

Keri O'Brien

From: mhpa@bellsouth.net
Sent: Tuesday, February 27, 2024 3:14 PM
To: Ronald Ramsingh
Cc: Keri O'Brien; Albert Childress
Subject: [EXTERNAL]

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APPEAL OF PLANNING DEPARTMENT DECISION

Comes now, 423 Caroline LLC, a limited liability company of the State of Florida, and appeals the determination by the City of Key West Planning Department that General Horseplay located at 423 Caroline Street Key West, FL is a non-conforming use, and that General Horseplay may not place seats on the second floor of their restaurant.

It is the position of 423 Caroline LLC, the owner of the real property, that General Horseplay is a fully licensed bar and restaurant which is a permitted use in the zoning district governing the subject property, as set forth in the licenses granted by the City of Key West to General Horseplay, see attached.

Please place this appeal on the next City Commission Agenda.

Michael Halpern
Attorney for 423 Caroline LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name GENERAL HORSEPLAY

Location Addr 423 CAROLINE ST

Lic NBR/Class LIC2020-000485

Issued Date 8/16/2023

FOOD SERVICE

Expiration Date: September 30, 2024

RESTAURANT WITH 61 TO 120 SEATS

Comments: AUTHORIZED FOR 100/30 FOOD SERVICE SEATS/ 70 BAR

Restrictions: SEA5428413 (10/01/23)

This document must be prominently displayed.

GENERAL HORSEPLAY
423 CAROLINE ST
KEY WEST, FL 33040

GENERAL HORSEPLAY LLC



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

To: General Horseplay
Address: 432 Caroline Street Key West, FL 33040
From: The City of Key West Fire Dept. Fire Prevention Bureau
Date: 8/24/2020

Reference: Occupancy Load
This is to advise you that based on our inspection of your property your occupancy load is as follows:

Interior Occupants: 40
Interior Employees: 3
Exterior Occupants: 166
Exterior Employees: 5
Total Maximum Occupancy Load is: 214

A sign must be posted in plain view within the establishment stating this maximum allowable occupancy load. The sign shall have dimensions of not less than 18 inches in height and eighteen inches in length. The statement "Occupancy Load" and the number assigned above shall be printed clearly in red letters and not on a white background.

Your cooperation in this matter of public safety is greatly appreciated. If you have any questions regarding this occupancy load, please contact our office.