

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: October 20, 2011

Agenda Item: **Special Exception Request - 917 1A Frances Street (RE# 00021680-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a cemetery for property located within the HHDR zoning district, pursuant to Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: To allow the Gourmet Nibbles and Baskets, LLC to allow the sale of wine or champagne as part of gift basket delivery service. No alcohol sales are proposed to take place on site.

Applicant: Richard Dennison

Property Owner: Ida Roberts

Location: 917 1A Frances Street
RE# 00021680-000000

Zoning: Historic High Density Residential - HHDR

(b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:

- (1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
- (2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

A. Compatibility with surrounding existing uses:

Although the guest house is located within 300 feet of a cemetery the scope of requested alcohol sales for delivery only does not appear to be incompatible with the surrounding existing uses.

B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:

The cemetery is open during the hours of 7am to 7pm seven days a week and funeral services may occur at any time. The infrequent delivery service generated by the one delivery truck once to twice a day from the 900 block of Frances Street appears negligible in its effect upon cemetery visitors.

Based on the low impact of the proposed use, the Planning Department anticipates that very little, if any, conflict would occur should Gourmet Nibbles and Baskets be approved to add alcohol to the gift basket delivery service.

C. Mitigation measures agreed to be implemented by the applicant:

The applicant has one parking space for the delivery vehicle and a loading zone for any deliveries; however, alcohol deliveries are anticipated only once a month. All business is proposed to take place indoors. On site alcohol sales and consumption is prohibited as a condition of this approval.

D. Public input:

To date, the Planning Department has not received any public input regarding the request.

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors:

To date, no property owners have objected to the application. The applicant has been conducting business at 917 1A Frances Street for one month and no additional impacts are anticipated due to the addition of alcohol sales.

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare:

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

Based on the information provided to the Planning Department, the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the City Code, recommends the request for Special Exception be **approved** with the following condition:

General Conditions:

1. That approval of the Special Exception shall not allow the sale nor consumption of alcoholic beverages on site, nor the consumption of food on site.

**Draft
Resolution**

RESOLUTION NUMBER 2011-XX

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO RICHARD DENNISON, TENANT AT 917 1A FRANCES STREET, ALLOWING FOR THE SALE OF ALCOHOL TO OCCUR WITHIN 300 FEET OF A CEMETERY FOR PROPERTY LOCATED WITHIN THE HHDR ZONING DISTRICT, PURSUANT TO SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 917 A1 FRANCES STREET (RE# 00021680-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;

_____Chairman

_____Planning Director

- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception to sell alcohol within 300 feet of an established cemetery, pursuant to Section 18-28 (b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 20, 2011; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

_____Chairman

_____Planning Director

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and 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 if fully set forth herein.

Section 2. That a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: EXCLUSIVE TO THE APPLICANT Richard Dennison, TO BE LOCATED AT 917 A1 FRANCES STREET (RE#00021680-000000), KEY WEST FLORIDA with the following condition:

General Conditions:

1. That approval of the Special Exception shall not allow the sale nor consumption of alcoholic beverages on site, nor the consumption of food on site.

_____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 Special Exception 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).

Read and passed at a special meeting held this 20th day of October, 2011.

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



THE CITY OF KEY WEST
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**



***Alcohol Sales Special Exception
Application***

Please print or type a response to the following:

1. Site Address 917 IA FRANCES ST.
2. Name of Applicant RICHARD DENNISON
3. Applicant is: Owner Authorized Representative YES
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 720 WASHINGTON ST.
KEY WEST, FL 33040
5. Phone # of Applicant 305-294-5212 Mobile# 305-3042421 Fax# 305-296-9925
6. E-Mail Address KWMSD@AOL.COM
7. Name of Owner, if different than above IDA ROBERTS
8. Address of Owner 2417 Seidenberg Av.
Key West, Fl. 33040
9. Phone Number of Owner 305-393-1283 Fax# 305-294-4664
10. Email Address IdaHR@att.net
11. Zoning District of Parcel HHDR RE# 00021680-000000
12. Description of Use and Exception Requested
GOURMET NIBBLES AND BASKETS WITH FLOWERS BY "REQUEST"
WORKSHOP TO ASSEMBLE GIFT BASKETS AND FLOWER
ARRANGEMENTS FOR DELIVERY ONLY. ARRANGEMENTS AND
BASKETS MAY INCLUDE A BOTTLE OF WINE OR CHAMPAGNE

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

LOCATION IS NEXT DOOR TO PLUMBING BUSINESS, THE DOLLAR STORE,
HAWAII #1 RESTAURANT AND ACROSS THE ST. IS OLD TOWN LIQUOR,
AND RENTAL PROPERTIES

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

COMING AND GOING OF OUR DELIVERY SUV. DELIVERY
ROUTES ARE AT 11AM TO KW. AND 2:30 UP THE KEYS.
BUS. HOURS 9AM TO 5PM MON-FRI. SAT 9AM-3PM CLOSED
SUNDAY

15. What are the mitigative measures proposed to be implemented by the applicant:

DELIVERY SUV IS NOT PARKED PERMANENTLY - 1 PARKING SPACE
ALL BUSINESS PROCEDURES ARE CONDUCTED WITHIN BUILDING
LOADING ZONE IN FRONT OF BUSINESS
BUS. HOURS 9AM TO 5PM MON-FRI SAT. 9AM-3PM. CLOSED
SUNDAYS.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

ME

I, RICHARD DENNISON, 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:

917.1A FRANCES ST

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Richard Dennison

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/27/11 by

date

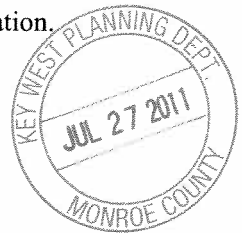
CHRISTIAN M. ZUELCH

Name of Authorized Representative

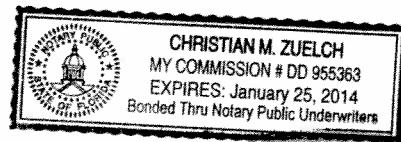
He/She is personally known to me or has presented _____ as identification.

[Signature]

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped



Commission Number, if any

7



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

IDA

I, Ida H. Roberts authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

RICHARD DENNISON
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 7/27/11 by
date

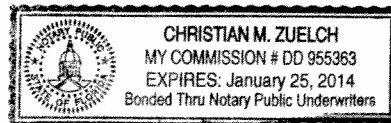
CHRISTIAN M. ZUELCH
Name of Authorized Representative

He/She is personally known to me or has presented [Signature] as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped



Commission Number, if any

Deed

154 280
This Indenture

this 15th day of September, A. D. 1958,

Between VICENTE CREMATA, a single man over the age of twenty-one years,

of the County of Monroe, in the State of Florida,
party of the first part, and IDA H. ROBERTS, whose permanent address is
76 Mariana Street, Key West, Florida,

of the County of Monroe, in the State of Florida,
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of \$10.00 and other good & valuable considerations, ~~has~~ in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs and assigns ~~an undivided one-half (1/2) interest in and to the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:~~
an undivided one-half (1/2) interest in and to the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

1. in the City of Key West, Florida, known as Part of Subdivision No. Square 3, of JOHN LGWE'S DIAGRAM of Tract 6, recorded in Book I, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Francis Street 156 feet distant from the corner of Francis and Olivia Streets, and running thence along Francis Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.



FILED FOR RECORD
1958 SEP 25 AM 9:44
EMIL R. JOHNS, CLERK OF CIR.
MONROE COUNTY, FLORIDA

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

W. ...
Witness

V. Cremata
Vicente Cremata

...
Witness

104 PAGE 251
State of Florida,

County of MONROE,

ss.

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

VICENTE CREMATA, a single man over the age of twenty-one years, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY That the said ~~known to me to be the wife of the said~~ ~~on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, or duress in favor of and for the said husband.~~

WITNESS my hand and official seal at Key West, Monroe, and State of Florida, this 24th day of September, A. D. 1958.

(Seal) *Thelma K. Pearce*
My Commission Expires June 19, 1961. Notary Public, State of Florida.



Married Deed

VICENTE CREMATA, a single man over the age of twenty-one years.

70

IDA H. ROBERTS.
Date: September 15, A. D. 1958.
ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of

On this day of A. D. 1958, at o'clock p.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page(s) of Book of Records in the public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the judicial Circuit of said State, in and for said County.

RECORDED IN OFFICIAL RECORD BOOK OF MONROE COUNTY, FLORIDA
EARL H. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

DRC
Minutes & Comments



(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

August 19, 2011

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

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF AUGUST 25, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for August 25, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 616 Petronia Street, Rear – Variance
COMMENT: KEYS has no objections to the Variance.
2. LOCATION: 817 Catherine Street to 515B Louisa Street – Transient License Transfer
COMMENT: KEYS has no objections to the Transient License Transfer.
3. LOCATION: 821 Duval Street – Special Exception
COMMENT: KEYS has no objections to the Special Exception.
4. LOCATION: 1210 Washington Street – Variance
COMMENT: KEYS has no objections to the Variance.
5. LOCATION: 917 1A Frances Street – Special Exception Request
COMMENT: KEYS has no objections to the Special Exception Request.
6. LOCATION: 205 Elizabeth Street, Unit A, A-1, B – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
7. LOCATION: 205 Elizabeth Street, Unit H – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
8. LOCATION: 205 Elizabeth Street, Unit F – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.

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

Matthew Alfonso

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

c:

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.
(An Export Map widget is in the lower left corner.)

**MONDAY - OCTOBER 10TH - The Property Appraiser's offices
 will be closed in observance of Columbus Day.**

Property Record View

Alternate Key: 1022438 Parcel ID: 00021680-000000

Ownership Details

Mailing Address:
 ROBERTS IDA H
 917 FRANCES ST
 KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 917 FRANCES ST KEY WEST
Legal Description: KW PT LOT 16 OF TR 6 OR132-610-611 OR134-280/81 OR2460-661D/C

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	76	46	3,496.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 3510
Year Built: 1958

Building 1 Details

Building Type
Effective Age 22
Year Built 1958
Functional Obs 0

Condition A
Perimeter 348
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 26
Grnd Floor Area 3,510

Inclusions:

Roof Type
Heat 1
Heat Src 1

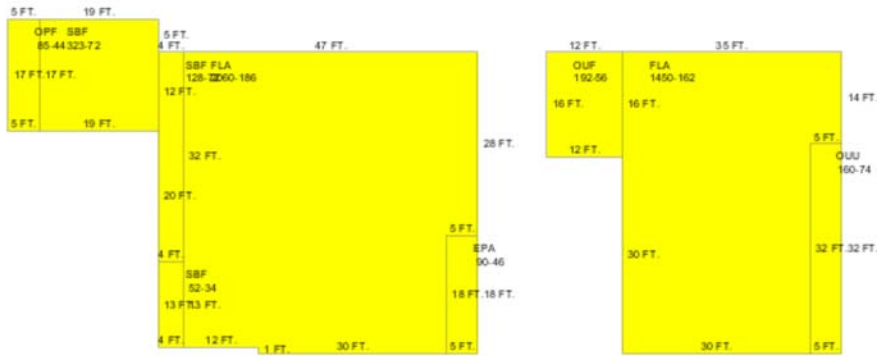
Roof Cover
Heat 2
Heat Src 2

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 16

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	1993					2,060
2	EPA		1	1993					90
3	OPF		1	1993					52
4	SBF		1	1993					128
5	FLA		1	1993					1,450
6	OUF		1	1993					192
7	OOU		1	1993					160
8	SBF		1	2003					323

9	<u>OPF</u>	1	2003	85
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3500	1 STORY STORES	100	N	Y
	3504	APARTMENTS	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	312 SF	52	6	1957	1958	2	30
2	PT3:PATIO	328 SF	0	0	1957	1958	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1985	1986	2	20
4	PT3:PATIO	651 SF	21	31	2003	2004	2	50
5	FN2:FENCES	144 SF	36	4	1957	2004	3	30
6	FN2:FENCES	304 SF	76	4	2004	2005	2	30
7	FN2:FENCES	276 SF	46	6	2004	2005	2	30

Appraiser Notes

TPP8807724-RENTAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9600946	02/01/1996	08/01/1996	1,600	Commercial	MECHANICAL
	9601367	03/01/1996	08/01/1996	300	Commercial	ELECTRIC
	0102916	08/20/2001	11/02/2001	3,200	Commercial	12 SQS V-CRIMP
	03-0324	02/03/2003	08/08/2003	2,500	Commercial	REROOF
	03-0713	03/12/2003	08/08/2003	3,000	Commercial	INSTALL PLUMBING&CABINETS
	04-1617	05/18/2004	09/28/2004	5,000	Commercial	FENCES
				0		

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	356,408	8,235	231,871	596,514	596,514	0	596,514
2010	356,408	8,400	238,841	603,649	603,649	0	603,649
2009	370,857	8,585	238,841	618,283	618,283	0	618,283
2008	370,857	8,750	524,400	904,007	904,007	0	904,007
2007	252,609	8,907	524,400	785,916	785,916	0	785,916
2006	321,503	9,092	279,680	578,125	578,125	0	578,125
2005	285,416	9,257	244,720	539,393	539,393	0	539,393
2004	288,690	7,331	209,760	383,958	383,958	0	383,958
2003	257,226	3,513	104,880	383,958	383,958	0	383,958
2002	257,226	3,568	104,880	365,674	365,674	0	365,674
2001	216,304	3,623	104,880	324,807	324,807	0	324,807
2000	216,304	1,929	73,416	291,649	291,649	0	291,649
1999	216,304	1,958	73,416	291,678	291,678	0	291,678
1998	144,540	1,988	73,416	219,944	219,944	0	219,944
1997	144,540	2,067	66,424	213,031	213,031	0	213,031
1996	126,280	1,484	66,424	194,188	194,188	0	194,188
1995	126,280	1,530	66,424	194,234	194,234	0	194,234
1994	126,280	1,577	66,424	194,281	194,281	0	194,281
1993	132,905	1,675	66,424	201,004	201,004	0	201,004
1992	132,905	1,791	66,424	201,120	201,120	0	201,120
1991	132,905	1,889	66,424	201,218	201,218	0	201,218
1990	144,036	1,987	53,314	199,337	199,337	0	199,337
1989	144,036	2,103	52,440	198,579	198,579	0	198,579
1988	135,601	835	45,448	181,884	181,884	0	181,884
1987	133,241	876	21,081	155,198	155,198	0	155,198
1986	133,599	932	21,081	155,612	155,612	0	155,612
1985	125,006	974	14,858	140,838	140,838	0	140,838
1984	122,892	1,015	14,858	138,765	138,765	0	138,765
1983	72,772	500	14,858	88,130	88,130	0	88,130
1982	65,367	500	11,607	77,474	77,474	0	77,474

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 8,885 times.

Monroe County Property Appraiser

Karl D. Borlum
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., October 20, 2011 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:

Special Exception Request - 917 1A Frances Street - (RE# 00021680-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a cemetery for property located within the HHDR zoning district, pursuant to Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Special Exception Request - 917 1A Frances Street - (RE# 00021680-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a cemetery for property located within the HHDR zoning district, pursuant to Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Richard Dennison	Owner:	Ida Roberts
Project Location:	917 1A Frances	Date of Hearing:	Thursday, October 20, 2011
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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917 Frances

MCPA GIS Public Portal



Printed: Oct 05, 2011

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 STATE OF FLORIDA	4 1/2 HAVANA LN		KEY WEST	FL	33040	
2 WATSON STREET CONDOMINIUM	1005 WATSON ST		KEY WEST	FL	33040	
3 LUJAN WAYNE	1010 KENNEDY DR	STE 300	KEY WEST	FL	33040	
4 MAYBERRY DOUGLAS G LIVING TRUST 2/3/2004	1010 VARELA ST APT 1		KEY WEST	FL	33040-4858	
5 COOLEY ROBERT J	1012 TRUMAN AVE	UNIT 203	KEY WEST	FL	33040	
6 1012 TRUMAN LLC	1012 TRUMAN AVE STE 101		KEY WEST	FL	33040	
7 MARIPOSA CONDOMINIUM OF KEY WEST	1012-1016 TRUMAN AVE		KEY WEST	FL	33040	
8 RUSSELL CHRISTIE B	1014 GRINNELL ST		KEY WEST	FL	33040	
9 ZAMORA THERESA ESTATE	1017 18TH ST		KEY WEST	FL	33040-4251	
10 GILL RODERICK	1020 OLIVIA ST		KEY WEST	FL	33040	
11 CUSTER HELEN K	1075 DUVAL ST	UNIT C-21	KEY WEST	FL	33040	
12 COOPER PETER G AND DIANE M	1108 TRUMAN AVE		KEY WEST	FL	33040	
13 SMITH DAVID L	1109 OLIVIA ST		KEY WEST	FL	33040	
14 MCCONNELL SEAN E	1110 OLIVIA ST		KEY WEST	FL	33040	
15 SMITH LEW GORDON JR AND PAULETTE K	1110 TRUMAN AVE		KEY WEST	FL	33040	
16 GRIMSEY JOHN H	1112 OLIVIA ST		KEY WEST	FL	33040	
17 LIONSGATE KEY WEST A CONDOMINIUM	1118-1126 OLIVIA ST		KEY WEST	FL	33040	
18 HARRIS EDWIN F	1126 OLIVIA ST	UNIT 2	KEY WEST	FL	33040	
19 TRUMAN AND WHITE CHEVERON INC	1126 TRUMAN AVE		KEY WEST	FL	33040	
20 HORNE DEBRA E	114 AVENUE F		KEY WEST	FL	33040	
21 SCHROEDER JOSEPH J	1202 THOMPSON ST		KEY WEST	FL	33040	
22 WELLS SHARON L	1203 DUVAL ST		KEY WEST	FL	33040-3129	
23 HIRSCH NEAL E	1213 TRUMAN AVE		KEY WEST	FL	33040	
24 PLATE ROGER W	1254 W WISCONSIN AVE		OCONOMOWOC	WI	53066-2645	
25 WINFREY CAREY W AND JANE E	1320 30TH ST NW		WASHINGTON	DC	20007	
26 BOETTGER RICHARD DENNIS T/C	1402 OLIVIA ST	APT 1	KEY WEST	FL	33040	
27 TOWNSHEND CLEGG IRR CHAR REMAIND UNITR AGREE	150 E PALMETTO PARK RD	STE 200	BOCA RATON	FL	33432	
28 TARNOW BEVERLY J	1501 MICHIGAN AVE		LA PORTE	IN	46350	
29 CHILDRESS MARK G	1507 5TH ST		KEY WEST	FL	33040-5105	
30 MILNER SHELIA T	1601 RABB RD		AUSTIN	TX	78704	
31 DUMIGAN GEORGE GEMMELL TRUSTEE	182 NEWTON RD		WOODBIDGE	CT	06525	
32 HALLUM LYNN AND HOPE H/W	195 STURBRIDGE DR		FRANKLIN	TN	37064	
33 M & A DIVERSIFIED HOLDINGS INC	19688 DATE PALM DR		SUMMERLAND KI	FL	33042	
34 KW CONCHS LLC	201 FRONT ST	UNIT 107	KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 URE NANCY E	209 CULLUM AVE		HURST	TX	76053-6708	
36 FAGAN THOMAS	212 LORING AVE		SALEM	MA	01970-4353	
37 SOUTO RONALD J	2180 6TH AVE N		SAINT PETERSBURG	FL	33713-8084	
38 ODELL DEBORAH A	2448 HOLLY AVE	STE 202	ANNAPOLIS	MD	21401	
39 ROBERTS GAIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
40 ROBERTS M EMIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
41 MORRIS JOHN CLYDE III	2705 OAK DR		MONROE	LA	71201-2432	
42 DAVIS CHARLES GIBSON	282 MAR VISTA DR		MONTEREY	CA	93940	
43 BOMBELLI JOSEPH M AND JANE R	3 SNOW DR		MAHWAH	NJ	07430	
44 VOLPIAN SIMON B AND JAN S	3022 FLAGLER AVE		KEY WEST	FL	33040	
45 ROWLEY SEAN G	328 SIMONTON ST		KEY WEST	FL	33040	
46 ROBBINS STEPHEN J IRA ACCT NO 20000537	3346 ASHFORD PARK COURT NE		ATLANTA	GA	30319	
47 ADAMS MARGARET J	338 HENRY AVE		SEWICKLEY	PA	15143-1410	
48 FULLER HUGH V JR	36794 OASIS CT		REHOBOTH BEACH	DE	19971	
49 WEBSTER TODD R	3724 SUNRISE LN		KEY WEST	FL	33040-4540	
50 KIELY JOSEPH K AND KELLIE P	4 HIGHLAND PL		ASHEVILLE	NC	28804-3846	
51 SONLIGHT INVESTMENTS INC	4101 MANOR FOREST TRL		BOYNTON BEACH	FL	33436-8852	
52 FRIGA MARK O AND CYNTHIA L	44 BEVERLY ST		ROCHESTER	NY	14610	
53 PFEFFER SOREN AND FACCIOLO IRENE M (H/W)	47 LIBERTY ST		MONTPELIER	VT	05602	
54 GASSMAN FRANK	4725 N SHERIDAN RD	UNIT 3C	CHICAGO	IL	60640	
55 PFENT DAVID J AND EVELYN C	512 NOAH LANE		KEY WEST	FL	33040	
56 1018 TRUMAN LLC	521 SIMONTON ST		KEY WEST	FL	33040	
57 FLAGG WILLIAM G AND AGNES I	55 BOCA CHICA RD	UNIT 83	KEY WEST	FL	33040	
58 BRUMBAUGH ROBERT D	6 HAVANA LN		KEY WEST	FL	33040	
59 DION COMMERCIAL PROPERTIES LLC	638 UNITED ST		KEY WEST	FL	33040	
60 MEALUS ERIC D	640 CORTLANDT ST		HOUSTON	TX	77007-2636	
61 MATUTE ESTELLA L/E	640 RAVEN AVE		MIAMI SPRINGS	FL	33166	
62 GASSEN PROPERTIES LLC	6438 CITY WEST PKWY		EDEN PRAIRIE	MN	55344	
63 HEID BLAISE R AND KATHRYN	79 VALLEY RD		PLANDOME	NY	11030	
64 ROLKA CARL G JR	823 FRANCES ST		KEY WEST	FL	33040	
65 ZAPPULLA SALVATORE R	9 GEROME AVE		KEY WEST	FL	33040	
66 PISCOPIK MATTHEW D L/E	900 FRANCES ST		KEY WEST	FL	33040	
67 MUSTAKAS ARTHUR G	903 FRANCES ST		KEY WEST	FL	33040	
68 KRYSOFIK FRANK J AND IRINA S	904 FRANCES ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 DOYLE BRIAN AND ELIZABETH	906 POHALSKI ST		KEY WEST	FL	33040	
70 RODRIGUEZ WILFRED G AND PATRICIA W	906-C FRANCES ST		KEY WEST	FL	33040	
71 BRAUNM DANIEL A	908 WHITE ST		KEY WEST	FL	33040	
72 MICHAUD DONALD M	908-C FRANCES ST		KEY WEST	FL	33040	
73 MEDINA MALVIN L/E	910 ASHE ST		KEY WEST	FL	33040	
74 GREEN BRYAN C E LIVING TR 06/11/2007	910 WATSON ST		KEY WEST	FL	33040	
75 MCKENZIE ROBERT J	913 WATSON ST		KEY WEST	FL	33040	
76 NOLAN CAROLINE GREER	914 WHITE ST		KEY WEST	FL	33040	
77 RUPPRECHT CLAUS	915 WATSON ST		KEY WEST	FL	33040	
78 LETO PENNY AND DAVE W/H	916 POHALSKI ST		KEY WEST	FL	33040	
79 WEECH RICHARD JASPER	916 WHITE STREET		KEY WEST	FL	33040	
80 ROBERTS IDA H	917 FRANCES ST		KEY WEST	FL	33040	
81 SCOTT ELISE Y	918 WHITE ST		KEY WEST	FL	33040-3346	
82 BEEBE DENNIS A	920 POHALSKI ST		KEY WEST	FL	33040	
83 CAPUTO RAYMOND V AND DENISE M	934 PINE CIR		WOODSTOCK	GA	30189	
84 AUSTIN DAVID C AND KIMBERLY T	961 BUTTONWOOD DR E		SUMMERLAND KI	FL	33042-3662	
85 AKERS ROGER W	HCR 62 BOX 42		RATON	NM	87740	
86 KOOK JUDY ANN	P O BOX 310900		JAMAICA	NY	11431	
87 POWERS DAWN L	P O BOX 456		ROSELAND	NJ	07068	
88 GROTH CONSTANCE J	PO BOX 1266		KEY WEST	FL	33041-1266	
89 SAVIANO DENNIS P TRUST AGR 5/18/93	PO BOX 2025		KEY WEST	FL	33045-2025	
90 WATSON STREET PROPERTIES LLC	PO BOX 278		KANNAPOLIS	NC	28082-0278	
91 SHORT GINNI A	PO BOX 333		KEY WEST	FL	33041-0333	
92 LESKO NICOLE	PO BOX 420216		SUMMERLAND KI	FL	33042-0216	
93 FUGINA LOUIS	PO BOX 609131		ORLANDO	FL	32860-9131	
94 LRU LLC	PO BOX 990		KEY WEST	FL	33041	
95 TAYLOR TIMOTHY	86 GOLBURNE RD		LONDON		W10 5PS ENGLAND	

Flowers By Request

Gift Baskets

Flowers

Roses

1A

917

