

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

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 1908 Flagler Ave.
- 2) Name of Applicant 1908 Flagler Ave. Corp., Michael Halpern Pres.
- 3) Applicant is: Owner Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 209 Duval Street
Key West, Florida
- 5) Applicant's Phone # 305 296-5667 Email mhipa@bellsouth.net
- 6) Email Address: mhipa@bellsouth.net
- 7) Name of Owner, if different than above _____
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel CL RE# 00063450-00000
- 11) Is Subject Property located within the Historic District? Yes _____ No
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).

The proposed development is the construction of the Michelle Keovan Halpern Center for Learning in a single building with surrounding gardens, parking and landscaping will comply with Key West regulations.

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13) Has subject Property received any variance(s)? Yes _____ No
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes _____ No

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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.

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

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

President of 1908 FLAGLER AVENUE CORP
Name of office (President, Managing Member) Name of owner from deed

authorize Thomas Pope
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] as President/owner
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10-14-2014
Date

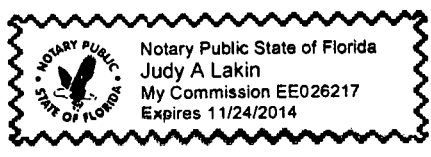
by Michael Halpern
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

JUDY A. LAKIN
Name of Acknowledger typed, printed or stamped

EE026217
Commission Number, if any



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas Pope, 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:

1908 Flagler Avenue

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.

Thomas Pope

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 14, 2014 by _____
date

Thomas E. Pope

Name of Authorized Representative

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

M. Holly Booton

Notary's Signature and Seal

M. Holly Booton

Name of Acknowledger typed, printed or stamped

Dec. 26, 2017

Commission Number, if any



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Michael Halpern ^{AS President/owner} 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:

1908 Flagler Avenue, Key West
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.

M AS PRESIDENT, 1908 FLAGLER AVENUE CORP.
Signature of Authorized Representative OWNER

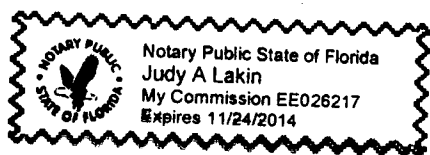
Subscribed and sworn to (or affirmed) before me on this 10-14-2014 by
date

Michael Halpern
Name of Authorized Representative

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

Judy A. Lakin
Notary's Signature and Seal

JUDY A. LAKIN
Name of Acknowledger typed, printed or stamped



EE026217
Commission Number, if any

Deed

This form prepared by and return to
Marci L. Rose, Esq.
818 White Street
Key West, Florida 33040
R.E. Parcel No.: 00063450-000000

This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.

RCD Mar 21 2003 10:41AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
03/21/2003 DEP CLK

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 19TH day of MARCH, A.D. 2003, by HILARIO RAMOS JR., A SINGLE MAN, Grantor, to 1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION, Grantee, whose address is 209 DUVAL STREET, Key West, Florida 33040:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

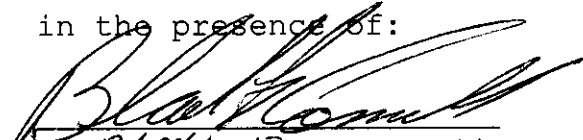
WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

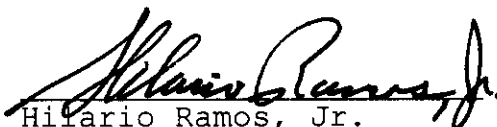
On the Island of Key West and known as Lots Nineteen (19), Twenty-Three (23) and Twenty-Four (24), Square Six (6), Tract thirty (30), Cash's Diagram, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monroe County, Florida.

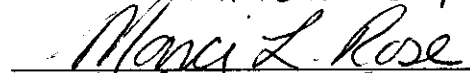
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Blake F. Connell


Hilario Ramos, Jr.


MARCI L. ROSE

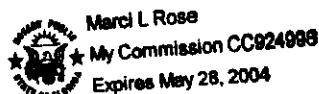

Marci L. Rose
My Commission CC924998
Expires May 28, 2004

STATE OF FLORIDA
COUNTY OF MONROE

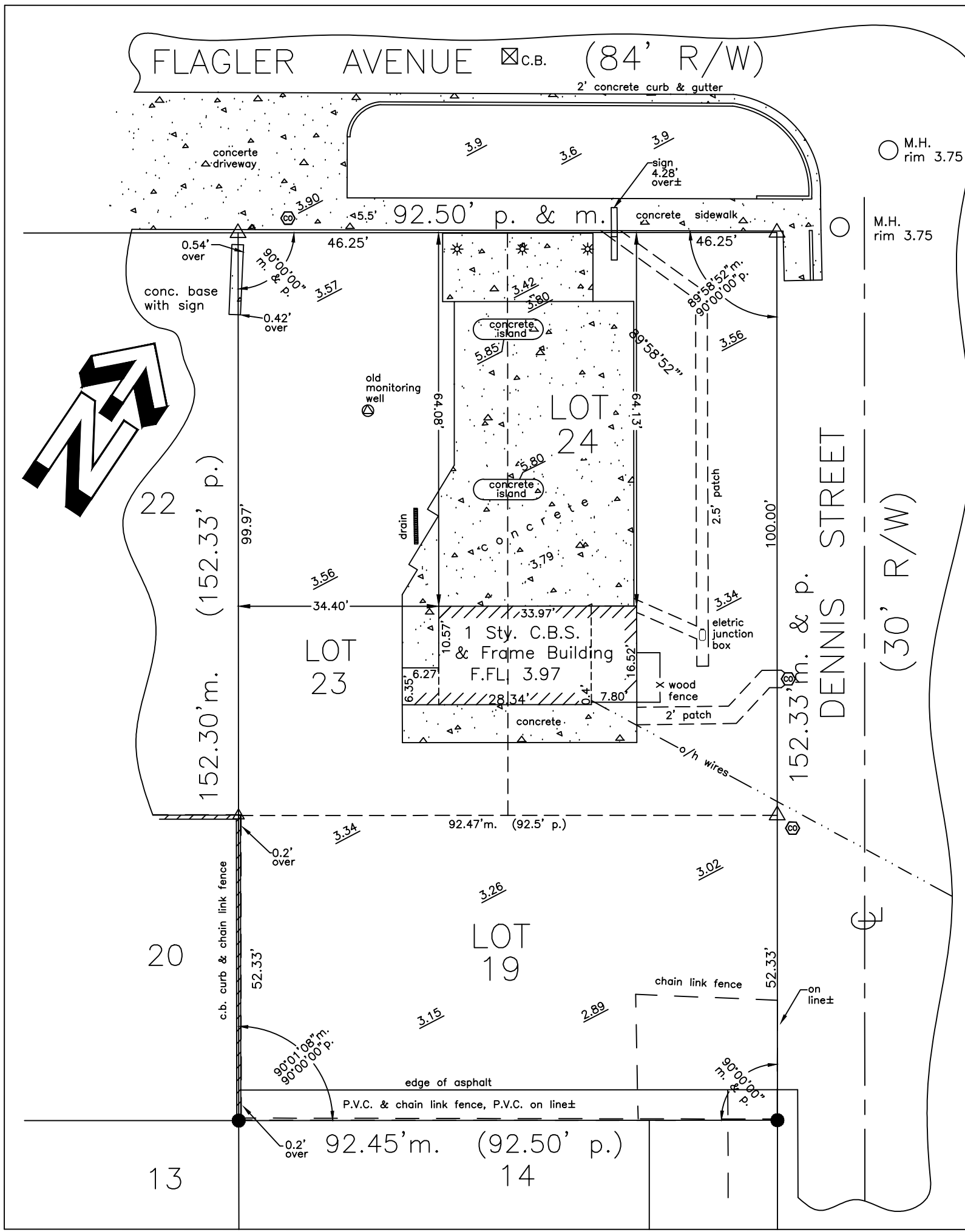
BEFORE ME, the undersigned authority, this day personally appeared HILARIO RAMOS JR. to me well known, who, after being duly sworn, and identified by Valid FLOL acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and official seal this 19th day of March, 2003.


Notary Public


Marci L. Rose
My Commission CC924998
Expires May 28, 2004

Survey



LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
ADA	Americans Disability Act	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

	Concrete Utility Pole
	Fire Hydrant
	Sanitary Sewer Clean Out
	Light
	Wood Utility Pole
	Water Meter

Field work performed on 9/29/14

CERTIFICATION: I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 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

1908 Flagler Avenue Corporation 1908 Flagler Avenue, Key West, Fl. 33040		Dwg. No. 05-397
BOUNDARY SURVEY	Scale 1" = 20'	Ref. 101-62 file
Date: 10/2/14	Flood Panel No. 1517 K	Flood Zone AE
REVISIONS AND/OR ADDITIONS		
9/2/05: Updated, owner, conc. lights, addition, Lot 19		
9/30/14: Updated, owner request, minor changes		
fred/dwg/kw/block242/1908flagler		

LOCATION MAP

A portion of "W.D. CASH'S DIAGRAM of Tract 30, City of Key West"

BERTHA STREET						
VENENTIA STREET	1	12	13	20	21	FLAGLER AVENUE
	2				22	
	3				23	
	4	11	14	19	24	
	DENNIS STREET					

LEGAL DESCRIPTION:

On the Island of Key West and known as Lots Nineteen (19), Twenty-three (23), and Twenty-four (24), Square Six (6), Tract Thirty (30), Cash's Diagram according to the plat thereof, as recorded in Plat Book 1 at Page 13, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Flagler Avenue
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Tital, KH-1 Elevation: 4.262
 Survey performed without benefit of title search for said and surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

ENGINEERS PLANNERS SURVEYORS

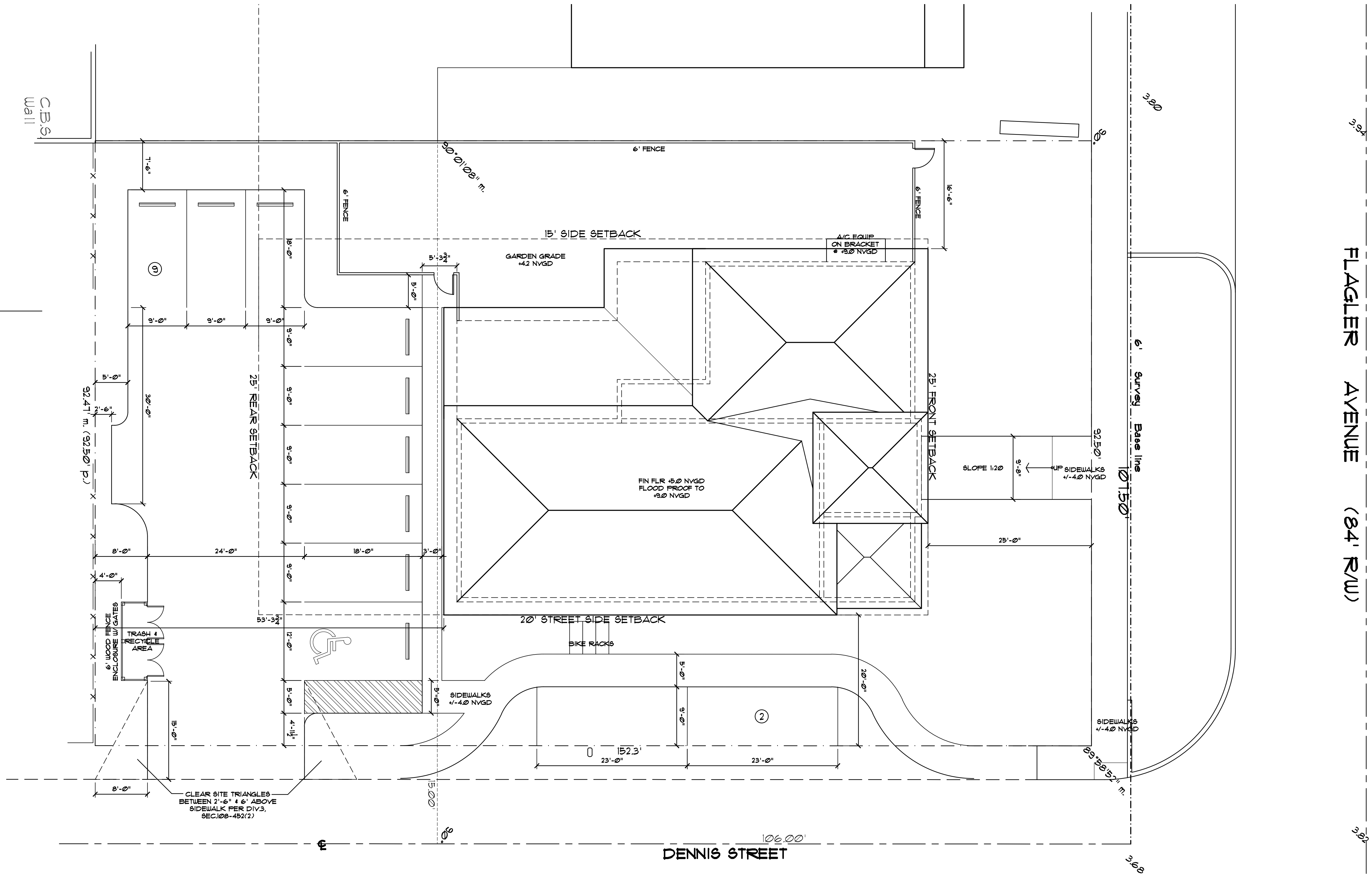
3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Plans

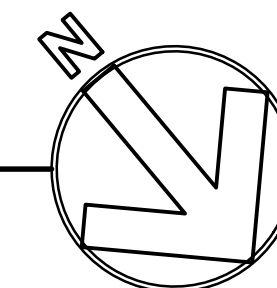
SITE ANALYSIS

ZONING	CL
SITE AREA	14,085* (0.32 AC)
FLOOD ZONE	AE 8
MAX LOT COVERAGE	40% (5,634 SF)
EXISTING LOT COVERAGE	43% (611 SF)
PROPOSED LOT COVERAGE	24% (3,435 SF)
MAX FAR	10 (14,085 SF)
PROPOSED FAR	0.24 (3,444 SF)
MAX HEIGHT	40'
SETBACKS	
FRONT	25'
REAR	25'
SIDE	15'
STREET SIDE	20'
MAX IMPERVIOUS SURFACE	60% (8,451 SF)
EXISTING IMPERVIOUS SURFACE	38.6% (5,390 SF)
PROPOSED IMPERVIOUS SURFACE	58% (8,204 SF)
PARKING REQUIRED	11 SPACES
PARKING PROVIDED	11 SPACES



Site Plan

1/8" = 1' - 0"

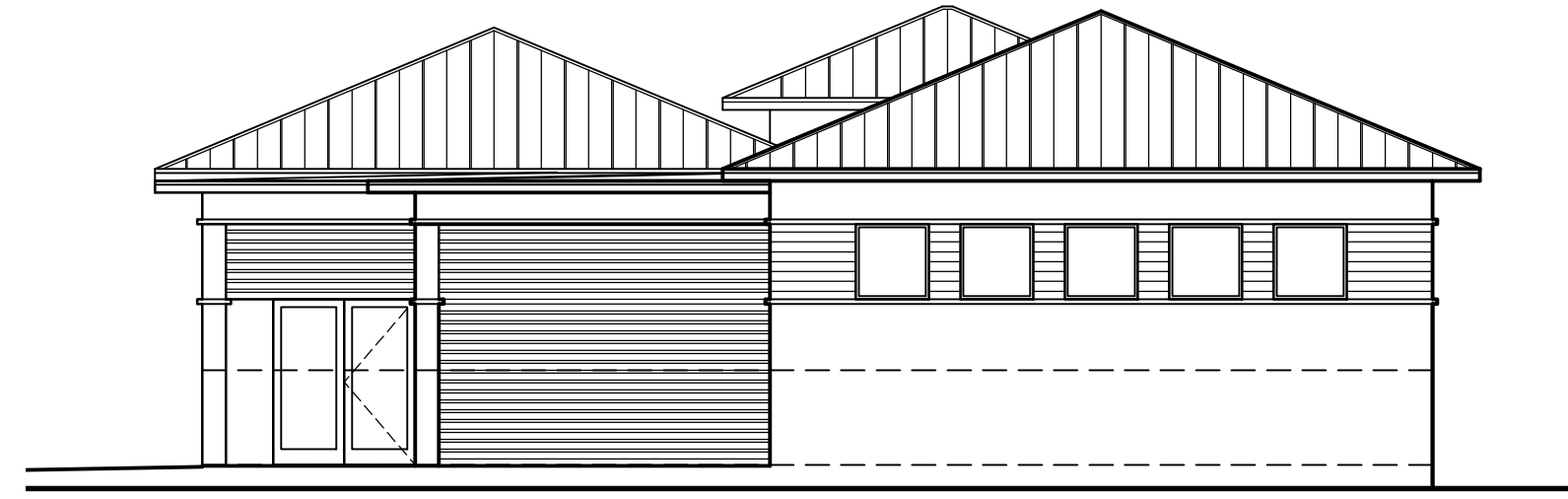


THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPopePA@aol.com

Halpern Center for Learning
 1908 Flagler Avenue
 Key West, FL

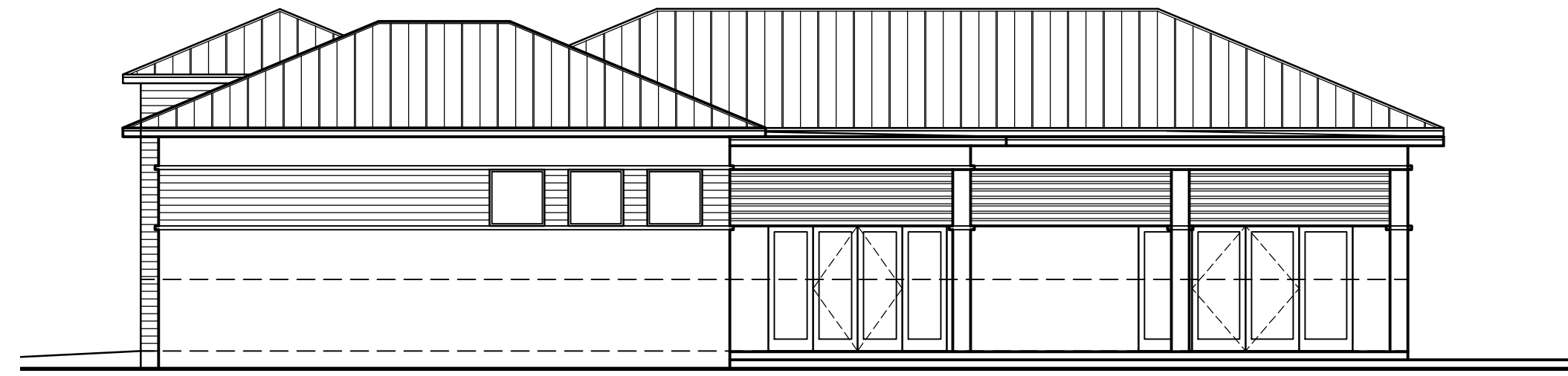
date:
 10/2/14
 revision:
 11/5/14
 11/17/14

sheet:
A0.1



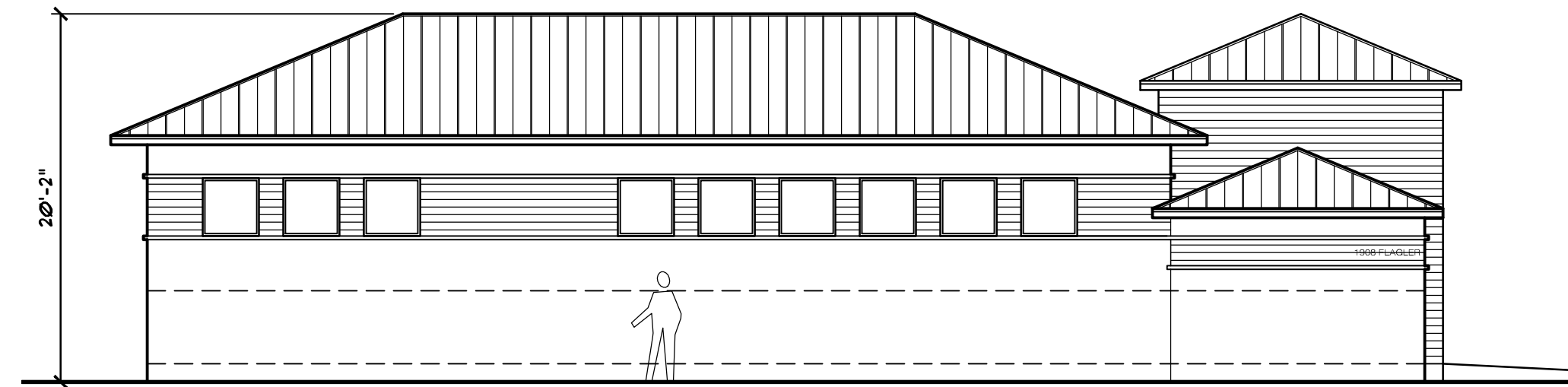
Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



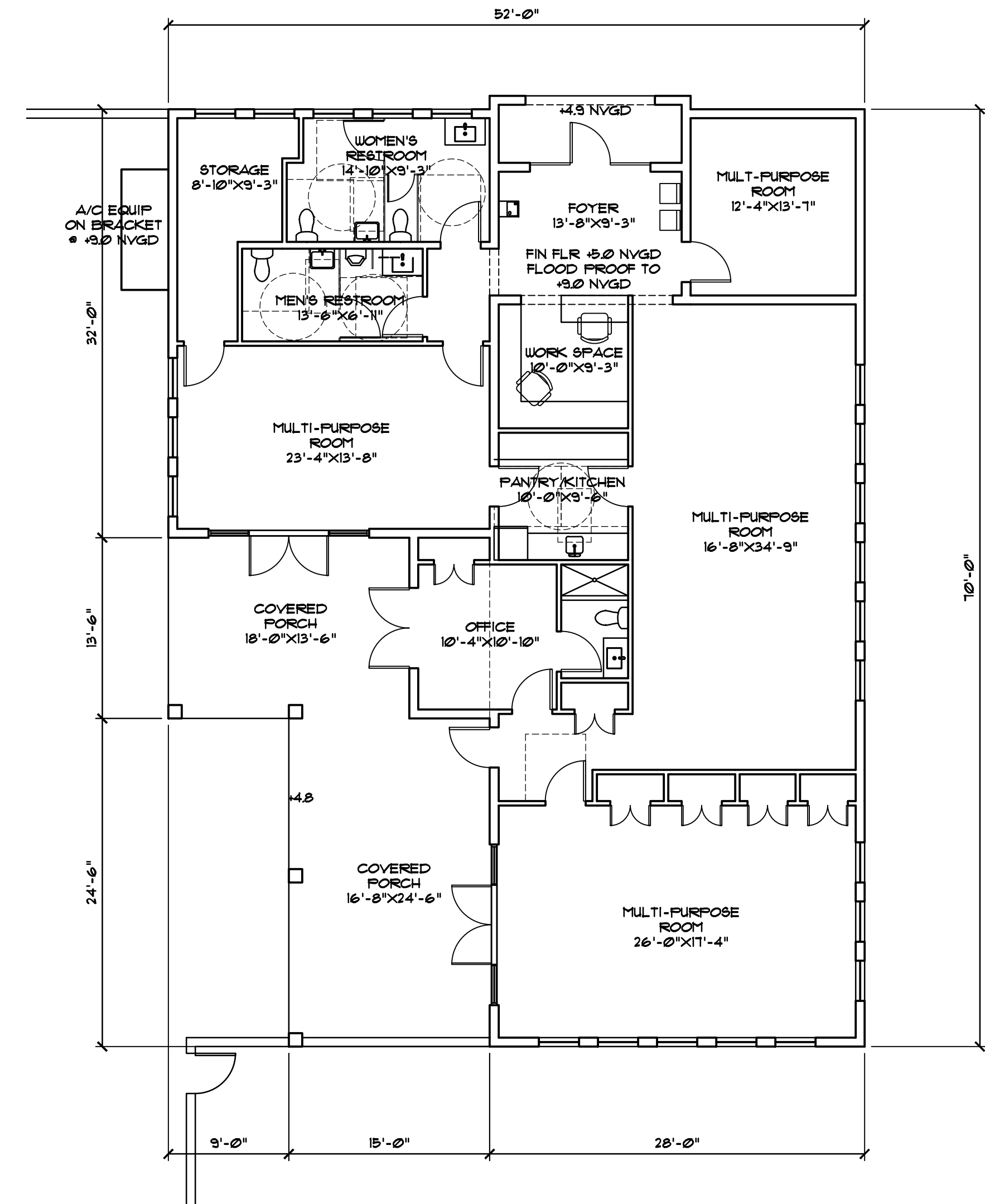
Street Side Elevation

1/8" = 1' - 0"



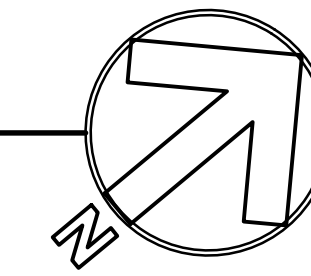
Front Elevation

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"



Halpern Center for Learning

1908 Flagler Avenue Key West, FL

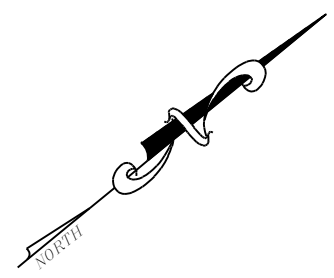
THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

date:
10/2/14
revision:

sheet:

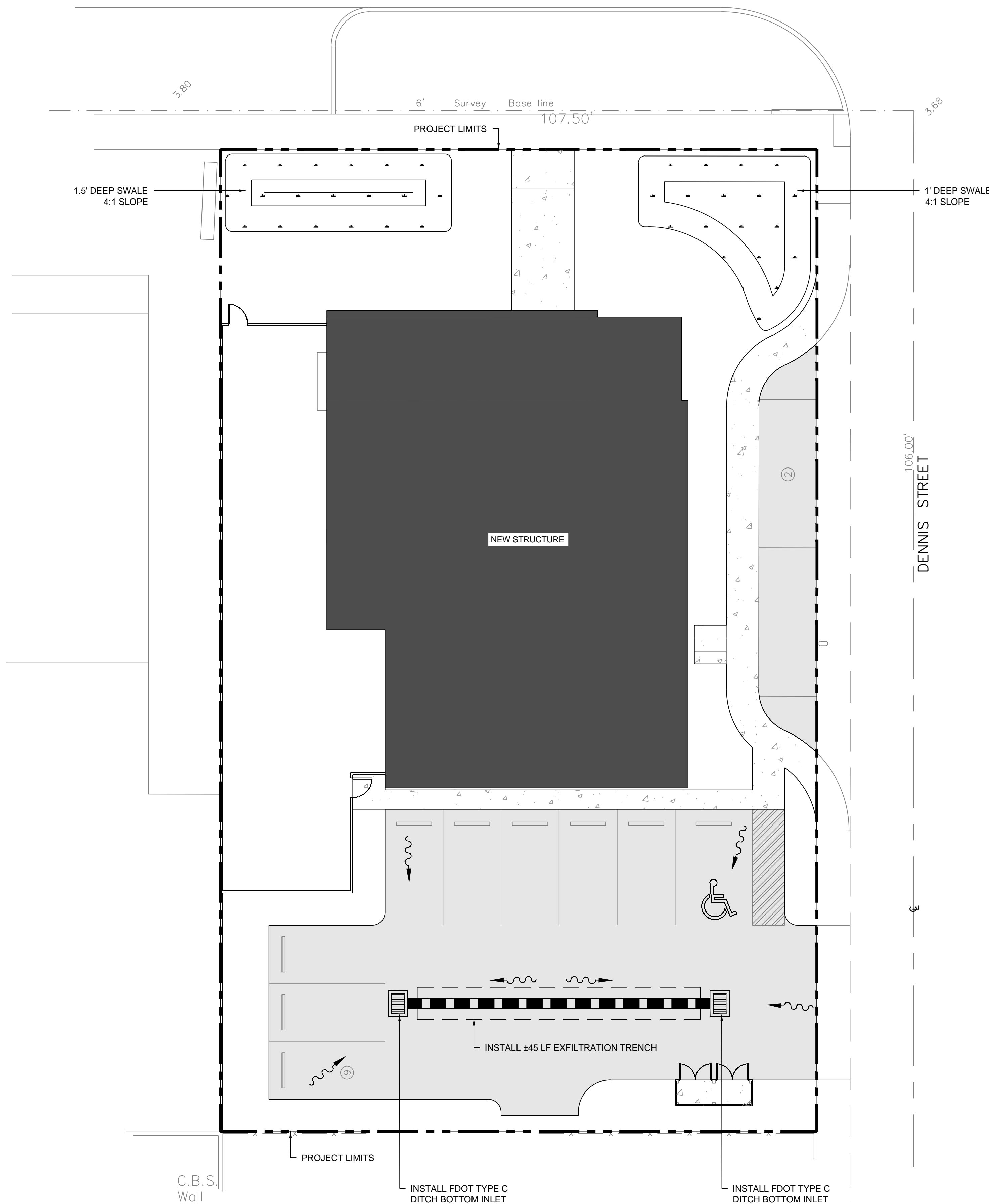
A1.1



SCALE 1"=10'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

LEGEND	
	PROJECT LIMITS
	NEW ASPHALT PAVEMENT
	NEW CONCRETE
	DRY RETENTION AREA
	EXISTING GRADE
	PROPOSED GRADE
	STORMWATER PIPE
	STORMWATER INLET (NYLOPLAST INLINE BASIN)
	STORMWATER INLET (FDOT DITCH BOTTOM)
	STORMWATER FLOW
	STORMWATER MANHOLE

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO DRY RETENTION POND



Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Project Area	A =	0.323 ac	14,091 sf
Pervious Area		0.000 ac	0 sf
Impervious Area		0.323 ac	14,091 sf
% Impervious		100.00%	
Rainfall for 25yr/24hr event	P ₂₄ =	9 in	
Rainfall for 25yr/3day event	P ₇₂ =	12.23 in	
Depth to Water Table		2 ft	
Predeveloped Available Storage		1.88 in	
Soil Storage	S =	0.00 in	
Q _{pre} = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q _{pre} =	12.23 in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	3.96 ac-in	
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	0.323 ac	14,091 sf
Pervious Area		0.123 ac	5,379 sf
Impervious Area		0.200 ac	8,712 sf
% Impervious		61.8%	
Rainfall for 25yr/24hr event	P ₂₄ =	9 in	
Rainfall for 25yr/3day event	P ₇₂ =	12.23 in	
Depth to Water Table		2 ft	
Developed Available Storage		1.88 in	
Soil Storage	S =	0.72 in	
Q _{post} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} =	11.41 in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	3.69 ac-in	
<i>Postdevelopment - Predevelopment</i>			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	-0.82 in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} =	-0.27 ac-in	

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area	0.323 ac	14,091 sf	
Surface Water	0.000 ac	0 sf	
Roof Area	0.089 ac	3,896 sf	
Pavement/Walkways	0.111 ac	4,816 sf	
Pervious area	0.123 ac	5,379 sf	
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.111 ac	4,816 sf	
% Impervious	34%		
A) One inch of runoff from project area	0.323 ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.276 ac-in		
<i>Comparison of Water Quality Methods</i>			
	0.323 ac-in	>	0.276 ac-in
Total Volume Required	0.323 ac-in		1,174 cf
50% Credit for Dry Retention	0.162 ac-in		587 cf
Total Volume Provided	0.173 ac-in		628 cf

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION NO. BS79
 KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FL 33040
 TEL: (305) 293-9440 FAX: (305) 293-60243

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51488
 November 17, 2014

REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	
6	

THE LEARNING CENTER
 1824 FLAGLER AVENUE
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

JOB NO. 141080
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC SHEET

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

10/17/14 Design Data Tables
11/07/14 Site Revision
11/18/14 Site Triangle

Drawing Size: 24x36 Project #: 24659
Drawn By: EN Checked By: EN

Title: SCHEMATIC LANDSCAPE PLAN

Sheet Number:

L-1.0

Date: OCTOBER 3, 2014

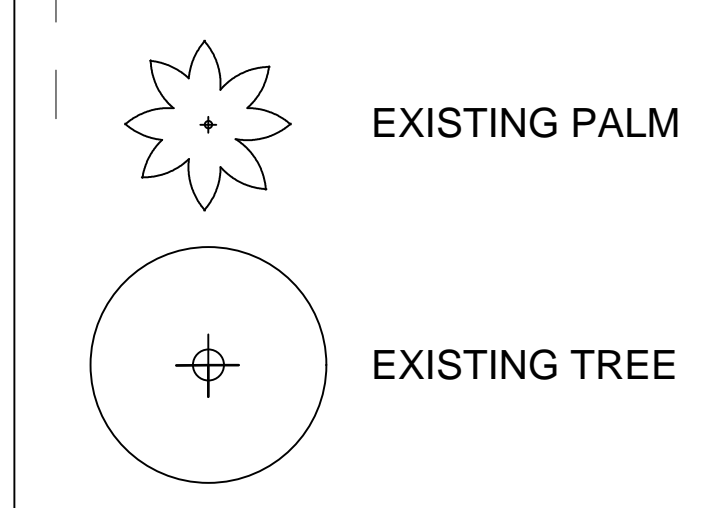
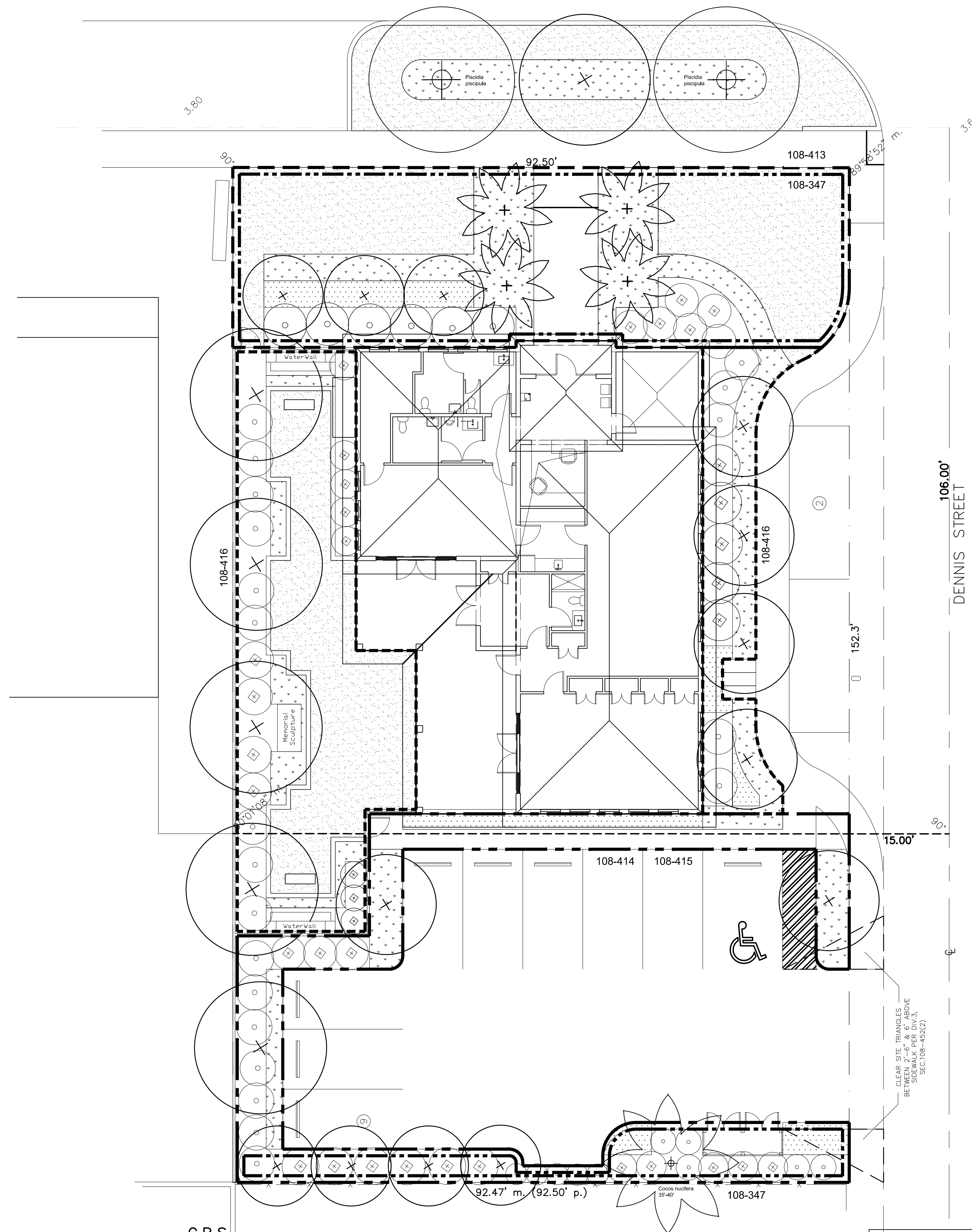
PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
TREES										
+	BOS	Bourreria succulenta	Strongbark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type
	CAW	Canella winterana	Cinnamon Bark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	6' CT
	COD	Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	GUD	Guapira discolor	Blolly	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	GUS	Guaiacum sanctum	Cragwood vitae	Yes	2"-3"	8'-10'	8'-10'	45 Gal	As Shown	Tree Type
	GYL	Gymnanthes lucida	Crabwood	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	SG	Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	SWM	Piscidia piscipula	Jamaican Dogwood	Yes	4"-6"	14'-16'	8'-10'	65 Gal	As Shown	6' CT
	TAB	Tabebuia bahamensis	Bahama Tabebuia	No	2"-3"	10'-12'	6'-8'	45 Gal	As Shown	5' CT
	PALMS									
*	DYC	Dypsis cabada	Cabada Palm	No	4"-6"	10'-12'	6'-8'	45 Gal	As Shown	Multi
	CON	Cocos nucifera 'Green Malayan'	Coconut Palm	No	10'-12"	28'-30'	18'-20'	B&B	As Shown	
	PTE	Ptychosperma elegans	Alexander Palm	No	4"-6"	10'-12'	6'-8'	B&B	As Shown	Multi
	SAP	Sabal palmetto	Palmetto	Yes	12"-16"	10'-14'	8'-10'	45 Gal	As Shown	With Boats
	THM	Thrinax morrisii	Key Thatch Palm	Yes	4'-6"	4'-6"	4'-6"	45 Gal	As Shown	Multi
	THR	Thrinax radiata	Thatch Palm	Yes	2"-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
LARGE SHRUBS										
□	CLG	Clusia guttifera	Small Leaf Clusia	No	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	ARE	Ardisia escallonioides	Marlberry	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	EUF	Eugenia foetida	Spanish Stopper	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	MFR	Myrcianthes fragrans	Simpson Stopper	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	RAP	Rapanea punctata	Myrsine	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	RAA	Randia aculeata	Indigo Berry	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
MEDIUM SHRUBS										
○	BRL	Brysonima lucida	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	ERF	Erithalis fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	CAA	Callicarpa americana	Beauty Bush	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	CHI	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	HAM	Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	PSN	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
SMALL SHRUBS										
□	PLI	Psychotria ligustrifolia	Dwarf Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	24" O.C.	
	SER	Serenoa repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24" O.C.	
	TRF	Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24" O.C.	
GROUND COVER										
□	ERL	Ermodia littoralis	Beach Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	LAD	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	MIS	Microsorium scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	NEB	Nephrolepis biserrata 'Furcans'	Fishtail Fern	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	NEE	Nephrolepis exaltata 'Bostoniensis'	Boston Fern	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	PHB	Phlodonon 'Burlie Marx'	Burlie Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
	STJ	Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
	ZAP	Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
GRASS										
ZME	2845	Zoysia matrella 'Empire'	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	As Shown	

SEC. 108-411/416 MINIMUM LANDSCAPE REQUIREMENTS

Minimum Landscaped Areas - Sec. 108-412 (a)			
Site Area 14,085 SF x 20% Minimum Area of Building Site	SF / % Required	SF / % Provided	
	2,817 SF / 20%	5,768 SF / 41%	
Minimum Native Plant Requirement 70% - Sec. 108-412 (b)			
	Total Plants Provided	Percent Provided	
Native Plants	783	79%	
Exotic Plants	211	21%	
Total Native & Exotic Plants	994	100%	
Minimum Standards Landscaping Along Street Frontage Right-of-Way - Sec. 108-413			
Area of Site Less than 5 Acre, Width of Required Landscaping 10' and 40 Plant Units / 100 LF			
92.5 LF Property Line Abutting Street Frontage / 100 LF = 92.5			
40 Plant Units x .95 = 38 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy / Shade Trees	3	10	30
Evergreen / Ornamental Trees	0	3	0
Shrubs	359	1	359
Total Plant Units Provided			389
Requirements for Interior Parking Lot Landscape Areas - Sec. 108-414			
Size and Composition of Interior Landscaping			
Parking Lot Minimum Landscape Area 20%	SF / % Required	SF / % Provided	
4742 SF Parking Lot x .20 = 948 SF	948 SF	1164 SF	
Perimeter Parking Lot Landscape Requirements - Sec. 108-415			
Building Site 20,000 SF or Less 5' Perimeter Parking Lot Landscape Area			
264 LF Perimeter / 35 LF = 7.54	Total Required	Total Provided	
Canopy / Shade Trees 7.54 x 1	8	8	
Shrubs 7.54 x 10	75	222	
Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416			
Percent of Site in NOS is Less Than 30% NOS Requires 4 Trees / 2000 SF of NOS			
17.62% or 2,482 SF of Site is Nonvehicular Open Space			
	Total Trees Required	Total Trees Provided	
2,482 SF / 2000 = 1.24 SF x 4 Trees	5	8 Trees	

SEC. 108-346/353 OPEN SPACE, SCREENING AND BUFFERS

Open Space - Sec. 108-346 (b)			
Non Residential Open Space Minimum 20%			
Site Area 14,085 SF x 20% Minimum Area of Building Site	Required	Provided SF	Provided Per Cent
	2,817 SF / 20%	5768	49%
Landscape Areas		0	0%
Active Recreation / Permeable Areas		5768	49%
Total Open Space			
Required Screening - Sec. 108-347 (b, c, d)			
Landscape Buffer North Property Line (Flagler Avenue)			
Type C Buffer 10' 92.5 LF			
64 Plant Units / 100 LF = 59 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	4	10	40
Ornamental Trees	0	5	0
Shrubs	359	1	359
Total Plant Units Provided North Property Line			399
Landscape Buffer South Property Line (Abutting Residential)			
Type C Buffer 5' 92.5 LF			
72 Plant Units / 100 LF = 66.6 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	4	10	40
Ornamental Trees	0	5	0
Shrubs	43	1	43
Total Plant Units South Property Line			83



DRC Minutes/Comments



THE CITY OF KEY WEST

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

Development Review Committee
October 23, 2014
Utilities Comments

**517 Truman Avenue
Easement**

No comments.

**320 Grinnell Street
Easement**

No comments.

**1908 Flagler Avenue
Minor Development Plan**

Please indicate on the site plan how the trash and recycle storage area will be screened from adjacent properties and public right-of-way, in accordance with Sec. 108-279. Please contact Will Thompson, Solid Waste Coordinator at 809-3776, to assist with setting up the recycling account.

**415 Frances Street
Maximum Building Coverage, Impervious Surface Ratio, Side and Rear Yard Setback Variance**

No comments.

**3226 Eagle Avenue
Maximum Building Coverage, Impervious Surface Ratio, Side and Rear Yard Setback Variance**

No comments.

**1309 Newton Street
Side and Rear Yard Setback Variance**

Please install roof gutters and direct downspouts back onto property, into landscaped areas.

**1316 Virginia Street
Front and Side Yard Setback Variance**

No comments.

**906 Georgia Street
Side and Rear Yard Setback Variance**

No comments.

**1212 Duval Street
Side and Rear Yard Setback Variance**

Please provide a stormwater management plan, pursuant to Sec. 108-777.

Please install roof gutters and direct downspouts onto property, into swales and/or landscaped areas.



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

UTILITY BOARD OF THE CITY OF KEY WEST

October 21st, 2014

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

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF October 23rd, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for October 23rd, 2014. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 517 Truman Avenue – Easement
COMMENT: KEYS has no objections to the easement request.
2. LOCATION: 320 Grinnell Street – Easement
COMMENT: KEYS has no objections to the easement request.
3. LOCATION: 1908 Flagler Avenue – Minor Development Plan
COMMENT: KEYS has no objections to the minor development plan.
4. LOCATION: 415 Frances Street – Variance
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 3226 Eagle Avenue – Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 1309 Newton Street – Variance
COMMENT: KEYS has no objections to the variance request.
7. LOCATION: 1316 Virginia Street – Variance
COMMENT: KEYS has no objections to the variance request.
8. LOCATION: 1119 Johnson Street – Variance
COMMENT: KEYS has no objections to the variance request.

9. LOCATION: 908 Georgia Street – Variance
COMMENT: KEYS has no objections to the variance request.
10. LOCATION: 1212 Duval Street – Variance
COMMENT: KEYS has no objections to the variance request.
11. LOCATION: 920 Eisenhower Drive – Variance
COMMENT: KEYS has no objections to the variance request.
12. LOCATION: 1460 Kennedy Drive – Variance
COMMENT: KEYS has no objections to the variance request.

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

Sincerely,



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

MA/mpa

Copied via electronic mail:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
E. Zarate, Director of Customer Services
File: PLI-132

Other Information



THE CITY OF KEY WEST – Tree Commission

Post Office Box 1409, Key West, FL 33041-1409
(305) 809-3768

Date: November 7 2014

From: Karen DeMaria, Urban Forestry Manager 

Reference: Landscape Plan for 1908 Flagler Avenue
(Minor Development Plan)

On November 7, 2014, a revised landscape plan was submitted to the Tree Commission for review prior to the project being heard by the Planning Board (as per Sec. 108-411.a).

The property is a disturbed upland area with existing structures including a building and asphalt parking lot. Vegetation on site is primarily weedy grass species with one large, protected coconut palm growing on the rear property line. This coconut palm has been noted in the landscape plans and is to remain in place.

The plan includes planting vegetation in the City of Key West right of way planter in front of the property along Flagler Avenue. Two Jamaica Dogwood trees currently exist in this planter (protected, native trees). Landscape plans show these trees remaining and the planter being enhanced with vegetation including the planting of another tree to replace the tree that the City had planted that had recently died. The plan includes groundcover being planted in beds immediately adjacent to the trees and sod in the rest of the area. Reviewing the landscape plant schedule, it does not appear that the proposed vegetation will cause line of site issues.

Overall, the landscape plan meets the criteria of Sec 108 and Sec 110 and therefore, on behalf of the Tree Commission, the Urban Forestry Manager approves of the plan as submitted on November 7, 2014. Approval of the development plan must include a plan to protect the coconut tree and the city of Key West street trees during demolition and reconstruction of the property.

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

Tree Commission
MEMORANDUM



Standing near Dennis Street looking at the rear property line. Note the regulated Coconut palm growing on the property line.



Standing near the western property line looking to the south at the rear property line. A couple of young Jamaica Dogwood trees were observed growing on the neighboring property.



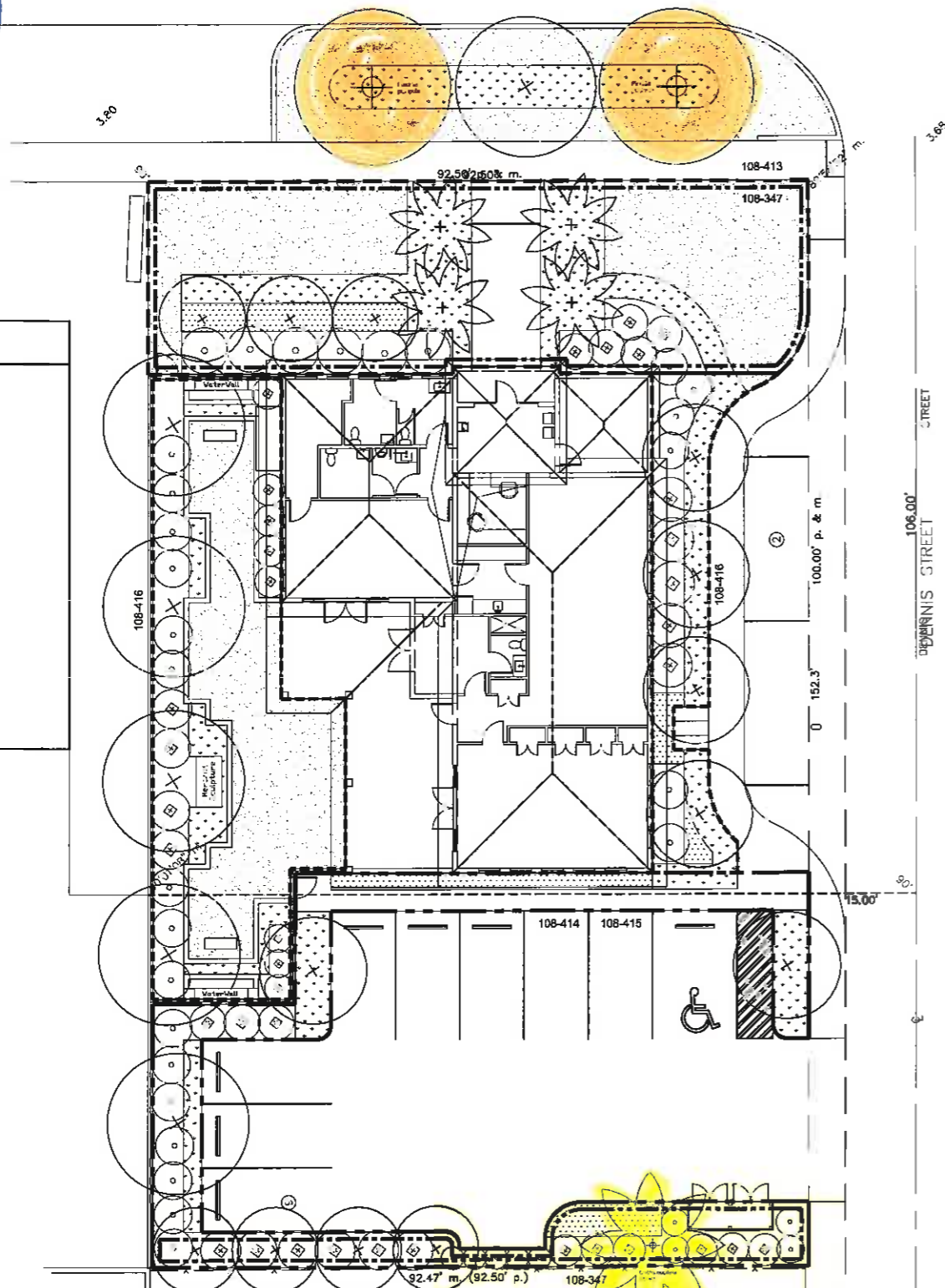
Standing on the western property line looking at the interior of the property toward Dennis Street.



Standing on the western property line looking toward Flagler Avenue at the City of Key West street planter. Two Jamaica Dogwood trees are currently growing in that planter.



Standing at the northwest corner of the property looking toward the southeast at the interior of the property.



C.B.S. Wall

SCALE: 1"=10'-0"
 B-2 IS TWO INCHES ON ORIGINAL DRAWINGS
 IF 1/16" TWO INCHES ON THIS SHEET AT US
 SCALES APPROPRIATELY.



PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION	
TREES											
BOB	19	Boureria succulenta	Strongbark	Yes	3'-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type	
CAW		Carelia winterana	Cinnamon Bark	Yes	3'-4"	10'-12'	8'-10'	45 Gal	As Shown	8 CT	
COB		Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	8 CT	
GDJ		Guajira decolor	Blolly	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	Tree Type	
GUS		Guaiacum sanctum	Ugrium vine	Yes	2'-3"	8'-10'	8'-10'	45 Gal	As Shown	8 CT	
GFL		Gymnanthes bicolor	Crazeed	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	8 CT	
SIG		Simsarouba glauca	Parichia Tree	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	8 CT	
SWM		Platoclia plicatula	Jamaican Dogwood	Yes	4'-6"	14'-16'	8'-10'	65 Gal	As Shown	8 CT	
TAB		Tabebuia bahamensis	Bahama Tabebuia	No	2'-3"	10'-12'	8'-8'	45 Gal	As Shown	8 CT	
PALMS											
DYC	4	Dypsis cabada	Cabada Palm	No	4'-6"	10'-12'	6'-8'	45 Gal	As Shown	Multi	
CON		Cocco nucifera 'Green Malaysian'	Coconut Palm	No	10'-12'	28'-30'	18'-20'	B&B	As Shown	Multi	
PIE		Pythosopama elegans	Alexander Palm	No	4'-6"	10'-12'	6'-8'	B&B	As Shown	Multi	
SAP		Sabal palmetto	Palmetto	Yes	12'-16"	10'-14'	8'-10'	B&B	As Shown	With Soils	
THM		Thrinax morrisii	Key Thaton Palm	Yes	2'-3"	4'-8'	4'-8'	45 Gal	As Shown	Multi	
TRF		Thrinax radiata	Thatch Palm	Yes	2'-3"	4'-8'	4'-8'	45 Gal	As Shown	Multi	
VEN	Veitchia montgomeryana	Montgomery Palm	No	6'-8"	12'-14'	6'-8"	B&B	As Shown	Single		
LARGE SHRUBS											
CLG	11	Clusia guifera	Small Leaf Clusia	No	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
ARE		Ardisia escobarioides	Marlberry	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
EUF		Eugenia bethda	Spanish Stopper	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
MFR		Myrsine fragrans	Simpson Stopper	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
RAP		Rapanea punctata	Myrsine	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
RAA		Randa aculeata	Indigo Berry	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type	
MEDIUM SHRUBS											
BLR	60	Brysonima lucida	Local Berry	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	As Shown	
ERF		Eriphia ruticosa	Black Thorn	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	As Shown	
CAA		Callisaya americana	Beauty Bush	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	As Shown	
CHI		Chysochlamys lycop	Coccoloba	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	As Shown	
HAM		Hamelia patens	Firebush	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	As Shown	
PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	As Shown	
SAB		Sida bahamensis	Malden Bush	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	As Shown	
SMALL SHRUBS											
PLI		83	Psychotria ligustrifolia	Dw. Wild Coffee	Yes	NA	24'-36"	24'-36"	3 Gal	2' O.C.	
SER			Sesuvia repens	Saw Palmetto	Yes	NA	18'-24"	18'-24"	7 Gal	24" O.C.	
TRF	Tripeacum floridanum		Overt Fakahatchee	Yes	NA	18'-24"	18'-24"	3 Gal	24" O.C.		
GROUND COVER											
ERL	116	Eriodina nitens	Beach Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.		
LAD		Lantana depressa	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.		
MIS		Microsorium scolopendrium	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	18" O.C.		
NEB		Nephrolepis biserrata 'Furcans'	Finchall Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.		
NEE		Nephrolepis exaltata 'Bostoniensis'	Boston Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.		
PHB		Pholidocarpus 'Burlie Marx'	Burlie Marx Pholidocarpus	No	NA	12'-18"	12'-18"	3 Gal	18" O.C.		
STJ		Stachytarpheta jamaicensis	Porterweed	Yes	NA	18'-24"	18'-24"	1 Gal	18" O.C.		
ZAP		Zamia purtillo	Coontie	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.		
GRASS											
ZME		2845	Zyzya matrella 'Empire'	Zyzya matrella 'Empire'	No	NA	NA	NA	SF	As Shown	

SEC. 108-411/416 MINIMUM LANDSCAPE REQUIREMENTS

Minimum Landscaped Areas - Sec. 108-412 (a)			
Site Area 14,085 SF x 20% Minimum Area of Building Site	SF / % Required 2,817 SF / 20%	SF / % Provided 5,768 SF / 41%	
Minimum Native Plant Requirement 70% - Sec. 108-412 (b)			
	Total Plants Provided	Percent Provided	
Native Plants	783	79%	
Exotic Plants	211	21%	
Total Native & Exotic Plants	994	100%	
Minimum Standards Landscaping Along Street Frontage Right-of-Way - Sec. 108-413			
Area of Site Less than 5 Acres, Width of Required Landscaping 10' and 40 Plant Units / 100 LF 92.5 LF Property Line Abutting Street Frontage / 100 LF = 925 40 Plant Units x .95 = 38 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy / Shade Trees	3	10	30
Evergreen / Ornamental Trees	0	3	0
Shrubs	358	1	358
Total Plant Units Provided			388
Requirements for Interior Parking Lot Landscape Areas - Sec. 108-414			
Size and Composition of Interior Landscaping Parking Lot Minimum Landscape Area 20% 4742 SF Parking Lot x .20 = 948 SF	SF / % Required 948 SF	SF / % Provided 1164 SF	
Perimeter Parking Lot Landscape Requirements - Sec. 108-415			
Building Site 20,000 SF or Less 5' Perimeter Parking Lot Landscape Area 264 LF Perimeter / 35 LF = 7.54 Canopy / Shade Trees 7.54 x 1 Shrubs 7.54 x 10	Total Required 8 75	Total Provided 8 222	
Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416			
Percent of Site in NOS is Less Than 30% NOS Requires 4 Trees / 2000 SF of NOS 17.82% or 2,482 SF of Site is Nonvehicular Open Space			
	Total Trees Required	Total Trees Provided	
2,482 SF / 2000 = 1.24 SF x 4 Trees	5	8 Trees	

SEC. 108-346/353 OPEN SPACE, SCREENING AND BUFFERS

Open Space - Sec. 108-346 (b)			
Non Residential Open Space Minimum 20%			
Site Area 14,085 SF x 20% Minimum Area of Building Site	Required 2,817 SF / 20%	Provided SF 5768	Provided Per Cent 49%
Landscape Areas		0	0%
Active Recreation / Permeable Areas		5768	49%
Total Open Space		5768	49%
Required Screening - Sec. 108-347 (b, c, d)			
Landscape Buffer North Property Line (Flagler Avenue)			
Type C Buffer 10' 92.5 LF 84 Plant Units / 100 LF = 59 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	4	10	40
Ornamental Trees	0	5	0
Shrubs	350	1	350
Total Plant Units Provided North Property Line			383
Landscape Buffer South Property Line (Abutting Residential)			
Type C Buffer 9' 92.5 LF 72 Plant Units / 100 LF = 68.8 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	4	10	40
Ornamental Trees	0	5	0
Shrubs	43	1	43
Total Plant Units South Property Line			83

ELIZABETH NEWLAND
 LANDSCAPE ARCHITECTURE, LLC
 2525 Ponce de Leon Blvd., Suite 300
 Coral Gables, Florida 33134
 305.461.6301
 liznewland@bellsouth.net

Seal:
 ELIZABETH NEWLAND
 Registered Landscape Architect
 # LAC001238
 State of Florida
 Consultants:

Revisions:
 10/17/14 Design Data Tables
 11/07/14 Site Revision

LEARNING CENTER
 1908 FLAGLER AVENUE
 KEY WEST - FLORIDA

Drawing Size: 24x36
 Project #: [blank]
 Drawn By: EN
 Checked By: EH

Title:
SCHEMATIC LANDSCAPE PLAN

Sheet Number:
L-1.0
 Date: - OCTOBER 3, 2014

Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1063886** Parcel ID: **00063450-000000**

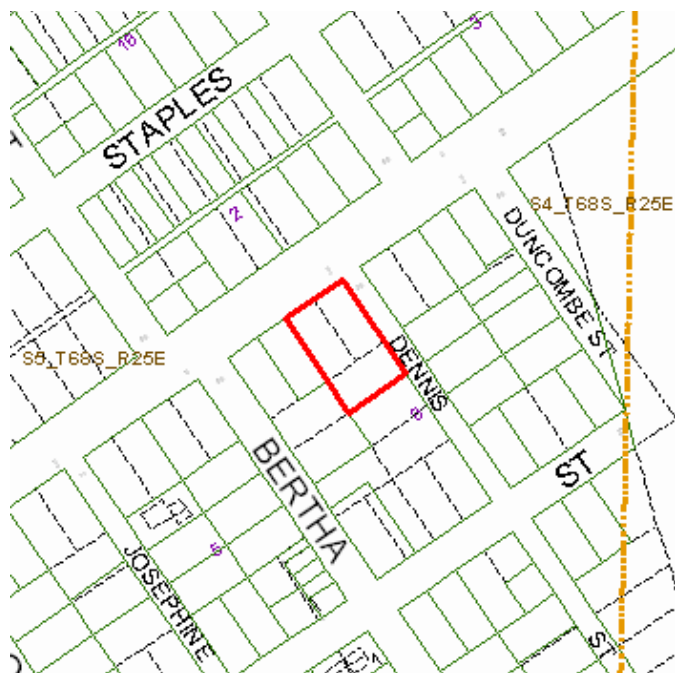
Ownership Details

Mailing Address:
1908 FLAGLER AVENUE CORP
209 DUVAL ST
KEY WEST, FL 33040-6507

Property Details

PC Code: 22 - DRIVE IN RESTAURANTS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1908 FLAGLER AVE KEY WEST
Legal Description: KW DIAG PB1-13 LOTS 19 23 24 SQR 6 TR 30 OR322-110/113 OR366-34/37 OR373-910/913 OR579-309/11 OR835-2012Q/C OR935-645 OR980-180 OR1219-2239/40 OR1273-788/89 OR1342-861/2 OR1869-406Q/C(LG)

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	93	152	14,090.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 614
 Year Built: 1965

Building 1 Details

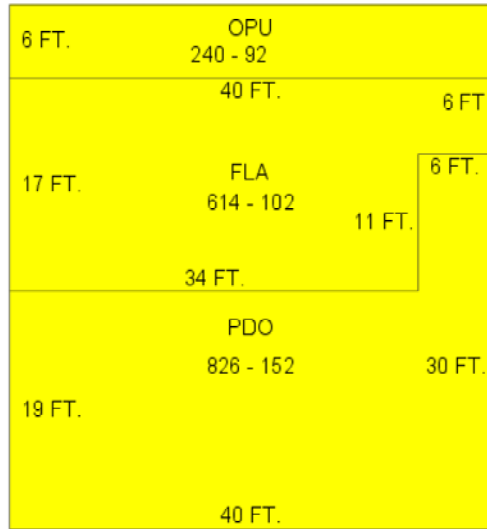
Building Type	Condition A	Quality Grade 400
Effective Age 26	Perimeter 102	Depreciation % 33
Year Built 1965	Special Arch 0	Grnd Floor Area 614
Functional Obs 0	Economic Obs 0	

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 2	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 5	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPU		1	2006					240
1	FLA		1	1989					614
2	PDO		1	1989					826

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5255	OFF BLDG-1 STY-D	50	N	Y
	5256	DRVIN/FAST-D-	50	N	Y
	5257	PDO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1431	MIN WOOD SIDING	40
1432	C.B.S.	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	900 SF	0	0	2005	2006	2	50
1	PT3:PATIO	1,546 SF	0	0	1964	1965	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
3	AP2:ASPHALT PAVING	10,908 SF	0	0	1994	1995	2	25
4	FN2:FENCES	268 SF	0	0	1994	1995	2	30
5	UB3:LC UTIL BLDG	140 SF	0	0	1994	1995	1	30
6	CL2:CH LINK FENCE	870 SF	145	6	1994	1995	2	30
7	UB3:LC UTIL BLDG	32 SF	0	0	1994	1995	1	30
8	AC2:WALL AIR COND	2 UT	0	0	1984	1985	2	20

Appraiser Notes

2006-07-26 LU LU'S KISS DRIVE IN RESTAURANT
 2002-8-22 FRONT PORCH CAFE - 8882106

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-4117	11/05/2008	03/29/2010	2,200	Commercial	AFTER THE FACT: INSTALL 4 TON SPLIT SYSTEM, CONDENSOR ON ROOF, MOVE AIR HANDLER 6'.
	08-4144	11/07/2008	03/29/2010	600	Commercial	COMPLETE ELECTRICAL INSTALLATION FOR CENTRAL A/C.
	09-00004226	12/16/2009	03/29/2010	850	Commercial	RECONSTRUCT COUNTER
32	09-00003711	12/02/2009	03/29/2010	1,000	Commercial	STREET DRAINS
32	09-00004322	12/22/2009	03/29/2010	525	Commercial	SIGN
36	10-145	01/26/2010	03/29/2010	8,100	Commercial	INSTALL FRAME AND AWNING
32	10-354	02/04/2010	04/12/2010	500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
32	10-354	02/04/2010	04/05/2010	500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
32	11-2932	11/01/2932	09/09/2011	2,000	Commercial	REPAIR 8 X 5 OF EXTERIOR WALL
	13-4536	10/29/2013		2,000	Commercial	DEMO STRUCTURE ONLY
1	B950562	02/01/1995	11/01/1995	8,600	Commercial	PAVE PARKING LOT
2	B950823	03/01/1995	11/01/1995	8,000	Commercial	PARTITION OFFICE/COFFE SH
3	A950879	03/01/1995	11/01/1995	1,500	Commercial	CHAIN LINK FENCE
4	E951314	04/01/1995	11/01/1995	2,000	Commercial	ELECTRICAL UPGRADE

5	B951351	04/01/1995	11/01/1995	4,000	Commercial	AWNING ON FRONT BLDG.
6	E951481	05/01/1995	11/01/1995	1	Commercial	ELECTRICAL
7	A951619	05/01/1995	11/01/1995	80	Commercial	REPAINT SIGN
8	P951872	06/01/1995	11/01/1995	500	Commercial	SEWER EXTENSION
9	B952210	07/01/1995	11/01/1995	1,200	Commercial	ENCLOSE STORAGE AREA
10	B952745	08/01/1995	11/01/1995	250	Commercial	INSTALL STORAGE SHED
11	A953484	10/01/1995	11/01/1995	500	Commercial	INSTALL STEEL HOOD
12	A953509	10/01/1995	11/01/1995	1,800	Commercial	6 SQS GLASS FELT ROOF
13	P953532	10/01/1995	11/01/1995	1,100	Commercial	INSTALL 3 NEW FIXTURES
14	M953603	10/01/1995	11/01/1995	2,275	Commercial	INSTALL HOOD/EXHAUST
15	M953655	10/01/1995	11/01/1995	1,100	Commercial	ANSUL SYSTEM
16	B953820	11/01/1995	11/01/1995	2,500	Commercial	BUILD FENCE/TRELLIS
17	I954049	11/01/1995	11/01/1995	1	Commercial	IMPACT FEES
18	9700115	01/01/1997	07/01/1997	100	Commercial	SIGN
19	98-0647	03/10/1998	12/12/1998	2,000	Commercial	INSTALL VINYL AWNING
20	03-1946	05/30/2003	08/04/2003	2,000	Commercial	REPLACE SEWER LINE
21	05-0428	02/11/2005	09/30/2005	1,900	Commercial	REMOVE 3 INTERIOR WALS
22	05-0526	02/16/2005	09/30/2005	3,950	Commercial	INSTALL 16 CHANNEL INTERCOM SYSTEM
23	05-0880	03/23/2005	09/30/2005	9,000	Commercial	POUR CONCRETE SLAB
24	05-1680	05/05/2005	09/30/2005	3,500	Commercial	INSTALL 3PHASE 400AMP SERVICE
25	05-2633	06/29/2005	09/30/2005	2,155	Commercial	RELOCATE EXISTING TOILET
26	05-2636	06/29/2005	09/30/2005	1,200	Commercial	ELECTRIC FOR TOILET
27	06-0137	01/13/2006	07/26/2006	1,800	Commercial	SEAL AND RE-LINE PARKING LOT
28	06-2493	04/21/2006	07/26/2006	1,500	Commercial	REPLACE CHINKLINK IN REAR OF PROPERTY
29	06-4743	08/10/2006	09/26/2006	1,000	Commercial	FORM & POUR 40'x' CONCETE WALK
30	06-5443	11/08/2006	09/26/2006	500	Commercial	INSTALL GAS LINE FROM TANKS TO GENERATOR
31	06/0820	02/08/2006	07/28/2006	500	Commercial	INSTALL SECURITY

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	74,593	21,662	163,641	259,896	259,896	0	259,896
2013	85,726	21,806	163,641	271,173	271,173	0	271,173
2012	90,180	22,053	163,641	275,874	275,874	0	275,874
2011	90,180	22,336	327,283	439,799	439,799	0	439,799
2010	94,633	22,583	468,126	585,342	585,342	0	585,342
2009	94,633	23,703	585,158	589,253	589,253	0	589,253
2008	98,631	24,859	568,179	553,281	553,281	0	553,281
2007	78,573	25,941	448,767	553,281	553,281	0	553,281
2006	74,094	27,061	591,780	681,821	681,821	0	681,821
2005	74,094	20,868	464,970	559,932	559,932	0	559,932
2004	74,913	21,843	464,970	561,726	561,726	0	561,726
2003	72,892	22,578	225,440	320,910	320,910	0	320,910
2002	72,892	23,586	211,350	307,828	307,828	0	307,828
2001	72,892	24,559	211,350	308,801	308,801	0	308,801

2000	67,528	12,927	176,125	256,580	256,580	0	256,580
1999	67,528	13,478	176,125	257,131	257,131	0	257,131
1998	45,123	14,010	176,125	235,258	235,258	0	235,258
1997	45,123	14,543	147,945	207,611	207,611	0	207,611
1996	41,239	15,225	147,945	204,409	204,409	0	204,409
1995	15,666	7,059	147,945	170,670	170,670	0	170,670
1994	22,611	7,217	147,945	177,773	177,773	0	177,773
1993	22,611	7,075	147,945	177,631	177,631	0	177,631
1992	22,611	7,212	147,945	177,768	177,768	0	177,768
1991	22,611	7,345	147,945	177,901	177,901	0	177,901
1990	22,611	7,478	130,333	160,422	160,422	0	160,422
1989	45,454	5,968	126,810	178,232	178,232	0	178,232
1988	23,076	4,571	112,720	140,367	140,367	0	140,367
1987	22,498	4,571	88,943	116,012	116,012	0	116,012
1986	18,448	4,571	84,540	107,559	107,559	0	107,559
1985	17,036	4,571	56,544	78,151	78,151	0	78,151
1984	16,452	4,571	56,544	77,567	77,567	0	77,567
1983	16,452	4,571	56,544	77,567	77,567	0	77,567
1982	14,580	4,571	37,884	57,035	57,035	0	57,035

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
2/1/1995	1342 / 0861	238,000	WD	Q
9/1/1993	1273 / 0788	163,000	WD	B
7/1/1992	1219 / 2239	159,600	WD	U
6/1/1986	980 / 180	210,000	WD	U
2/1/1985	935 / 645	177,500	WD	U

This page has been visited 39,474 times.

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

Public Notice

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on November 20, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Minor Development Plan – 1908 Flagler Avenue (RE # 00063450-000000; AK # 1063886) – A request for minor development plan approval for the construction of 3,444 square feet of gross nonresidential floor area for a learning center on property located within the Commercial Limited (CL) Zoning District pursuant to Sections 108-91.B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Bond, Senior Planner; E-mail: kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

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Applicant/Owner: 1908 Flagler Ave. Corp., Michael Halpern President

Locations: 1908 Flagler Avenue (RE # 00063450-000000; AK # 1063886)

Date of Hearing: November 20, 2014 Time of Hearing: 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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1908 Flagler Avenue – 300 ft. radius map – November 11, 2014



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1509 JOSEPHINE STREET LLC		3130	NORTHSIDE DR	KEY W FL		33040-8026
2 1908 FLAGLER AVENUE CORP		209	DUVAL ST	KEY W FL		33040-6507
3 1921 FLAGLER LLC		P O BOX 1865		KEY L/ FL		33037
4 A.H. OF MONROE COUNTY INC		PO BOX 4374		KEY W FL		33041-4374
5 AGIN LINDA SANCHEZ		1520	CATHERINE ST	KEY W FL		33040
6 BENSON FRANK AND MAUREEN		43	MOUNTAIN DR	WATC NJ		7069
7 BILLOW MICHAEL W		45	MACKENZIE RD	MORR NJ		7960
8 BI-STATE REALTY LLC		444	NORTH MAIN ST	HUBB/ OH		44425
9 BLAKE OLIVER S		17243	SNAPPER LN	SUGAI FL		33042
10 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY FL		241	TRUMBO RD	KEY W FL		33040-6684
11 COBO ARTURO		PO BOX 1273		KEY W FL		33041-1273
12 DEHN ERIC S		PO BOX 114		KEY W FL		33041-0114
13 DION RENTAL PROPERTIES LLC		638	UNITED ST	KEY W FL		33040-3250
14 DISCOUNT AUTO PARTS INC	C/O ADVANCE STORES COMPAI	PO BOX 2710		ROAN VA		24001-2710
15 DODGE BRUCE G		1620	BERTHA ST APT 2	KEY W FL		33040-5375
16 GONZALEZ JOSE M		1900	STAPLES AVE	KEY W FL		33040
17 HJH AND SGH LTD		1128	11TH ST	KEY W FL		33040-4071
18 HOARD MITCHELL SCOT		1825	VENETIA ST	KEY W FL		33040-5340
19 JPMORGAN CHASE BANK NA		7255	BAYMEADOWS WAY	JACKS FL		32256-6851
20 KLOTHAKIS JASON		3333	DUCK AVE APT A203	KEY W FL		33040-7925
21 KNIBILT CORPORATION		336	DUVAL ST	KEY W FL		33040
22 KRYSZTOFIAK ELZBIETA B		1525	FLAGLER AVE	KEY W FL		33040-4923
23 KW EMPIRE LLC		1901	FLAGLER AVE	KEY W FL		33040-3639
24 LAWRENCE BEATRICE S		PO BOX 4811		KEY W FL		33041-4811
25 MAQUEIRA LUIS DEC TRUST 4/11/1997		1547	4TH ST	KEY W FL		33040-5103
26 MEANS THOMAS H		1210	8TH ST	KEY W FL		33040
27 MONROE ASSOCIATION OF RETARDED CITIZENS INC		PO BOX 428		KEY W FL		33041-0428
28 MOSBLECH WILLIAM J AND TRACIE L		1908	VENETIA ST	KEY W FL		33040-5343
29 NIELSEN JULIE ANNE		1620	BERTHA ST UNIT 4	KEY W FL		33040
30 NORTH CAROLINA PROPERTIES I LLC		195	PINE LN	WHITE NC		28472-8719
31 NUNAN BRIAN MICHAEL AND PAMELA LYNN		1919	VENETIA ST	KEY W FL		33040-5351
32 OWEN TREPANIER & ASSOCIATES INC		1421	1ST ST	KEY W FL		33040-3648
33 POULIDES CHRISTOPHER AND KATHLEEN W		2101	WOODSIDE LN	NEWT PA		19073-2753
34 POULSEN LINNEA L		314	N COLUMBUS ST	ALEXA VA		22314-2414

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 PRICE ARDEL DECLARATION OF TRUST 11/2/2010		3616 SUNRISE DR		KEY W FL		33040-4636
36 RAMLO CONSTRUCTION CORP		209 DUVAL ST		KEY W FL		33040-6507
37 RENDUELES MARIE DEL CARMEN		1425 2ND ST		KEY W FL		33040
38 ROBERTS ANTHONY D JR		1200 20TH TER		KEY W FL		33040-4505
39 RODRIGUEZ DAVID AND MARJORIE A		1519 JOSEPHINE ST		KEY W FL		33040-5335
40 ROTH CEE		1824 FLAGLER AVE		KEY W FL		33040-3655
41 ROZZARO JOSEPH M		1908 STAPLES AVE		KEY W FL		33040-3644
42 RUDOLPH JOHN D LIV TRST 03/10/09	C/O RUDOLPH JOHN TRUSTEE	PO BOX 510017		KEY C FL		33051-0017
43 SALVATION ARMY		PO BOX 500217		MARA FL		33050-0217
44 SANDERS RAYMOND L JR AND LINDA ANN		2112 TANGLEWOOD DR		EDMO OK		73013-2714
45 SPERLING ANTHONY A AND NIVEN WENDY D		722 BARRINGTON RD		GROS MI		48230
46 SPOTTSWOOD ANDREA A		42 FLORAL AVE		KEY W FL		33040-6243
47 TENNYSON KYLE		1508 BERTHA ST		KEY W FL		33040-5373
48 TONNO LLC		1507 FLORIDA ST		KEY W FL		33040-5009
49 TOPPINO CONSTRUCTION CO INC		2011 FLAGLER AVE		KEY W FL		33040
50 US BANK NATIONAL ASSOCIATION	C/O MCCALLA RAYMER LLC	225 E ROBINSON ST STE 66	ORLAN FL			32801-4321
51 VARELA CARIDA		1904 STAPLES AVE		KEY W FL		33040-3644
52 WALTERS ANNE		PO BOX 4872		KEY W FL		33041-4872
53 WOLFE JILL		1107 KEY PLZ PMB 260		KEY W FL		33040-4086
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