ = Electric Utility Vault
- ⊙ M.H. = Man Hole
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R = Radius
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hyd. = Fire Hydrant
- F.W. = Fire Well
- A/C = Air Conditioner
- ⊖ = Concrete Utility Pole
- ⊕ = Wood utility Pole
- ⊖ = Wood Utility Pole with Guy wire
- ⊕ F.W. = Fire Well
- ⊖ M.W. = Montering Well
- ⊕ = Water Meter
- ⊖ = Water Valve
- ⊕ = Electric Manhole
- ⊖ = Electric Utility Vault
- ⊙ M.H. = Man Hole
- San. = Sanitary
- ⊖ C.B. = Storm Water Catch Basin
- Inv. = Invert
- B.P.Z. = Backflow Prevention Valve
- P.V.C. = Polyvinyl Pipe
- R.C.P. = Reinforced Concrete pipe
- + = Fire Hydrant
- * = Light
- ⊖ = sign

Field Work performed on: 2/25/11

SITE DATA:
Zoning CG (General Commercial District)
16 units per acre
Area: Upland 130,993± S.F.
Baybottom 85,475± S.F.
Total 216,468± S.F.
Area outside boundary (upland) 1881± S.F.
Area A.C.O.E. TO M.H.W. 3300± S.F.
Units allowed (upland, + extra - A.C.O.E. = 129,574 S.F. =48 Units

PARKING: 139 Spaces
7 Handicapped
Total 146 Spaces

CERTIFICATION made to:
Centennial Bank

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 61G17-6, Florida Statute, Section 472.027, 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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

2/28/11: Updated, misc. improvements
1/31/08: Updated, grades
1/31/08: Updated, grades
1/31/08: Updated, grades

Christopher Holland (Ibis Bay)
3101 North Roosevelt Blvd., Key West, Fl. 33040

| | |
|--|-----------------|
| Boundary Survey | Dwn No. 10-252 |
| Scale: 1"=30' | Ref. file |
| Date: 9/8/99 | Flood Zone: AE |
| 11/2/99: parking spaces numbered | Dwn. By: F.H.H. |
| 12/3/99: Floating docks | Flood Elev. g' |
| 7/17/03: Relocation of Floating Docks | |
| 5/12/04: Updated, bldg. additions, walkways, owner, cert | |

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

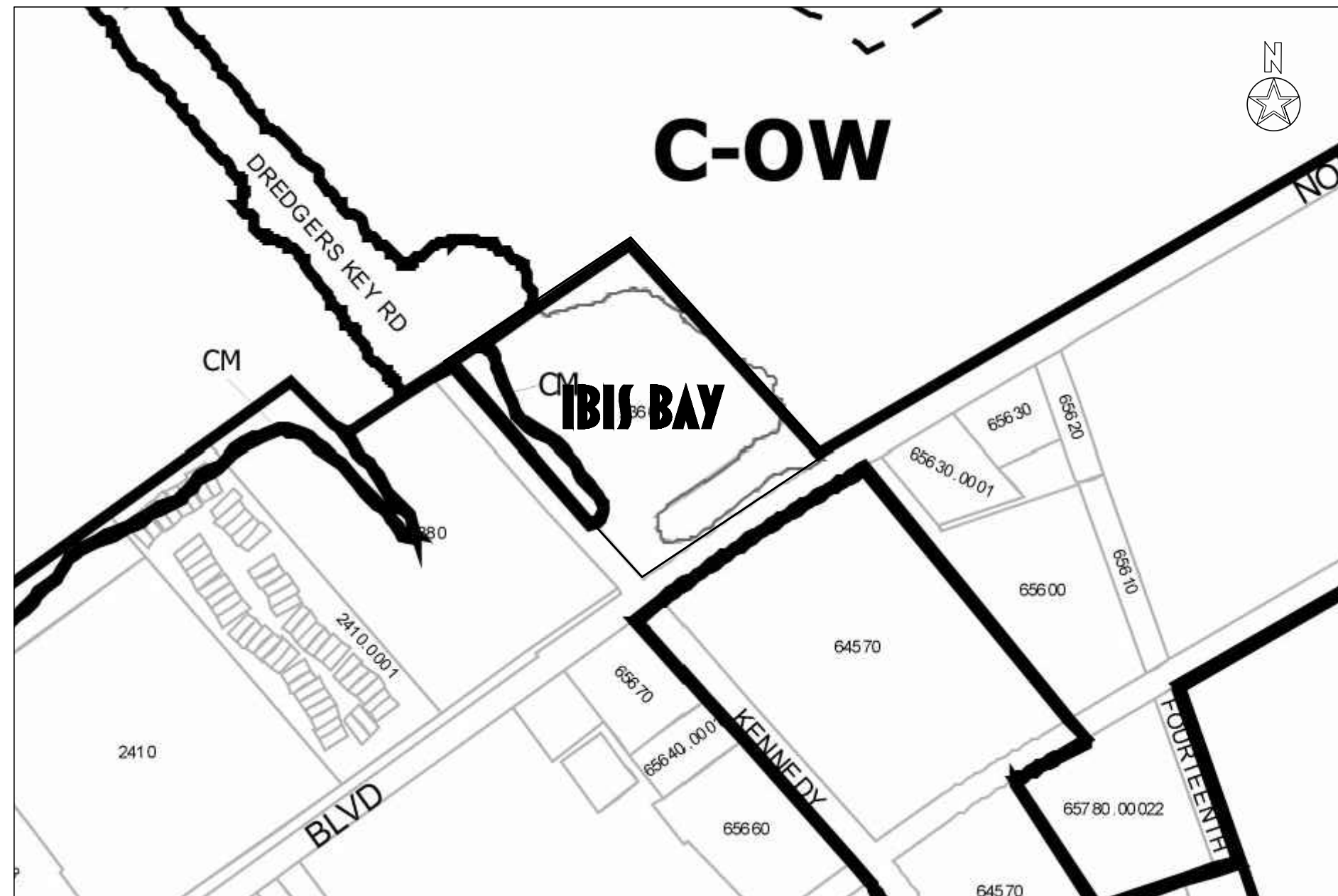
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



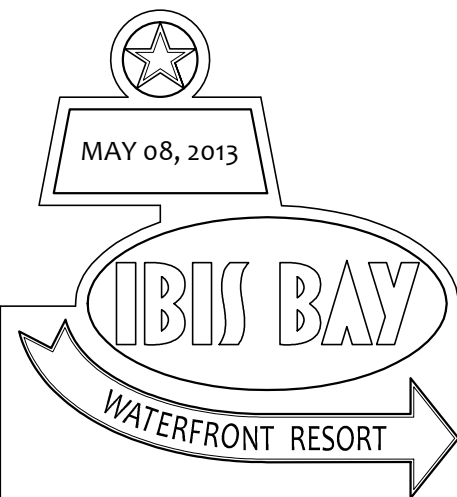
Site Plans

PARKING ALLOCATION

3101 NORTH ROOSEVELT BOULEVARD
 KEY WEST, FLORIDA 33040
 IBIS BAY RESORT



THE SCOPE OF WORK FOR THESE DRAWINGS ENGAGES THE ALLOCATION OF SCOOTER AND BICYCLE PARKING SPACES. NO NEW IMPERVIOUS COVERAGE IS PROPOSED. NEW PARKING SPACES DO NOT IMPACT EXISTING ON-SITE PARKING SPACES.



MAY 08, 2013

PARKING ALLOCATION

3101 NORTH ROOSEVELT BOULEVARD
 KEY WEST, FLORIDA 33040
 IBIS BAY RESORT, LLC.

LOCATION PLAN & PROJECT DESCRIPTION

SCALE: NOT TO SCALE



305.797.2309

REYNOLDS ENGINEERING SERVICES
 22330 LAFITTE DRIVE
 CUDJOE KEY, FL 33042
 PH: 305.394.5987
 FL CA No. 26597

JAMES C. REYNOLDS, P.E.
 FL LIC No. 46685

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 OF
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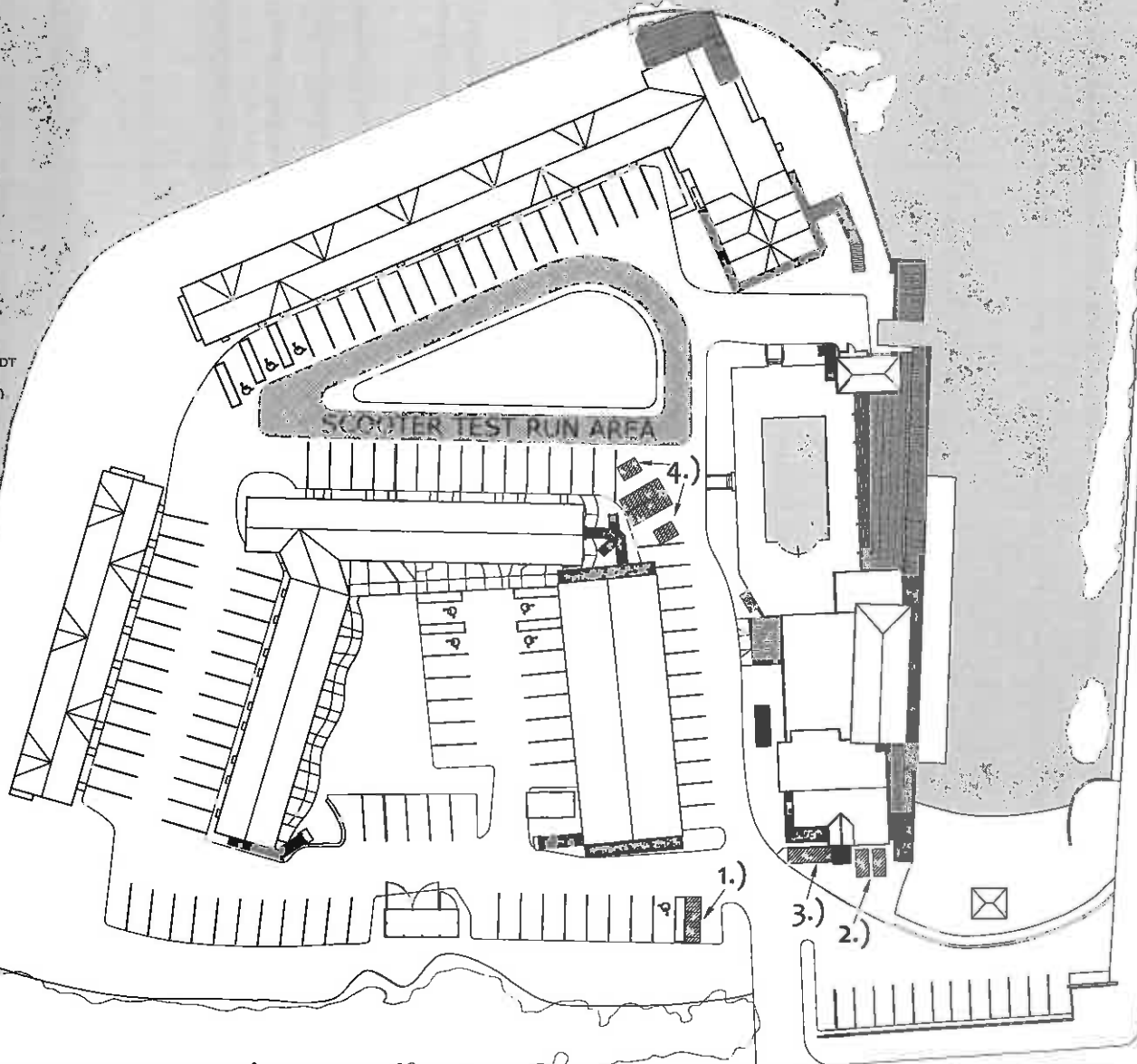
- 1.) EXISTING BICYCLE PARKING TO REMAIN (NO CHANGES PROPOSED)
- 2.) 2-QTY (6'-0" X 11'-0" EACH) SLOW-MOVING CAR PARKING SPACES ON EXISTING IMPERVIOUS AREA
- 3.) 8-QTY (2'-0" X 5'-0" EACH) PROPOSED BICYCLE PARKING SPACES ON EXISTING IMPERVIOUS AREA
- 4.) 20-QTY (7'-0" X 6'-0" EACH) PROPOSED SCOOTER PARKING SPACES ON EXISTING IMPERVIOUS AREA

NOTE 1: THE IMPERVIOUS COVERAGE OF THIS PARCEL WILL NOT CHANGE AS A RESULT OF THIS PROJECT

NOTE 2: THIS SITE PLAN WAS CREATED USING A SURVEY CONDUCTED BY FREDERICK H. HILDEBRANDT PROFESSIONAL SURVEYOR AND MAPPER, No. 2749 (DATED 11/02/1999 WITH AN UPDATE 02/28/2011)

NOTE 3: EXISTING PARKING SPACES WILL NOT BE ALTERED AS A RESULT OF THIS PROPOSAL. ALL EXISTING PARKING IS TO REMAIN.

NOTE 4: MAINTENANCE FOR PROPOSED RENTAL VEHICLES WILL BE HANDLED OFF-SITE. THIS INCLUDES REFUELING OF VEHICLES. SEE AGREEMENT WITH LAND AND SEA SPORTS, INC.



PARKING ALLOCATION
 3101 NORTH ROOSEVELT BOULEVARD
 KEY WEST, FLORIDA 33040
 IBIS BAY RESORT, LLC.

SITE PLAN
 SCALE: 1" = 40'-0"



REYNOLDS ENGINEERING SERVICES
 2300 WILHITE DRIVE
 COLUMBUS, FL 39801
 PH: 345-294-5507
 FX: 345-294-5500

JAMES T. REYNOLDS, P.E.
 FLA. REG. NO. 34488

THE CONSTRUCTION DEPICTED ON THIS SET OF CONSTRUCTION DOCUMENTS WAS DESIGNED TO COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND ORDINANCES, INCLUDING THE 2010 FLORIDA BUILDING CODE; COMMERCIAL, AND THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, FIRE CODE, AND LIFE SAFETY CODE.

DESIGN INFORMATION - 2010 FLORIDA BUILDING CODE

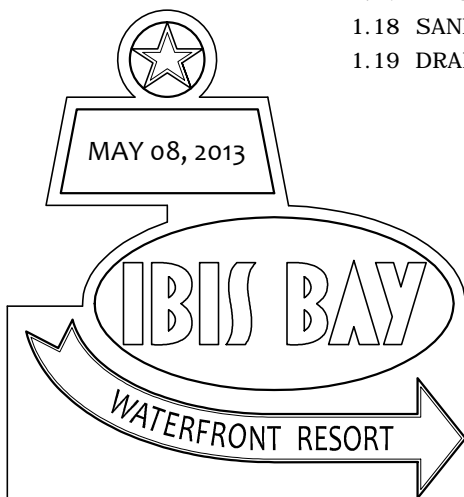
| | | | |
|---------------|-------------------|----------------------|----------------------------|
| LAND USE ZONE | CG | FRONT / REAR SETBACK | 25'-0" OR 10% (50'-0" MAX) |
| FLOOR LOADS | 40/10 | SIDE SETBACK | 15'-0" OR 10% (20'-0" MAX) |
| ROOF LOADS | 20/10 | STREET SIDE SETBACK | 20'-0" |
| CATEGORY | D | SHORELINE SETBACK | 25'-0" |
| WIND ZONE | 180 MPH (NOMINAL) | HEIGHT LIMIT | 40'-0" |
| FLOOD ZONE | AE (EL 8) | IMPERVIOUS COVERAGE | 60% |
| DENSITY | 16 / ACRE | F.A.R. RATIO | 0.8 |

STORM-WATER RETENTION

THE CURRENT IMPERVIOUS COVERAGE OF THE SITE WILL NOT BE AFFECTED BY THE PARKING ALLOCATION PROPOSED IN THESE CONSTRUCTION DOCUMENTS AND THEREFORE, WILL NOT NECESSITATE THE CREATION OF ADDITIONAL STORM-WATER RETENTION DEVICES.

GENERAL NOTES AND SPECIFICATIONS

- 1.0 GENERAL ENGINEERING AND CONSTRUCTION: DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE 2010 FLORIDA BUILDING CODE, IN ADDITION TO THE SPECIFIC REQUIREMENTS OF THE CITY OF KEY WEST, FLORIDA.
- 1.1 GENERAL: CONSTRUCTION METHODS, PROCEDURES, AND SEQUENCES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE THE NECESSARY ACTIONS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY AND SERVICEABILITY OF THE CONSTRUCTION, AND CONSTRUCTION SITE, AT ALL TIMES.
- 1.2 ENGINEERING CERTIFICATION: THE EXTENT OF THE ENGINEERING CERTIFICATION OF THESE DRAWINGS IS LIMITED TO THE SELECTED PARKING ALLOCATIONS, WITHIN THE EXISTING IMPERVIOUS FOOTPRINT ONLY.
- 1.3 CONSTRUCTION LOADS: STRUCTURAL MEMBERS, AS SHOWN IN THE CONSTRUCTION DOCUMENTS, HAVE BEEN DESIGNED TO SUPPORT THE CODE REQUIRED SERVICE LOADS ONLY. THE STRUCTURAL DESIGN OF THIS BUILDING HAS NOT ACCOUNTED FOR LOADS IMPOSED DURING CONSTRUCTION. SUCH LOADS MAY EXCEED THE DESIGNED SERVICE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING THE NECESSARY AND APPROPRIATE METHODS FOR SUPPORTING ALL ADDITIONAL LOADS ENCOUNTERED AS A RESULT OF CONSTRUCTION.
- 1.4 CONSTRUCTION COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL WORK REQUIRED BY THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. IN ADDITION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND THE SIZES PERTAINING TO CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT DISPLAYED IN THE CONSTRUCTION DOCUMENTS.
- 1.5 CONFLICTS: WHENEVER CONFLICTS, DISCREPANCIES, OR AMBIGUITIES ARISE WITHIN THE CONSTRUCTION DOCUMENTS, SCHEDULES, AND/OR NOTATIONS; SUCH ANOMALIES ARE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION AND/OR CLARIFICATION.
- 1.6 ENGINEER'S LIMITATION OF RESPONSIBILITY: THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE COMPOSITION OF MATERIALS, PRODUCTION OF SHOP DRAWINGS, INSPECTION, SUPERVISION, REVIEW, OR ACCURACY PERTAINING TO CONSTRUCTION AND/OR SUBSEQUENT METHODS. NEITHER SHALL THE ENGINEER BE LIABLE FOR THE CONSTRUCTION SITE, SAFETY OF THE SITE, NOR THE SAFETY OF CONSTRUCTION WORKERS. SITE AND CONSTRUCTION SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 1.7 ENGINEER'S STATEMENT OF COMPLIANCE: TO THE BEST OF THE ENGINEER'S INFORMATION, KNOWLEDGE, AND TRAINING THE STRUCTURAL DESIGN AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH APPLICABLE BUILDING CODES, STANDARDS, AND CONSTRUCTION PRACTICES.
- 1.8 LOCATION: THESE DOCUMENTS ARE INTENDED FOR THE SELECTED PARKING ALLOCATIONS ON THE DESIGNATED SITE.
- 1.9 ADDENDUM: THERE SHALL BE NO DEVIATION FROM THESE CONSTRUCTION DOCUMENTS WITHOUT PRIOR APPROVAL BY THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT APPROVAL OF THE OWNER AND/OR ENGINEER ARE SUBJECT CORRECTION AT THE EXPENSE OF THE CONTRACTOR.
- 1.10 DISCREPANCIES: THE CONTRACTOR SHALL INSPECT AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE. ANY DISCREPANCIES OR CONDITIONS THAT ARE EITHER UNSAFE OR UNSATISFACTORY, SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- 1.11 SAFETY: THE CONTRACTOR SHALL PROVIDE FOR THE GENERAL WELFARE AND SAFETY OF THE SITE DURING CONSTRUCTION. IT IS HIS/HER RESPONSIBILITY TO PROVIDE FOR THE SAFETY OF ALL PERSONS AT WORK ON, OR VISITING THE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, AS A RESULT OF CONSTRUCTION, TO MATERIALS, EQUIPMENT, AND/OR ADJACENT BUILDINGS AND SITES.
- 1.12 DEBRIS: THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE REMOVAL OF DEBRIS, FROM THE SITE, AS TO MAINTAIN A SAFE AND ORDERLY WORKING ENVIRONMENT. UPON COMPLETION OF CONSTRUCTION, HE/SHE IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION EQUIPMENT AND REMAINING CONSTRUCTION DEBRIS.
- 1.13 OMISSIONS: INFORMATION THAT IS OMITTED, UNSPECIFIED, OR OTHERWISE NOT PRESENT IN THIS SET OF CONSTRUCTION DOCUMENTS IS NOT TO BE CONSIDERED OBSOLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE DESIGN INTENT THROUGHOUT CONSTRUCTION.
- 1.14 DIMENSIONS: THE CONTRACTOR SHALL NOT SCALE FROM CONSTRUCTION DOCUMENTS, DRAWINGS, OR NOTES. ANY INFORMATION THAT IS UNCLEAR OR UNDEFINED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE OBTAINED/CLARIFIED BY THE ENGINEER OF RECORD.
- 1.15 COORDINATION: THE CONTRACTOR SHALL OVERSEE AND COORDINATE WORK OF THE VARIOUS TRADES INVOLVED IN CONSTRUCTION, TO PREVENT ANY CONFLICTS.
- 1.16 CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL FURNISH ALL SUB-CONTRACTORS WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS FROM WHICH TO WORK.
- 1.17 ELECTRICAL: ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL AND SUBSEQUENT LOCAL BUILDING CODES.
- 1.18 SANITARY FACILITIES: PORTABLE SANITARY FACILITIES ARE TO BE PROVIDED BY THE CONTRACTOR WHERE SUCH FACILITIES DO NOT EXIST.
- 1.19 DRAINAGE: STORM WATER SHALL BE RETAINED ON THE PROPERTY.



MAY 08, 2013

PARKING ALLOCATION

3101 NORTH ROOSEVELT BOULEVARD
KEY WEST, FLORIDA 33040
IBIS BAY RESORT, LLC.

NOTES AND SPECIFICATIONS

SCALE: NOT TO SCALE



REYNOLDS ENGINEERING SERVICES
22330 LAFITTE DRIVE
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PH: 305.394.5987
FL CA No. 26597

JAMES C. REYNOLDS, P.E.
FL LIC No. 46685

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OF
3

DRC
Minutes & Comments

- 8) Exception for Outdoor Merchandise Display- 330 Duval Street (RE# 00004380-000000, AK# 1004570)- A request to allow the display of merchandise sold in-store for property in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Outdoor Exception. Ms. Malo had concerns that the application did not fully describe what is described in the site-sketch and with the empty table with the sale sign. She did not think that two mannequins were appropriate and there should be a limit to how many cases/displays allowed.

SUSTAINABILITY COORDINATOR: Ms. Higgins suggested installing a blower door to conserve energy.

URBAN FORESTER: No comments

HARC PLANNER: Ms. Torregrosa had a problem with the signage and the photos that were submitted without the application. She also wanted to see a survey to show the property lines. Ms. Torregrosa also had concerns about ADA Compliance.

ENGINEERING: No comment

FIRE DEPARTMENT: There should be no blockage to ingress or egress to the property.

POLICE DEPARTMENT: Officer Torrence had concerns about the table and sunglass rack as well as the blockage of the doorway.

PLANNING DIRECTOR: Mr. Craig suggested there was too much going on outside and the sign issues perhaps not being Code Compliant.

KEYS ENERGY SERVICES: No objections

- 9) Conditional Use-3101N. Roosevelt Blvd.(RE# 00002360-000000, AD# 1002453)- A request for conditional use approval to operate small recreational equipment rentals at property located in the CG zoning district per Section 122-418(19) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Conditional Use. Mr. Cunningham described the application to run rental of motor scooters, bicycles and electric cars at Ibis Bay Resort. There had been a previous license but has since expired. The new owner would like to re-establish this business for guest only.

SUSTAINABILITY COORDINATOR: Ms. Higgins suggested looking into 4-stroke scooters.

URBAN FORESTER: No Comments

HARC PLANNER: No Comments

ENGINEERING: Ms. Ignaffo spoke about the ADA parking spaces on the property. She asked that the ADA spaces be allocated on site in accordance with the number of spaces that are currently there and providing accessible routes to the building and that the existing parking bicycle rack be located on the site. Please provide a parking area plan that shows ADA accessible parking spaces on the shortest accessible route to the restaurant building, office building, and ADA accessible hotel rooms, in accordance with the Florida Building Code: Accessibility.

The Site Plan proposes locating rental scooter parking where the bicycle rack is located. Please show the new location for the employee and visitor bicycle rack on the Site Plan.

FIRE DEPARTMENT: Lt.Barroso had concerns about storing flammable liquids, batteries, tires, etc. and an improved storage for fire extinguishers in proximity to the guest rooms.

POLICE DEPARTMENT: Officer Torrence asked where the practice area for the scooter rental was. He stated by ordinance an area is required.

The applicant stated there currently was not an area but he would look into it. He would look into the other concerns as stated.

PLANNING DIRECTOR: Mr. Craig stated since this would be for guests only there should be no outdoor signage for rental to the public. Mr. Craig also asked Mr. Cunningham to check on existing license for jet-ski rentals for guests and any restriction on signage. Mr. Craig also had concerns about the practice area for the scooters.

KEYS ENERGY SERVICES: No objections

- 10) Conditional Use – 2826 – 2832 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080)-A request for conditional use approval to operate an automobile sales and service at property located in the CG zoning district per Section 1222-418(20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title for the Conditional Use. Mr. Cunningham presented the item as this was "The Tunnel" property and a KIA dealership would be opened there. There would be site modifications and improvements and an addition on the building. There would be 16 off-street parking spaces, 2 ADA and additionally 4 bicycle parking spaces. This is an appropriate location for a car dealership.

SUSTAINABILITY COORDINATOR: No comment

URBAN FORESTER: Ms. DeMaria stated if any trees or vegetation was to be on the property that the applicant should check with her office.

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 -

Maps are now launching the new map application version

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

Alternate Key: 1002453 Parcel ID: 00002360-000000

Ownership Details

Mailing Address:

CHRISTOPHER HOLLAND LLC
1013 SOUTH ST
KEY WEST, FL 33040-4805

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 3101 N ROOSEVELT BLVD Unit Number: 72 KEY WEST
Legal Description: KW PT SEC 33 TWP 67S RG 25E NE SIDE OF DREDGERS KEY ROAD AND ROOSEVELT BLVD 400 FT X 545 FT OR76-239/240 OR756-1912QC OR1168-1929/1930Q/C OR2008-1641/1643 OR2008-1645/1647 OR2525-2106/2107(II CERT)

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------------|----------|-------|---------------|
| 10HW - COMM/HWY/WATER | 0 | 0 | 105,975.00 SF |
| 000X - ENVIRONMENTALLY SENS | 0 | 0 | 0.54 AC |
| 9500 - SUBMERGED | | | 1.05 AC |

Building Summary

Number of Buildings: 9
 Number of Commercial Buildings: 9
 Total Living Area: 24176
 Year Built: 1957

Building 1 Details

Building Type
 Effective Age 14
 Year Built 1978
 Functional Obs 0

Condition A
 Perimeter 122
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 910

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

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 | 1977 | | | | | 910 |
| 2 | OPF | | 1 | 1977 | | | | | 310 |
| 3 | FLA | | 1 | 1977 | | | | | 910 |

| | | | | |
|---|-----|---|------|-----|
| 4 | OPF | 1 | 1977 | 650 |
| 5 | OPF | 1 | 1977 | 310 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------------------|--------|-----------|-----|
| | 865 | OFFICE BLD-1 STORY | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 264 | AB AVE WOOD SIDING | 100 |

Building 2 Details

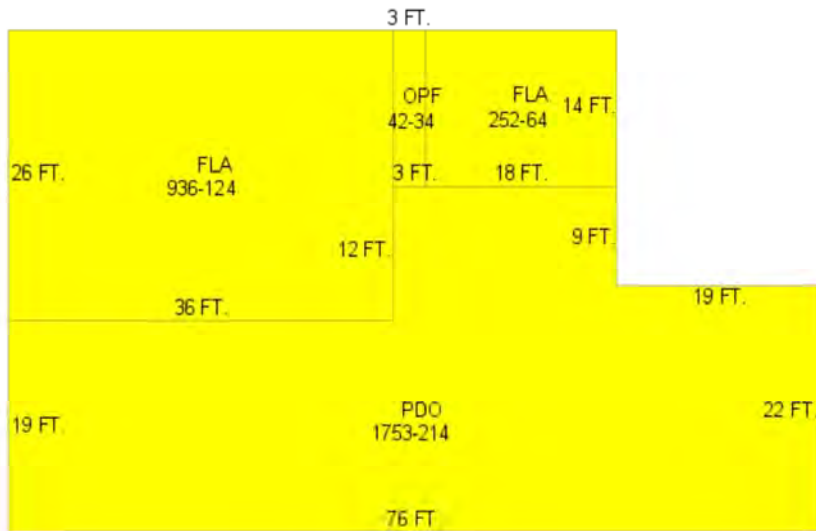
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition A | Quality Grade 350 |
| Effective Age 13 | Perimeter 188 | Depreciation % 15 |
| Year Built 1999 | Special Arch 0 | Grnd Floor Area 1,188 |
| Functional Obs 0 | Economic Obs 0 | |

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 2 | 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 | 1999 | | | | | 936 |
| 2 | OPF | | 1 | 1977 | | | | | 42 |
| 3 | FLA | | 1 | 1977 | | | | | 252 |
| 4 | PDO | | 1 | 1999 | | | | | 1,753 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|-------------------|--------|-----------|-----|
| | 866 | REST/CAFET-A- | 100 | Y | Y |
| | 867 | RESTRNT/CAFETR-D- | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 265 | AB AVE WOOD SIDING | 100 |

Building 3 Details

Building Type
 Effective Age 14
 Year Built 1977
 Functional Obs 0

Condition A
 Perimeter 82
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 18
 Grnd Floor Area 400

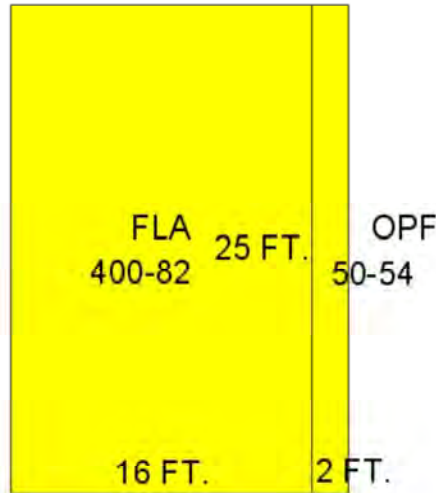
Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

| Heat Src 1 | Heat Src 2 | |
|------------------------|------------|------------------|
| Extra Features: | | |
| 2 Fix Bath | 0 | Vacuum |
| 3 Fix Bath | 2 | Garbage Disposal |
| 4 Fix Bath | 0 | Compactor |
| 5 Fix Bath | 0 | Security |
| 6 Fix Bath | 0 | Intercom |
| 7 Fix Bath | 0 | Fireplaces |
| Extra Fix | 0 | Dishwasher |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1976 | | | | | 400 |
| 2 | OPF | | 1 | 1976 | | | | | 50 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 868 | HOTEL/MOTEL C | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 266 | AB AVE WOOD SIDING | 100 |

Building 4 Details

Building Type
 Effective Age 14
 Year Built 1977

Condition A
 Perimeter 72
 Special Arch 0

Quality Grade 350
 Depreciation % 18
 Grnd Floor Area 288

Functional Obs 0

Economic Obs 0

Inclusions:

Roof Type
Heat 1
Heat Src 1

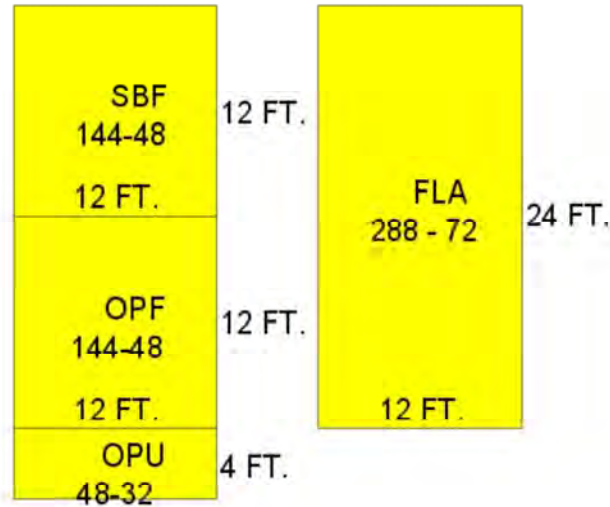
Roof Cover
Heat 2
Heat Src 2

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 0

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 | 1977 | | | | | 144 |
| 2 | OPF | | 1 | 1977 | | | | | 144 |
| 3 | OPU | | 1 | 1977 | | | | | 48 |
| 4 | FLA | | 1 | 1977 | | | | | 288 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------------------|--------|-----------|-----|
| | 869 | WAREHOUSE/MARINA A | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 267 | C.B.S. | 100 |

Building 5 Details

Building Type
 Effective Age 14
 Year Built 1957
 Functional Obs 0

Condition A
 Perimeter 808
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 9,013

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

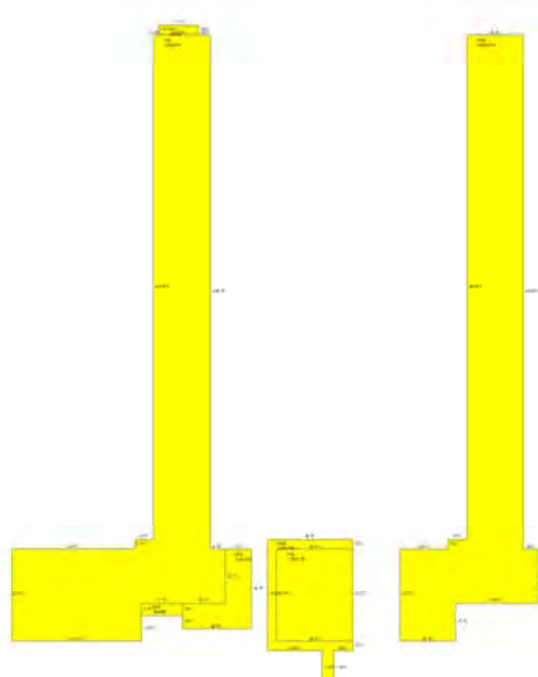
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 12
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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 | 1957 | | | | | 7,829 |
| 2 | OPF | | 1 | 1957 | | | | | 85 |
| 3 | OPU | | 1 | 1957 | | | | | 532 |
| 4 | OPF | | 1 | 1957 | | | | | 68 |
| 5 | FLA | | 1 | 1999 | | | | | 1,184 |
| 6 | OUU | | 1 | 1957 | | | | | 506 |
| 7 | FHS | | 1 | 1997 | | | | | 6,645 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|----------------|--------|-----------|-----|
| | 870 | HOTEL/MOTEL C | 100 | N | Y |
| | 871 | HOTELS/MOTEL A | 100 | Y | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 268 | CUSTOM | 100 |

Building 6 Details

Building Type
Effective Age 14
Year Built 1957
Functional Obs 0

Condition A
Perimeter 314
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 3,300

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 8
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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 | 1956 | | | | | 3,300 |
| 2 | OPF | | 1 | 1956 | | | | | 48 |
| 3 | FHS | | 1 | 1997 | | | | | 3,300 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 872 | HOTEL/MOTEL C | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 269 | CUSTOM | 100 |

Building 7 Details

| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition A | Quality Grade 400 |
| Effective Age 14 | Perimeter 286 | Depreciation % 15 |
| Year Built 1957 | Special Arch 0 | Grnd Floor Area 2,856 |
| 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 7 | 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 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1956 | | | | | 2,856 |
| 2 | FHS | | 1 | 1997 | | | | | 2,856 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 873 | HOTEL/MOTEL D | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 270 | CUSTOM | 100 |

Building 8 Details

| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition A | Quality Grade 400 |
| Effective Age 14 | Perimeter 308 | Depreciation % 15 |
| Year Built 1957 | Special Arch 0 | Grnd Floor Area 3,225 |
| 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 8 | Garbage Disposal 0 |

4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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 | 1956 | | | | | 3,225 |
| 2 | FHS | | 1 | 1997 | | | | | 3,225 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 874 | HOTEL/MOTEL D | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 271 | CUSTOM | 100 |

Building 9 Details

Building Type
 Effective Age 14
 Year Built 1957
 Functional Obs 0

Condition A
 Perimeter 270
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 2,996

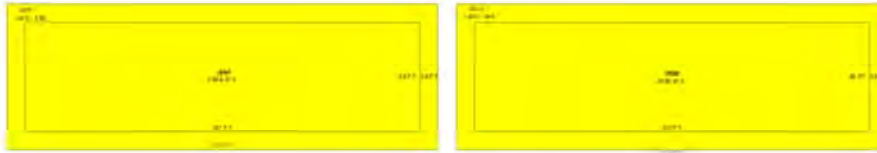
Inclusions:

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 | 7 | 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 | 0 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1956 | | | | | 2,996 |
| 2 | OPF | | 1 | 1956 | | | | | 1,450 |
| 3 | FHS | | 1 | 1997 | | | | | 2,996 |
| 4 | OUU | | 1 | 1997 | | | | | 1,450 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 875 | HOTEL/MOTEL D | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 272 | CUSTOM | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|--------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | PO6:COMM POOL | 1,431 SF | 53 | 27 | 1975 | 1976 | 4 | 50 |
| 2 | WD2:WOOD DECK | 540 SF | 0 | 0 | 1997 | 1998 | 1 | 40 |
| 3 | UB2:UTILITY BLDG | 88 SF | 11 | 8 | 1986 | 1987 | 1 | 50 |
| 4 | TK2:TIKI | 64 SF | 8 | 8 | 1996 | 1997 | 1 | 40 |
| 5 | PT5:TILE PATIO | 450 SF | 0 | 0 | 1997 | 1998 | 5 | 50 |
| 6 | PT4:PATIO | 1,677 SF | 0 | 0 | 1975 | 1976 | 4 | 50 |
| 7 | WD2:WOOD DECK | 1,480 SF | 74 | 20 | 1999 | 2000 | 2 | 40 |
| 8 | TK2:TIKI | 100 SF | 10 | 10 | 2001 | 2002 | 1 | 40 |
| 9 | PT3:PATIO | 2,500 SF | 0 | 0 | 1975 | 1976 | 2 | 50 |
| 10 | SW2:SEAWALL | 400 SF | 0 | 0 | 1975 | 1976 | 4 | 60 |
| 11 | AP2:ASPHALT PAVING | 9,220 SF | 0 | 0 | 1975 | 2002 | 2 | 25 |
| 12 | WD2:WOOD DECK | 850 SF | 0 | 0 | 1997 | 1998 | 3 | 40 |
| 13 | WD2:WOOD DECK | 372 SF | 31 | 12 | 1997 | 1998 | 2 | 40 |
| 14 | FN2:FENCES | 408 SF | 102 | 4 | 1975 | 1976 | 4 | 30 |
| 15 | CL2:CH LINK FENCE | 712 SF | 178 | 4 | 1975 | 1976 | 1 | 30 |
| 16 | FN2:FENCES | 822 SF | 0 | 0 | 1994 | 1995 | 1 | 30 |
| 17 | AP2:ASPHALT PAVING | 6,240 SF | 0 | 0 | 2006 | 2007 | 2 | 25 |

Appraiser Notes

| |
|---|
| 2003-01-30 - 72 MOTEL ROOMS |
| 2005-04-26 - THERE IS AN OUTSTANDING LEASE UNTIL 2027. |
| TPP 8510411...TPP 8929084 - HIGH SIDE ULTRALIGHTS...TPP ACCOUNT #8510411.SB/8-2001 |
| BLDG 1- OFFICE, BLDG 2 - RESTAURANT, BLDG 3 - POOL HOUSE, BLDG 4 - SMALL BLDG RIGHT OF POOL, BLDG 5 - MOTEL BLDG #1, BLDG 6 - MOTEL BLDG #2, BLDG 7 - MOTEL BLDG #3, BLDG 8 - MOTEL BLDG #4, BLDG 9 - MOTEL BLDG #5 |
| CENTRAL AIR ON ALL UNITS |
| 2000-04-06 - BUILDING SIZES WERE TAKEN FROM A CURRENT SURVEY AND A VISUAL INSPECTION OF THE PREMISES. |
| 2007-05-21 - 'THE BLUE LAGOON MOTEL & RESORT' BUSINESS & 24 YEAR LEASEHOLD LISTED FOR \$4,990,000. 74 UNITS W/ RESTAURANT & WATERSPORTS AS SUBLETS. - JEN |
| 2004-01-28 - ASKING \$10 MIL. - SKI |

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|-----------------|-------------|----------------|--------|-------------|---|
| 1 | 09-0433 | 02/17/2009 | 02/22/2012 | 200 | Commercial | REPAIR CONCRETE SPALLING |
| 1 | 09-0295 TO 0302 | 02/06/2009 | 02/22/2012 | 2,400 | Commercial | LIGHT OUTLETS & FIXTURES,INSTALL SMOKE DETECTORS (RM 401 TO 408) |
| 1 | 09-0285 TO 0294 | 02/06/2009 | 02/22/2012 | 3,000 | Commercial | LIGHT OUTLETS & FIXTURES,INSTALL SMOKE DETECTORS (RM 201 TO 210) |
| 1 | 09-0263 TO 0272 | 02/03/2009 | 02/22/2012 | 1,260 | Commercial | LOW VOLTAGE ADA COMPLIANT DOOR BELL EXTERIOR & INTERIOR (RM 201 TO 210) |

| | | | | | | |
|---|---------|------------|------------|--------|------------|---|
| 1 | 09-0273 | 02/03/2009 | 02/22/2012 | 1,008 | Commercial | LOW VOLTAGE ADA COMPLIANT DOOR BELL EXTERIOR & INTERIOR (RM 401 TO 408) |
| 1 | 08-3971 | 10/23/2008 | 02/22/2012 | 2,000 | Commercial | RE-PIPE HOT/COLD WATER LINES TO TWO EXISTING WATER HEATER THAT HAD TO BE RAISED PER CITY REQUEST |
| 1 | 09-1037 | 04/08/2009 | 02/22/2012 | 2,000 | Commercial | LOCATE UNDERGROUND LEAK AT MAIN SEWER |
| 1 | 07-1890 | 06/15/2007 | | 38,000 | Commercial | REPLACEMENT AND REPAIR OF TWO SETS OF STAIRS AND OUTER END CAPS ON DECKING OF 2ND FLOOR. BUILDING 500. INSTALL STAIRS TO STORAGE ROOM OF BUILDING 300 END HAND RAIL ON OUTER BALCONY. |
| 1 | 12-1400 | 06/13/2012 | 12/31/2012 | 1,200 | Commercial | have contractor build a 3x6x10 slab. secure 2-420 sqs. run 3/4" trac pipe to dekc and install 2 shut offs and split systems. one system goes to 10 torches and other system goes to 2 torches on deck and 4 on the torches and to 1 fire pit. |
| 1 | 12-4544 | 12/19/2012 | | 2,200 | Commercial | install light fixtures |
| 1 | 12-1873 | 05/23/2012 | 12/31/2012 | 500 | Commercial | REPLACE EXISTING WATER LINE ON DOCK FOR 6 HOSE BIBB. |
| 1 | 11-0575 | 07/06/2012 | 12/31/2012 | 8,000 | Commercial | SIGN COPY CHANGE: "IBIS BAY" TO "STONED CRAB" |
| 1 | 12-2909 | 08/08/2012 | 12/31/2012 | 2,780 | Commercial | CHANGE OUT OF A 1 TON MINI-SPLIT A/C |
| 1 | 12-1054 | 03/21/2012 | 12/03/2012 | 1,500 | Commercial | TEMPORARY STAGE PLATFORM FOR EVENT AS PER ENGINEERED DRAWINGS |
| 1 | 12-1359 | 04/17/2012 | 12/31/2012 | 2,300 | Commercial | INSTALL TWENTY (20) LIGHT FIXTURES ON PIER |
| 1 | 12-2923 | 08/10/2012 | | 600 | Commercial | BUILD 3"x6"x10" SLAB AND SECURE GAS TANK AS PER DRAWINGS |
| 1 | 12-3329 | 09/12/2012 | | 6,000 | Commercial | SELECT DEMOLITION OF EXISTING GROUND LEVEL HOTEL ROOMS AND REPLACEMENT OF CONCRETE TIE BEAM IN THOSE ROOMS ATTACHED |
| 1 | 11-2207 | 06/28/2011 | | 35,000 | Commercial | RENOVATE/REPAIR 1581 FT2 OF EXISTING, WOOD DOCK. PROPOSED WOOD DOCK WILL INCORPORATE EXISTING CONCRETE. FILLED PVC PILINGS & MAINTAIN FOOTPRINT OF CURRENT DOCK. |
| 1 | 10-1896 | 06/09/2010 | | 2,000 | Commercial | DEMO & REMOVE THE FOLLOWING 800 SQ FT OF CEILING & GRID, 800 SQ FT OF TILE FLOORING, 20 LN FT CABINETS & COUNTER, 500 SQ FT OF DRYWALL AND EIGHT (8) WINDOWS |
| 1 | 10-2771 | 08/23/2010 | | 13,600 | Commercial | BLDG. #400 REMOVE EXISTING INTERIOR TRIM & WOOD PANELS. INSTALL WAINS COTTING PANELING TO EXISTING WALLS WITH CHAIR RAIL, BASE BOARD & CROWN MOLDING, REFINISH CEILINGS. PAINT ALL INTERIOR WALLS & TRIMS. |
| 1 | 10-2770 | 08/23/2010 | | 16,600 | Commercial | REVISION: INSTALL FURRING STRIPS AND SHEETROCK TO ALL PARTY WALLS. |
| 1 | 10-2769 | 08/23/2010 | | 15,800 | Commercial | REVISION: INSTALL FURRING STRIPS AND SHEETROCK TO ALL PARTY WALLS. |
| 1 | 10-2769 | 08/23/2010 | | 15,800 | Commercial | REVISION: INSTALL FURRING STRIPS AND SHEETROCK TO ALL PARTY WALLS. |
| 1 | 10-2770 | 08/23/2010 | | 16,600 | Commercial | REVISION: INSTALL FURRING STRIPS AND SHEETROCK TO ALL PARTY WALLS. |
| 1 | 10-2712 | 08/13/2010 | | 6,800 | Commercial | RECONSTRUCT SOUTH WALL OF LOBBY STRUCT. INSTALL FOUR (4) NEW WINDOW UNITS & ONE (1) FRENCH DOOR UNIT AS PER PLANS, INSTALL CORRIGATED STORM PANELS, NEW STAIR LANDING & STEPS & NEW RAILINGS. |
| 1 | 10-2713 | 08/13/2010 | | 14,400 | Commercial | REMOVE EXISTING TRIM & DECORATIVE WOOD PANELS IN BUILDING #5 INSTALL NEW WAINS COAT PANELING, CHAIR RAIL, BASE BOARD & CROWN MOLDING, PAINT AS NEEDED. |
| 1 | 11-0575 | 02/24/2011 | | 8,000 | Commercial | |

| | | | | | | |
|---|---------|------------|---------|------------|--|---|
| | | | | | | RELOCATE EXISTING ROOF SIGN CHANGE EXISTING LETTERS "MOTEL" TO "IBIS BAY" |
| 1 | 10-2857 | 08/26/2010 | 465,000 | Commercial | | BLDG. #300 RELOCATE EXISTING OUTLETS & SWITCH BOXES TO UNIFORM HEIGHT AS NEEDED FOR INSTALLATION OF CHAIR RAIL TRIM. RAISE CABLE BOX & ONE ELECTRICAL OUTLET FOR FLAT SCREEN T.V. MOUNT. |
| 1 | 10-2056 | 07/01/2010 | 6,000 | Commercial | | INSTALL NEW INSTALLATION BEADBOARD & WOOD TRIM (IN LOBBY). REVISION TO INSTALL NEW COATING IN BLDG. 2 WITH CHAIR RAIL, CROWN MOLDING AND 24" BI-FOLD CLOSET DOORS & PAINT. |
| 1 | 09-0263 | 02/03/2009 | 126 | Commercial | | LOW VOLTAGE: ADA COMPLIANT DOORBELL. EXTERIOR & INTERIOR. |
| 1 | 09-0294 | 02/06/2009 | 300 | Commercial | | INSTALL RECEPTACLES, SWITCHES, LIGHT OUTLETS & FIXTURES. INSTALL SMOKE DETECTORS. |
| 1 | 08-3971 | 10/23/2008 | 2,000 | Commercial | | RE-PIPE HOT COLD WATER LINES TO TWO (2) EXISTING WATER HEATER THAT HAD TO BE RAISED AS PER CITY REQUEST AT THE 200'S BUILDING |
| 1 | 09-1196 | 05/19/2009 | 2,900 | Commercial | | REPIPE 3 BOILERS IN BOILER ROOM. |
| 1 | 08-3650 | 09/30/2008 | 16,128 | Commercial | | INTERIOR DEMO: REMOVE FLOOR TILE/WALL TILE. REMOVE GWB AT BATHROOM WALLS & CEILING. REMOVE INTERIOR TRIM - WOOD. REMOVE EXISTING WATER CLOSET & TUB. RE-BUILD MTL FRAME WALLS. GWB & TILE. |
| 1 | 08-3899 | 10/13/2008 | 80 | Commercial | | BATHROOM EXHAUST FAN, THROUGH ROOF WITH STOVE PIPE. |
| 1 | 08-3332 | 09/10/2008 | 16,128 | Commercial | | INTERIOR DEMO: REMOVE TILE; REMOVE GWB ON WALLS AND CEILINGS; REMOVE INTERIOR TRIM; REMOVE EXISTING W/C AND TUB. REBUILD METAL FRAME WALLS; GWB; TILE. |
| 1 | | | 0 | Commercial | | |
| 1 | 08-3350 | 09/11/2008 | 1,773 | Commercial | | INSTALL RECEPTACLES; SWITCHES; OUTLETS AND FIXTURES; SMOKE DETECTORS. |
| 1 | 08-3398 | 09/17/2008 | 3,000 | Commercial | | ROUGH DRAIN VENT & WATER LINES FOR: (1) TOILET, (1) LAVATORY, (1) SHOWER & TIE WATER & RAIN INTO EXISTING SYSTEM |
| 1 | 08-3455 | 09/18/2008 | 3,455 | Commercial | | REMOVE ALL EXISTING PLUMBING FIXTURES (3). RE-ROUGH (1) TOILET, (1) SINK, & (1) SHOWER AS PER PLANS. |
| 1 | 08-3621 | 09/25/2008 | 1,773 | Commercial | | INSTALL RECEPTACLES; INSTALL SWITCHES; INSTALL LIGHT OUTLETS AND FIXTURES; INSTALL SMOKE DETECTORS. |
| 1 | 08-3451 | 09/25/2008 | 27,302 | Commercial | | ON PREMISES SIDEWALKS AND PATIO SLABS FOR BUILDING 200, 400, 100, 300. PATIO SLABS 4' NOMINAL AS PER HIGHLIGHTS ON PLANS. |
| 1 | 10-3831 | 12/03/2010 | 1,200 | Commercial | | CONSTRUCTION OF SLAB (3' X 6' X 10") FOR PROPANE TANKS AS PER SKETCH. |
| 1 | 10-3827 | 12/03/2010 | 750 | Commercial | | RUN LINE TO EXISTING SYSTEM UNDERGROUND (BRING TO CODE) HAVE CONTRACTOR BUILD 3' X 6' X 10" SLAB SET TO 420 & SECURE AS PER DRAWINGS. |
| 1 | 10-3920 | 12/13/2010 | 19,500 | Commercial | | INSTALLATION OF 600 SQ FT OF DECKING & FRAMING WITH FOUNDATION, CORRIGATED DECORATIVE SIDING, INSTALLING RETAINING WALL, REPAIR TOP COAT, 300 S.F. OF POOL DECK, 100 S.F. CONCRETE SIDEWALK AS PER PLANS. |
| 1 | 10-2712 | 09/22/2010 | 6,800 | Commercial | | REVISION: NEW FRAMING PLAN FOR WALL, ADDITION OF FIXED PANEL WINDOW AT TOP. |
| 1 | 10-3498 | 10/26/2010 | 1,500 | Commercial | | |

| | | | | | | |
|---|----------|------------|------------|---------|------------|--|
| | | | | | | REPLACE THREE - 3 CEILING FANS & TEN LIGHT FIXTURES IN RESTAURANT. INSTALL SEVEN - 7 EXTERIOR LIGHT FIXTURES ON LOBBY. |
| 1 | 10-3609 | 11/10/2010 | | 3,900 | Commercial | DEMOLISH LIVING AREAS OF UNIT 610-611 WITH BATHROOMS TO REMAIN AS PER SKETCH |
| 1 | 10-2857 | 10/19/2010 | | 465,000 | Commercial | REVISION: INSTALL EXHAUST FANS IN BATHROOMS. |
| 1 | 12-0041 | 01/06/2012 | | 24,800 | Commercial | RELOCATION & REPLACEMENT OF RAILINGS ADJACENT TO POOL AREA, RECONSTRUCTION OF EXISTING STAIRS AS PER PLANS. REINSTALL EXISTING GATES FOR OUTSWING OPERATION. |
| 1 | 12-0258 | 01/24/2012 | | 111,000 | Commercial | BOULDER RIPRAP INSTALLATION 558 FT. BACKFLOW BEACH AREA REFER TO PLANS. |
| 1 | B93-0473 | 02/01/1993 | 12/01/1994 | 15,000 | Commercial | STONE FACADE ON 5 BLDGS |
| 1 | B93-1759 | 06/01/1993 | 12/01/1994 | 75,000 | Commercial | RAISE FLAT ROOF ON 5 BLDG |
| 1 | B93-2866 | 10/01/1993 | 12/01/1994 | 18,000 | Commercial | BUILD 12 DORMERS |
| 1 | B93-3306 | 11/01/1993 | 12/01/1994 | 75,000 | Commercial | INTERIOR FINISH CORP SUIT |
| 1 | M94-0265 | 01/01/1994 | 12/01/1994 | 3,200 | Commercial | 4 TON AC |
| 1 | B94-3730 | 11/01/1994 | 12/01/1994 | 650 | Commercial | AWNINGS ON RESTAURANT |
| 1 | B94-4139 | 12/01/1994 | 12/01/1995 | 11,500 | Commercial | ROCK WALL,WD DECK,LT TOWR |
| 1 | B94-3730 | 12/01/1921 | 12/01/1995 | 650 | Commercial | 3 CANVAS AWNINGS |
| 1 | E95-0635 | 02/01/1995 | 02/01/1995 | 1,500 | Commercial | 200 AMP SERVICE |
| 1 | E95-1355 | 04/01/1995 | 12/01/1995 | 100 | Commercial | 100 AMP SVC (3 PHASE) |
| 1 | A95-4327 | 12/01/1995 | 08/01/1996 | 500 | Commercial | REPLACE SIGN |
| 1 | 96-1389 | 03/01/1996 | 08/01/1996 | 3,600 | Commercial | MECHANICAL |
| 1 | 96-4665 | 12/01/1996 | 08/01/1997 | 30,000 | Commercial | AWNINGS |
| 1 | 97-1039 | 04/01/1997 | 08/01/1997 | 1,000 | Commercial | ELECTRICAL |
| 1 | 97-1103 | 04/01/1997 | 08/01/1997 | 1,000 | Commercial | REPAIR SMOKE DETECTORS |
| 1 | 97-1560 | 05/01/1997 | 08/01/1997 | 1,500 | Commercial | ADD TICKET BOOTH |
| 1 | 97-3244 | 10/01/1997 | 11/01/1997 | 2,000 | Commercial | ELECTRICAL |
| 1 | 97-4134 | 12/09/1997 | 12/08/1998 | 8,700 | Commercial | OVERLAY EXISTING DECK |
| 1 | 97-4132 | 12/09/1997 | 12/08/1998 | 700 | Commercial | REPAIR DAMAGED RAILS |
| 1 | 98-1651 | 05/26/1998 | 12/08/1998 | 600 | Commercial | DEDUCT METER |
| 1 | 98-1817 | 06/10/1998 | 12/08/1998 | 2,000 | Commercial | REPAIR/OVERLAY WOOD DECKS |
| 1 | 98-2211 | 07/20/1998 | 12/08/1998 | 750 | Commercial | DEMO WALL UNDER SIGN |
| 1 | 9803324 | 10/27/1998 | 10/12/1998 | 4,000 | Commercial | UPGRADE SERVICE |
| 1 | 9802691 | 10/23/1998 | 12/08/1998 | 25,000 | Commercial | BUILD 4 DORMERS TO ROOF |
| 1 | 9803907 | 12/11/1998 | 12/31/1998 | 5,000 | Commercial | REPLASTER POOL/CERAMIC TI |
| 1 | 98-4027 | 12/23/1998 | 12/31/1999 | 20,000 | Commercial | REPAIR/REPLACE DECK |
| 1 | 99-0450 | 02/04/1999 | 12/31/1999 | 1,000 | Commercial | OUTLETS & POOL LIGHTS |
| 1 | 99-0646 | 02/24/1999 | 12/31/1999 | 750 | Commercial | ELECTRICAL |
| 1 | 9802691 | 05/17/1999 | 12/31/1999 | 25,000 | Commercial | PLUMBING/ELECTRICAL/AC |
| 1 | 99-1895 | 06/07/1999 | 12/31/1999 | 2,000 | Commercial | REMODELING |
| 1 | 99-1668 | 06/25/1999 | 12/31/1999 | 55,000 | Commercial | REMODELING |
| 1 | 99-2950 | 12/29/1999 | 08/04/2000 | 2,800 | Commercial | 21 SQS V-CRIMP |
| 1 | 02-0979 | 04/26/2002 | 11/15/2002 | 3,680 | Commercial | CURBING FRONT OF LOBBY |

| | | | | | | |
|---|---------|------------|------------|-------|------------|---|
| 1 | 02-0980 | 04/26/2002 | 11/15/2002 | 6,700 | Commercial | PERMIT EXTENSION |
| 1 | 02-1357 | 06/18/2002 | 11/15/2002 | 2,200 | Commercial | SIGN ELECTRIC |
| 1 | 02-3380 | 12/17/2002 | 09/19/2003 | 2,000 | Commercial | UPGRADE GREASE TRAP |
| 1 | 02-3345 | 12/18/2002 | 09/19/2003 | 300 | Commercial | VINYL SIGN |
| 1 | 03-2108 | 08/08/2003 | 09/19/2003 | 6,000 | Commercial | OVERLAY OF ASPHALT |
| 1 | 06-2923 | 06/21/2006 | 10/06/2006 | 9,000 | Commercial | OVERLAY 5600 SF OF EXISTING ASPHALT DRIVEWAY, 640 SF NEW ASPHALT |
| 1 | 07-4074 | 08/29/2007 | | 1,000 | Commercial | INSTALL 16 STAIRWAY LIGHTS |

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 | 3,979,335 | 132,548 | 2,412,256 | 5,048,983 | 5,048,983 | 0 | 5,048,983 |
| 2011 | 3,712,285 | 134,963 | 3,311,673 | 4,935,660 | 4,935,660 | 0 | 4,935,660 |
| 2010 | 3,712,285 | 136,714 | 3,740,966 | 5,213,302 | 5,213,302 | 0 | 5,213,302 |
| 2009 | 3,901,889 | 139,114 | 4,544,922 | 5,310,626 | 5,310,626 | 0 | 5,310,626 |
| 2008 | 3,901,889 | 141,129 | 6,492,675 | 5,527,242 | 5,527,242 | 0 | 5,527,242 |
| 2007 | 3,374,248 | 124,384 | 8,656,845 | 5,545,177 | 5,545,177 | 0 | 5,545,177 |
| 2006 | 3,004,242 | 115,901 | 3,637,426 | 5,356,312 | 5,356,312 | 0 | 5,356,312 |
| 2005 | 3,010,024 | 120,355 | 2,909,974 | 4,921,375 | 4,921,375 | 0 | 4,921,375 |
| 2004 | 3,011,257 | 124,278 | 2,364,385 | 4,740,787 | 4,740,787 | 0 | 4,740,787 |
| 2003 | 3,011,257 | 128,717 | 2,017,588 | 5,069,639 | 5,069,639 | 0 | 5,069,639 |
| 2002 | 3,009,440 | 132,773 | 2,017,588 | 4,888,540 | 4,888,540 | 0 | 4,888,540 |
| 2001 | 3,004,000 | 117,279 | 1,738,259 | 4,888,540 | 4,888,540 | 0 | 4,888,540 |
| 2000 | 2,480,671 | 71,225 | 1,505,015 | 4,380,029 | 4,380,029 | 0 | 4,380,029 |
| 1999 | 2,014,122 | 51,889 | 1,505,015 | 3,053,040 | 3,053,040 | 0 | 3,053,040 |
| 1998 | 1,345,884 | 47,420 | 1,505,015 | 3,053,040 | 3,053,040 | 0 | 3,053,040 |
| 1997 | 1,318,364 | 49,082 | 1,505,015 | 3,053,040 | 3,053,040 | 0 | 3,053,040 |
| 1996 | 1,199,483 | 50,522 | 1,368,215 | 2,473,316 | 2,473,316 | 0 | 2,473,316 |
| 1995 | 1,009,324 | 31,423 | 1,368,215 | 2,473,316 | 2,473,316 | 0 | 2,473,316 |
| 1994 | 878,412 | 31,569 | 1,368,215 | 2,477,233 | 2,477,233 | 0 | 2,477,233 |
| 1993 | 878,412 | 31,752 | 1,368,215 | 1,959,387 | 1,959,387 | 0 | 1,959,387 |
| 1992 | 878,412 | 31,899 | 1,368,215 | 1,959,387 | 1,959,387 | 0 | 1,959,387 |
| 1991 | 878,412 | 32,082 | 1,368,215 | 1,959,387 | 1,959,387 | 0 | 1,959,387 |
| 1990 | 878,473 | 32,228 | 926,465 | 1,959,387 | 1,959,387 | 0 | 1,959,387 |
| 1989 | 878,473 | 30,923 | 926,465 | 1,835,861 | 1,835,861 | 0 | 1,835,861 |
| 1988 | 711,624 | 30,664 | 883,715 | 1,353,914 | 1,353,914 | 0 | 1,353,914 |
| 1987 | 698,339 | 30,804 | 521,445 | 1,174,406 | 1,174,406 | 0 | 1,174,406 |
| 1986 | 699,443 | 30,898 | 521,445 | 1,163,655 | 1,163,655 | 0 | 1,163,655 |
| 1985 | 683,743 | 31,038 | 352,255 | 978,212 | 978,212 | 0 | 978,212 |

| | | | | | | | |
|-------------|---------|--------|---------|---------|---------|---|---------|
| 1984 | 484,230 | 31,131 | 352,255 | 745,669 | 745,669 | 0 | 745,669 |
| 1983 | 484,230 | 31,272 | 352,255 | 623,721 | 623,721 | 0 | 623,721 |
| 1982 | 439,826 | 26,690 | 352,255 | 818,771 | 818,771 | 0 | 818,771 |

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 |
|------------------|----------------------------|-----------|------------|---------------|
| 5/17/2004 | 2008 / 1641 | 3,000,000 | <u>WD</u> | <u>U</u> |

This page has been visited 58,896 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., November 21, 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 - 3101 North Roosevelt Boulevard (RE#00002360-000000; AK#1002453)- A request to allow small recreational power-driven rentals in the CG zoning district per Section 122-418 (19) 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.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Conditional Use - 3101 North Roosevelt Boulevard (RE#00002360-000000; AK#1002453)- A request to allow small recreational power-driven rentals in the CG zoning district per Section 122-418 (19)of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Antonio A. Osborn, JR.

Owner: Christopher Holland

Project Location: 3101 North Roosevelt Boulevard (RE#00002360-000000; AK#1002453)

Date of Hearing: Thursday, November 21, 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 Stacy Gibson at sgibson@keywestcity.com .

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

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

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Monroe County, Florida

3101 N. Roosevelt

Printed: Oct 30, 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 |
|--|----------------------|-------------|---------------|--------------|------------|----------------|
| CHRISTOPHER HOLLAND LLC | 1013 SOUTH ST | | KEY WEST | FL | 33040-4805 | |
| CIRCLE K STORES INC | 12911 N TELECOM PKWY | | TEMPLE TERRAC | FL | 33637-0907 | |
| CITY OF KEY WEST | P O BOX 1409 | | KEY WEST | FL | 33041 | |
| GROSSMAN LYNN REVOCABLE TRUST AGREE 10/29/1996 | 1016 FLAGLER AVE | | KEY WEST | FL | 33040-4816 | |
| MTC KEY PLAZA LIMITED PARTNERSHIP | 50 TICE BLVD STE 320 | | WOODCLIFF LAK | NJ | 07677-7603 | |
| WACHOVIA BANK NA FL BNK REAL ESTATE | PO BOX 36246 | | CHARLOTTE | NC | 28236-6246 | |
| LORD-PAPY JOAN L/E | 90 KEY HAVEN RD | | KEY WEST | FL | 33040-6241 | |
| BARONALD CORPORATION LIMITED | 680 NE 40TH CT | | OAKLAND PARK | FL | 33334-3036 | |
| KNIBILT CORPORATION INC | PO BOX 974 | | KEY WEST | FL | 33041-0974 | |