

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: January 19, 2012

Agenda Item: An application for Conditional Use for a beer and wine bar located at 501 Southard Street aka 537 Duval Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To allow an existing outdoor sundeck to be open to the public for the purpose as consumption area for beer and wine.

Applicant: Sandeep and Pinky Singh

Property Owner: Key West Office Management, Inc.

Location: 501 Southard Street (RE# 00009660-000000 & 00009680-000000)

Zoning: Historic Residential Commercial Core (HRCC-1) zoning district

Background:

The property is located on the corner of Southard and Duval Streets. The structure is a three-story mixed use building constructed in the early 1950's as a hotel with accessory commercial uses. There is a rooftop deck and pool with food and beverage service for hotel guests.

Request:

This request is for the conditional use of the existing rooftop deck space to be open to the general public. The applicant is proposing a beer and wine bar with 1,120 square feet of outdoor consumption area with a total of 30 seats. No amplified live music is proposed. The hours of operation are proposed to be from 11am until 10 pm everyday.

Surrounding Zoning and Uses:

North: HRCC-1: Commercial Retail and Restaurant Bar

South: HRCC-1: Commercial Retail and Bar/Lounge

East: HRCC-1: Commercial Office

West: HRCC-1: Commercial Retail and Restaurant Bar

Uses Permitted Per Section 122-687, Code of Ordinances:

1. Single-family and two-family residential dwellings
2. Multiple-family residential dwellings
3. Group homes with less than or equal to six residents as provided in Section 122-1246
4. Places of worship
5. Business and professional offices
6. Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of Article V of this chapter
7. Commercial retail high intensity less than or equal to 2,500 square feet as provided in Division 11 of Article V of this chapter
8. Hotels, motels, and transient lodging
9. Medical services
10. Parking lots and facilities
11. Restaurants, excluding drive-through
12. Veterinary medical services without outside kennels
13. Adult entertainment establishments (see Section 122-1533)

Conditional Uses Per Section, 122-688 Code of Ordinances:

1. Group homes with seven to fourteen residents as provided in Section 122-1246
2. Cultural and civic activities
3. Community centers, clubs, and lodges
4. Educational institutions and day care
5. Nursing homes, rest homes, and convalescent homes
6. Parks and recreation, active and passive
7. Protective services
8. Public and private utilities
9. Bars s, including those associated with adult entertainment establishments
10. Boat sales and service
11. Commercial amusement, except adult entertainment establishments
12. Commercial low and medium intensity greater than 5,000 square feet as provided in Division 11 of article V of this chapter.
13. Commercial retail high intensity greater than 2,500 square feet as provided in Division 11 of article V of this chapter.
14. Funeral homes
15. Light industrial
16. Marinas
17. Small recreational power-driven equipment rentals

Process:

Development Review Committee Meeting:

September 22, 2011

Planning Board Meeting:

January 19, 2012

Conditional Use Review:

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

Conditional Use Criteria Per Code Sec. 122-62:

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

The property is zoned HRCC-1, which is generally intended to accommodate the City’s most intense commercial district. In the immediate vicinity, there are several establishments serving alcoholic beverages. The proposed change in use to a bar open to the public will intensify the use of the space. The primary use of the property is an hotel. Immediate impact concerns most likely will relate to noise and hours of operation, especially since the bar is located outdoors adjacent to the existing hotel rooms. The small consumption area proposed, as well as limits to the type of alcohol sales and hours of operation, prohibition of amplified live music, will reduce potential impacts.

- (b) **Characteristics of Use Described:**

The applicant is proposing a beer and wine bar/lounge use, open to the general public, within the existing rooftop deck area. The total size of the existing consumption area is 1,120 square feet. No additional square footage is proposed.

- 1) **Scale and Intensity:**

- a. **Floor Area Ratio:**

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

- b. **Traffic Generation:**

According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the site should produce similar traffic generation although peak traffic trips may increase from the previous use. In reality most patrons will be pedestrians.

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

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

- d. **Proposed Employment**

There will be approximately two employees working at one time.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area. Three to four weekly deliveries are expected for the proposed use. Deliveries to the establishment will be made by the same vehicles that currently deliver to establishments in the vicinity. There is a loading zone directly in front of the building on Southard Street.

f. Off-Street Parking:

The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of commercial use, as long as additional floor area is not added. No additional floor area is being constructed on the site.

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

a. Utilities:

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

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

c. Roadway or Signal Improvements:

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

d. Accessory Structures or Facilities:

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

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

The proposed project does not include unique facilities or structures.

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

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

a. Open Space:

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

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed. The consumption area is surrounded on three sides by buildings and the fourth faces Duval Street.

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

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

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

To mitigate potential noise concerns the applicant is not proposing amplified live music or outdoor amplified music. The proposed hours of operation are similar to those of surrounding commercial operations. Other noxious impacts are not anticipated to be caused as a result of this proposal.

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

1) Land Use Compatibility:

The proposed location of the wine bar is surrounded by a mix of uses, including open air restaurants and commercial retail uses. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal. The proposed wine bar may increase impacts in the area. However, the applicant has proposed to mitigate impacts by limiting the square footage of proposed consumption area to that which already exists. Further, the applicant has proposed to limit amplified music.

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

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site for the beer and wine bar.

3) Proper Use of Mitigative Techniques:

The applicant is not proposing outdoor music in order to minimize noise. The applicant will have access to existing waste handling and recycling services associated with the existing hotel operations. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval. Specifically the City Noise Ordinances per Section 26-191. Additionally, the applicant has agreed to make ADA accessible restrooms available. The applicant will also provide accessible seating within the consumption area itself.

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

- a. Land Uses Within a Conservation Area:**
Not applicable; the site is not located in a conservation area.
- b. Residential Development:**
Not applicable; no residential development is proposed.
- c. Commercial or Mixed Use Development:**
Not applicable; no further commercial or mixed use development is proposed.
- d. Development Within or Adjacent to Historic Districts:**
The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.
- e. Public Facilities or Institutional Development:**
Not applicable; no public facilities or institutional development are being proposed.
- f. Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.
- g. Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

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

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

RECOMMENDATION:

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

Condition to be completed prior to the issuance of a certificate of occupancy:

1. ADA bathroom access is provided and maintained.

2. If the applicant proposes to provide prerecorded background music, the applicant will install and maintain a programmable distributive sound system to assure compliance with the “unreasonable noise” definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City.

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

3. Hours of operation are limited to 11 am to 10 pm.
4. The use is approved for the sale of beer and wine only.
5. There will be no live amplified music on the premises.
6. There will be no more than 30 seats allowed without further City approvals.
7. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein.

**Draft
Resolution**

RESOLUTION NUMBER 2012-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTIONS 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A BEER AND WINE BAR LOCATED AT 501 SOUTHARD STREET (RE# 00009660-000000 & 00009680-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET/GULFSIDE (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-688(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, Section 122-688(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) zoning district; and

WHEREAS, the applicant filed a conditional use application for a bar and lounge to sell beer and wine at 501 Southard Street; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application

by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 19, 2012; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

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

Section 2. That a conditional use and special exception request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-688(9) is hereby approved as follows: allowing 1,120 square foot of existing consumption area for a beer and wine bar open to the public

_____ Chairman
_____ Planning Director

for property located at 501 Southard Street (RE# 00009660-000000 & 00009680-000000), Key West, Florida, as shown in the attached floor plan and survey received November 14, 2011 with the following conditions:

Condition to be completed prior to the issuance of a certificate of occupancy:

1. ADA bathroom access is provided and maintained.
2. If the applicant proposes to provide prerecorded background music the applicant will install and maintain a programmable distributive sound system to assure compliance with the “unreasonable noise” definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City.

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

3. Hours of operation are limited to 11 am to 10 pm.
4. The use is approved for the sale of beer and wine only.
5. There will be no live amplified music on the premises.
6. There will be no more than 30 seats allowed without further City approvals.
7. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein.

_____ Chairman
_____ Planning Director

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the

_____ Chairman
_____ Planning Director

appeal is resolved by agreement or order.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 19th day of January, 2012.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
 City of Key West Planning Department
 604 Simonton Street, 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 501 SOUTHARD ST. KEY WEST, FL-33040
- 2) Name of Applicant SANDEEP SINGH
- 3) Applicant is: Owner Authorized Representative _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 501 SOUTHARD ST.
KEY WEST, FL-33040
- 5) Applicant's Phone # 305-304-9973 Email sandeep@pegaruskeywest.com
- 6) Email Address: sandeep@pegaruskeywest.com
- 7) Name of Owner, if different than above _____
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email 966 + 968 + 972
- 10) Zoning District of Parcel HRCC-1 RE# _____
- 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).
PLEASE SEE ATTACHED.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



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

14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes _____ No _____
If Yes, describe and attach relevant documents.

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

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

To: Chairman and Planning Board Members
The City of Key West, Planning Board

Request: To allow an existing tiki bar located upstairs by the deck at Pegasus International Hotel available currently for the Hotel guests to become available to general public limited to the sale of beer and wine. Please find attached license from Department of Alcohol, Beverage and Tobacco.
No change in location of tiki bar and no additional construction proposed.

Applicant: Sandeep Eshri Singh
Pegasus International Hotel

Location: 501 Southard St.
Key West, FI-33040

Zoning: Historic Residential Commercial Core (HRCC-1) district

This request is for the conditional use of a 90 sq ft. tiki bar located on the second floor upstairs by the sundeck (1120 sq ft.) in an existing hotel building. The Hotel wants to make the tiki bar and lounge area available to general public. No amplified live music or outdoor entertainment is proposed and the hours of operation will remain the same as the current hours that it is open to the hotel guests.

Conditional use criteria:

- a) Findings: The property is zoned HRCC-1, which is generally intended to accommodate the City's most intense commercial district. In the immediate vicinity, there are several establishments serving alcoholic beverages. There will be no increase in noise and/or hours as the location of the tiki bar is on the second floor and away from the street.
- b) Characteristics of the use described:
 1. Scale and Intensity:
 - a. Floor Area Ratio:
No changes are being proposed to F.A.R with this conditional use application.
 - b. Traffic Generation:
According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the site should produce similar traffic generation

although peak traffic trips may increase from the previous use. In reality, most patrons will be pedestrians.

- c. Square feet of enclosed building for each specific use:
No change in building area proposed.
- d. Proposed employment:
No change in proposed employment.
- e. Proposed number and type of service vehicles:
No additional service vehicles will be making trips to the area as the tiki bar is currently in use for the hotel guests. There is a loading zone outside the Pegasus Hotel that is used by service vehicles.
- f. Off-street parking needs:
The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of commercial use, as long as additional floor area is not added. No additional floor area is being constructed on the site.

2. On or off site improvements required and not listed in subsection (b) (1)

- a. Utilities:
No utility changes are expected as a result of the proposed conditional use.
- b. Public facilities:
No changes to public facilities are required to ensure compliance with concurrency management as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service of potable water, sanitary sewer or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.
- c. Roadway or signal Improvements:
No changes are required or proposed to roadway or signal improvements.
- d. Accessory structures or Facilities:
No accessory structures or facilities are generated by the proposed conditional use.
- e. Other unique facilities/structures proposed as part if in-site improvements:

The proposed project does not include unique facilities or structures.

3. On-site amenities proposed to enhance the site and planned improvements.
No exterior changes to site.
 - a. Open Space:
No changes to open space on the site.
 - b. Setbacks from adjacent properties:
No changes are proposed that would alter structural setbacks.
 - c. Screening and buffers:
No additional screening or buffers are proposed.
 - d. Landscape berms proposed to mitigate against adverse impacts to adjacent sites:
No changes are proposed in the hours of operation of the tiki bar. No amplified loud music is proposed. Other noxious impacts are not anticipated to be caused as a result of this proposal.
 - e. Other unique facilities/structures proposed as part of in-site improvements:
- c) Criteria for Conditional Use review and Approval: :
 1. Land use compatibility:
The tiki bar and lounge area is currently used by the hotel guests. The proposed use will not change any square footage or increase and area.
 2. Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use:
The size and shape of the deck area are adequate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed, existing infrastructure will be used.
 3. Proper use of mitigative techniques:
No amplified loud music will be used. Existing waste handling and recycling services associated with the hotel will be used, additional adverse impacts detrimental to the general public health, and safety and welfare are not anticipated.
 4. Hazardous waste:
Not applicable, no hazardous waste will be generated by the proposed conditional use.

5. Compliance with applicable Laws and Ordinances:
All applicable laws and regulations will be complied with as a condition of approval.
6. Additional criteria applicable to specific land uses. Applicants shall demonstrate the proposed conditional use satisfies the following criteria:
 - a. Land uses within a conservation area:
Not applicable, the site is not located in a conservation area.
 - b. Residential development:
Not applicable, no residential development is proposed.
 - c. Commercial or mixed use development:
Not applicable, no commercial or mixed-use development is proposed.
 - d. Development within or adjacent to Historic Districts:
The proposed site is within the City's Historic District. There will be no additional signage or exterior modifications.
 - e. Public facilities or Institutional Development:
Not applicable, no public facilities or institutional development are being proposed.
 - f. Commercial structures, uses and related activities within tidal waters:
Not applicable, the site is not located within tidal waters.
 - g. Adult entertainment establishments:
Not applicable, no adult entertainment is being proposed.



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, SANDEEP ESHRI SINGH, in my capacity as TREASURER
(print name) (print position; president, managing member)

of KEY WEST OFFICE MANAGEMENT D/B/A PEGASUS INTERNATIONAL HOTEL
(print name of entity serving as Authorized Representative)

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:

501 SOUTHARD STREET, KEY WEST, FLORIDA, USA
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.

Sandeep Eshri Singh
Signature of Authorized Representative

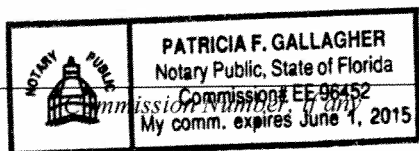
Subscribed and sworn to (or affirmed) before me on this August 15th, 2011 by
date

SANDEEP ESHRI SINGH
Name of Authorized Representative

He/She is personally known to me or has presented FL Dr Lic. as identification.

Pat V. Kulla
Notary's Signature and Seal

Patricia F. Gallagher
Name of Acknowledger typed, printed or stamped



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, SANDEEP ESHRI SINGH as
Please Print Name of person with authority to execute documents on behalf of entity

TREASURER of KEYWEST OFFICE MANAGEMENT / ESHRI SINGH
Name of office (President, Managing Member) Name of owner from deed

authorize SANDEEP ESHRI SINGH
Please Print Name of Representative

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

Sandeep Eshri Singh
Signature of person with authority to execute documents on behalf on entity owner

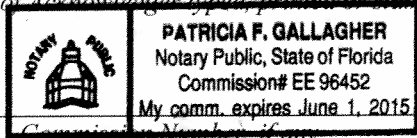
Subscribed and sworn to (or affirmed) before me on this August 15th 2011 by
date

Sandeep Eshri Singh
Name of Authorized Representative

He/She is personally known to me or has presented FL Dr license as identification.

Paul V. Walker
Notary's Signature and Seal

Patricia F. Gallagher
Name of Acknowledger typed, printed or stamped



Deed

194979

This Indenture,

Witnesses and Assigns, the term "party" includes the heirs, assigns, representatives, successors, assigns of the parties hereto. The use of the singular number shall include the plural and vice versa. The use of the word "person" shall include corporations, partnerships, firms, associations, trusts, estates, and all other legal entities. The word "land" shall include all the more or less interests therein.

Made this 14th day of November A. D. 1979
Between ESHRI SINGH

of the County of MONROE in the State of FLORIDA
party of the first part, and KEY WEST OFFICE MANAGEMENT, INC., a Florida
corporation, whose post office address is 501 Southard Street, Key West,

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 ~~TEN DOLLARS~~ OTHER GOOD & VALUABLE CONSIDERATIONS ~~-----~~ Dollars, to him 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 his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE, State of Florida, to wit: SEE ATTACHED EXHIBIT "A", INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

SUBJECT TO:

1. Taxes for the year 1979 and subsequent years.
2. Conditions, limitations and restrictions of record.
3. A mortgage to JOHN H. and CAROLYN HARNISH, bearing date the 28th day of May, 1976, in the original principal amount of \$110,000.00, recorded in O.R. Book 699, at Pages 579 - 583, Public Records of Monroe County, Florida, which Grantee hereby assumes and agrees to pay.
4. A mortgage to EBERHARD KUKE, bearing date the 7th day of November, 1979, in the original principal amount of \$250,000.00, recorded in O.R. Book _____, at Page(s) _____, Public Records of Monroe County, Florida, which Grantee hereby assumes and agrees to pay.

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:

Thomas J. Sacc
Laurie Keeling
Witnesses

ESHRI SINGH
ESHRI SINGH

THIS INSTRUMENT PREPARED BY

Thomas J. Sacc, Jr.
THE LAW OFFICES OF DAVID PAUL HORAN
513 WHITEHEAD ST., KEY WEST, FLORIDA 33040

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
SEAL OF REVENUE
\$ 203.40

State of Florida

County of MONROE

I hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ESHRI SINGH,

to me well known and known to me to be the individual whose name is subscribed 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.

Witness my hand and official seal of Key West, Florida, this 14th day of November, A. D. 1979.

My Commission Expires _____

Thomas J. Sacc
Notary Public

EXHIBIT "A"

PARCEL NO. 1:

Part of Lot 4, Square 50, according to William A. Whitehead's map of said Island delineated in February A.D. 1829, more particularly described by metes and bounds as follows: Commencing at the intersection of the Northeasterly line of Duval Street and the Northwesterly line of Southard, thence run in a Northwesterly direction along the Northeasterly line of Duval Street a distance of 41.3 feet to the point of beginning, thence continue along the Northeasterly line of Duval Street a distance of 25.7 feet to a point; thence at right angle run in a Northeasterly direction 88 feet to a point, thence at a right angle run in a Southeasterly direction 18.6 feet to a point, thence at right angles run in a Southwesterly direction 28.97 feet to a point, thence at right angles run in a Southeasterly direction 7.1 feet to a point, thence at right angles run in a Southwesterly direction 59.03 feet to the Northeasterly line to Duval Street and back to the point of beginning of the parcel of land herein described.

PARCEL NO. 2:ALSO

In the City of Key West and known as a part of Lot Four (4) in Square Fifty (50) according to William A. Whitehead's map of said Island delineated in February A.D. 1829, more particularly described by metes and bounds as follows: Commence at the intersection of the Easterly line of Duval Street and the Northerly line of Southard Street for the Point of Beginning of the parcel of land herein described; thence run Northeasterly along the said Northerly line of Southard Street 85.33 feet to a point; thence run Northwesterly and at right angles 41.3 feet to a point; thence run Southwesterly and at right angles 85.33 feet to a point on the Easterly line of Duval Street; thence run Southeasterly along the said Easterly line of Duval Street, 41.3 feet back to the Point of Beginning.

ALSOPARCEL NO. 3:

In the City of Key West and known as a part of Lot Four (4) in Square Fifty (50) according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described by metes and bounds as follows:

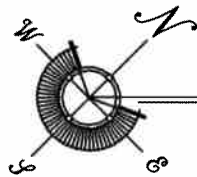
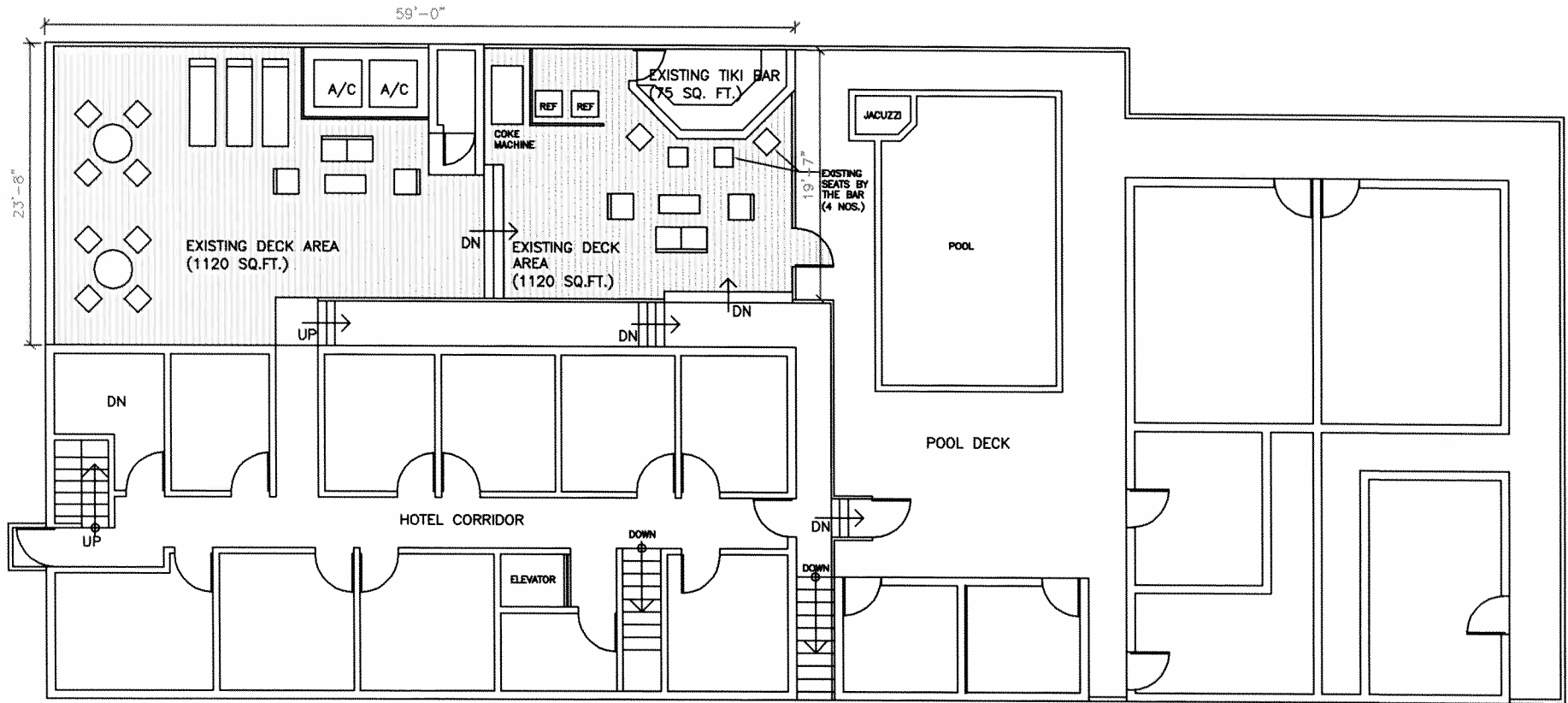
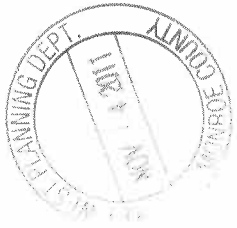
Commence at the intersection of the Easterly line of Duval Street and the Northerly line of Southard Street and run thence Northeasterly, along the said Northerly line of Southard Street, 85.33 feet to the Point of Beginning of the parcel of land herein described; thence continue Northeasterly, along the said Northerly line of Southard Street, 2.67 feet to a point; thence run Northwesterly and at right angles 48.4 feet to a point; thence run Southwesterly and at right angles 28.97 feet to a point; thence run Southeasterly and at right angles 7.1 feet to a point; thence run Northeasterly and at right angles 26.3 feet to a point; thence run Southeasterly and at right angles 41.3 feet back to the Point of Beginning.

Reserving to the Grantor, her heirs, executors, administrators, successors and assigns, and tenants, and to William Walker and Elizabeth S. Walker, his wife, and their heirs, executors, administrators, successors and assigns, and tenants, (the said William Walker and Elizabeth S. Walker, his wife, being the Grantees in a warranty deed from Harriett S. Porter, joined by J. Y. Porter, IV, her husband, to William Walker and Elizabeth S. Walker, husband and wife, said deed being dated 2/15/62, recorded 2/15/1962, in O. R. Book 241, page 211-212, in Office of Clerk of Circuit Court, Monroe County, Florida, to which deed reference is made hereto and made a part hereof, by which deed said Grantors conveyed to said Grantees the real property lying immediately contiguous on the easterly side of the aforementioned Parcel No. 3,) a perpetual easement over and upon the above-described property, for ingress and egress, labelled Parcel No. 3, for the purpose of preserving to the Grantor, her heirs, executors, administrators, successors and assigns, and tenants, and to William Walker and Elizabeth S. Walker, their heirs, executors, administrators, successors and assigns, and tenants, access to said Grantor's land and to land of said Walkers, which lands lie immediately contiguous to the North and East respectively, of the land conveyed herein in Parcel No. 3 to the Grantees.

ALSOPARCEL NO. 4:

All right, title and interest in and to that easement recorded in Official Records, Book 454, page 100, 101 and 102, of the public records of Monroe County, Florida,

**Floor Plan
Consumption Area**



EXISTING SECOND FLOOR PLAN

SCALE: NTS

DRC
Minutes & Comments

**Minutes of the Development Review Committee of the City of Key West
September 22, 2011
APPROVED – October 27, 2011**

Page 1 of 3

Call Meeting To Order

Don Craig, City Planning Department Director, called the City of Key West Development Review Committee (DRC) Meeting of September 22, 2011 to order at **10:03 am** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Pledge of Allegiance to the Flag

Roll Call

DRC Member or Designated Staff	DRC Representative	Present	Absent
ADA Coordinator	Diane Nicklaus	X	
Building Official	John Woodson/John Cruz		X
Community Housing	Omar Garcia		X
Department of Transportation	Carolyn H	X	
Fire Chief	Alan Averette	X	
Florida Keys Aqueduct Authority	Ed Nicolle/Jolynn Reynolds		X
General Services/Engineering Director	Elizabeth Ignaffo	X	
HARC Planner	Enid Torregrosa	X	
Keys Energy	Matthew Alfonso/Dale Finigan		X
Landscaping Coordinator	Karen deMaria	X	
Planning Director	Don Craig	X	
Police Chief	Steve Torrence	X	
Public Works	Greg Veliz		X

Also present:

Agency / Department	Name
Planning Department	Brendon Cunningham
Planning Department	Nicole Malo
Planning Department/Recording Secretary	Jo Bennett

Approval of Agenda

Actions/Motions: A motion was made by Ms. Elizabeth Ignaffo, seconded by Ms. Enid Torregrosa, that the Agenda be Approved . The motion Passed by a unanimous vote.
--

Approval of Minutes

1 August 25, 2011 Minutes
Actions/Motions: A motion was made by Ms. Elizabeth Ignaffo, seconded by Ms. Enid Torregrosa, that the Agenda be Approved . The motion Passed by a unanimous vote.

Discussion Items

2 Request - 501 Southard Street (RE# 00009660-000000) - A conditional use request for a bar and lounge to be located on the rooftop of the Pegasus International Hotel in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
Nicole Malo presented the project which is for a bar and lounge. Ms. Malo stated it is currently a bar and lounge for use by only the hotel guest. The proposed project is to open

**Minutes of the Development Review Committee of the City of Key West
September 22, 2011
APPROVED – October 27, 2011**

Page 2 of 3

	<p>the lounge to the public.</p> <p>Pinky Singh represented the project at the applicant.</p> <p>DRC Member Comments:</p> <p>Ms. Malo inquired to the hours of operation and stated she needs dimensions on the site plan. Ms. Singh responded the hours of operation would remain the same – Monday through Friday from 5:00 pm until 10:00 pm and weekends from noon until 10:00 pm. Ms. Singh added that she would add the dimensions to the site plan.</p> <p>Mr. Craig inquired whether this is new consumption. Ms. Malo stated is no new consumption area – they are only changing to be open to the public.</p> <p>Ms. Nicklaus inquired whether the current restrooms serving the bar were ADA compliant and if the roof is ADA accessible. Ms. Singh stated the restrooms are not currently ADA compliant. Ms. Nicklaus informed her they would need to be ADA compliant.</p> <p>Ms. Torregrosa asked if there would be any signage changes. Ms. Singh responded that they plan to use the existing sign and perhaps add to it. Ms. Torregrosa informed her that she would need a HARC application for any sign changes.</p> <p>Mr. Torrence inquired if they have verified if their liquor license will require any changes and that she speak with the local ABT agent – John Hernandez. Ms. Singh stated she had already spoken with someone in licensing in Miami. Mr. Torrence requested that the change be signed off by the state.</p> <p>Mr. Craig requested that the number of seats be added to the plans for the purpose of the Planning Board’s review.</p> <p>Mr. Craig read the following comment from Marnie Walterson of Florida Keys Aqueduct Authority into the record: <i>“This site is presently being served by multiple FCAA Location #s. There is a water main located on Southard Street and Duval Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges.”</i></p> <p>Ms. Malo inquired as to the type of the existing liquor license. Ms. Singh stated their license is for just beer and wine. Ms. Malo also asked if the Fire Department had made a site visit. Mr. Averette responded that since the hotel is not making any changes but just opening to the public then everything should be status quo.</p> <p>There were not any additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>
3	<p>Conditional Use - 821 Duval Street - (RE# 00016820-000000) - A request for a conditional use approval for a bar and lounge located at 821 Duval Street in the HRCC-3 zoning district per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p>Mr. Brendon Cunningham presented the project. Mr. Cunningham stated that this project is</p>

Additional Information



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO
1940 N MONROE ST
TALLAHASSEE FL 32399-0783

(850) 488-8288

KEY WEST OFFICE MANAGEMENT INC
PEGASUS INTERNATIONAL HOTEL
501 SOUTHARD STREET
KEY WEST FL 33040

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

AC# 5484200

BEV5403280 03/01/11 100356211

RETAILER OF ALCOHOLIC BEVERAGES
KEY WEST OFFICE MANAGEMENT INC
PEGASUS INTERNATIONAL HOTEL

IS LICENSED under the provisions of Ch.564 FS.
Expiration date: MAR 31, 2012 L11030103403

DETACH HERE

AC# 5484200

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

SEQ# L11030103403

DATE	BATCH NUMBER	LICENSE NBR	SERIES
03/01/2011	100356211	BEV5403280	2COP

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 FS.
Expiration date: MAR 31, 2012

KEY WEST OFFICE MANAGEMENT INC
PEGASUS INTERNATIONAL HOTEL
501 SOUTHARD STREET
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

CHARLIE LIEM
SECRETARY

DISPLAY AS REQUIRED BY LAW

DOCUMENT# 627894

FILED
Feb 15, 2011
Secretary of State

Entity Name: KEY WEST OFFICE MANAGEMENT, INC.

Current Principal Place of Business:501 SOUTHARD ST.
KEY WEST, FL 33040**New Principal Place of Business:****Current Mailing Address:**501 SOUTHARD ST.
KEY WEST, FL 33040**New Mailing Address:**

FEI Number: 59-1924941

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:SINGH, SANDEEP ESHRI
501 SOUTHARD ST
KEY WEST, FL 33040 US**Name and Address of New Registered Agent:**PEGASUS HOTEL
501 SOUTHARD TSREET
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SES

02/15/2011

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: P
Name: SINGH, ESHRI DR.
Address: 501 SOUTHARD ST.
City-St-Zip: KEY WEST, FL 33040 US

Title: V
Name: SINGH, GULSHAN MRS.
Address: 501 SOUTHARD ST.
City-St-Zip: KEY WEST, FL 33040 US

Title: T
Name: SINGH, SANDEEP ESHRI DR.
Address: 501 SOUTHARD STREET
City-St-Zip: KEY WEST, FL 33040 US

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SANDEEP SINGH

T

02/15/2011

Electronic Signature of Signing Officer or Director

Date

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

DOCUMENT# G07341900124

Fictitious Name to be Registered: PEGASUS INTERNATIONAL HOTEL

Mailing Address of Business: 501 SOUTHARD STREET
KEY WEST, FL 33040

Florida County of principal place of business: MONROE

FEI Number: 59-1924941

FILED
Dec 07, 2007
Secretary of State

Owner(s) of Fictitious Name:

KEY WEST OFFICE MANAGEMENT
501 SOUTHARD STREET
KEY WEST, FL 33040 US
Florida Registration Number: 627894
FEI Number: 59-1924941

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. I (we) understand that the electronic signature(s) below shall have the same legal effect as if made under oath.

ESHRI SINGH

12/07/2007

Electronic Signature(s)

Date

Certificate of Status Requested (X)

Certified Copy Requested (X)



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

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

Property Record View

Alternate Key: 1009920 Parcel ID: 00009660-000000

Ownership Details

Mailing Address:
KEY WEST OFFICE MANAGEMENT INC
501 SOUTHARD ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 537 DUVAL ST KEY WEST
535 DUVAL ST KEY WEST
533 DUVAL ST KEY WEST
501 DUVAL ST UNIT: B KEY WEST
501 SOUTHARD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 50 OR454-906/908 OR513-25 OR513-26 OR656-465/466 OR656-552/555 OR699-577/578 OR800-1259/1260 OR800-1887/1888

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	66	88	5,888.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2

Total Living Area: 12589
 Year Built: 1952

Building 1 Details

Building Type
 Effective Age 16
 Year Built 1952
 Functional Obs 0

Condition A
 Perimeter 774
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 19
 Grnd Floor Area 10,754

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

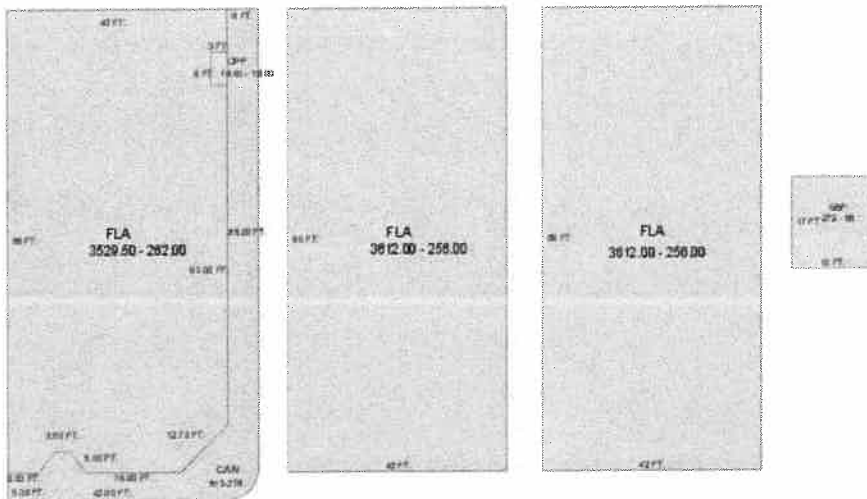
Roof Cover
 Heat 2
 Heat Src 2

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 74

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



0.00 FT (Radius)

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991		Y			3,530
3	OPF		1	1991					18
4	FLA		1	1991		Y			3,612
5	FLA		1	1991		Y			3,612
6	SBF		1	1991					272
7	CAN		1	1991					813

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2030	1 STORY STORES	85	Y	Y
	2031	HOTEL/MOTEL C	5	Y	Y
	2032	RESTAURANT & CAFETR	10	Y	Y
	2035	HOTEL/MOTEL C	100	Y	Y
	2036	HOTEL/MOTEL C	100	Y	Y

Exterior Wall:

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

Building 2 Details

Building Type
 Effective Age 16
 Year Built 1952
 Functional Obs 0

Condition A
 Perimeter 204
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 19
 Grnd Floor Area 1,835

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

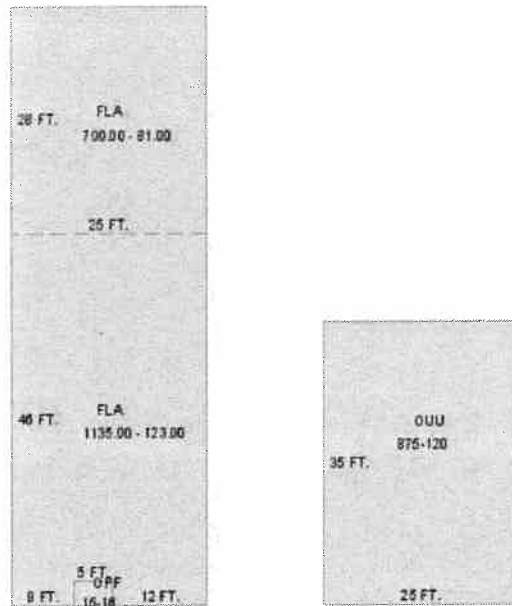
Roof Cover
 Heat 2
 Heat Src 2

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 7

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	OPF		1	1991					15
2	FLA		1	1991		Y			1,135
3	FLA		1	1991		Y			700
4	OUU		1	1991					875

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2039	1 STORY STORES	100	Y	Y
	2040	HOTEL/MOTEL C	100	Y	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	36 SF	6	6	1996	1997	1	40

Appraiser Notes

1990-1-14 - BURNED DOWN, REBUILT FOR 1992 TAXROLL TPP 8848722 - 533 DUVAL ST ASSN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0283	02/04/2008	02/13/2008	800	Commercial	REPAIR BROKEN FLOOD LIGHTS AROUND PROPERTY
03-1887	06/04/2003	09/29/2003	500	Commercial	INSTALLED SIGN
03-1338	04/29/2003	09/29/2003	1,100	Commercial	REPLACED SERVICE PANEL
03-1761	05/22/2003	10/03/2003	10,000	Commercial	ROOFING
02-1163	05/07/2002	10/04/2002	2,400	Commercial	NEW AWNINGS
02-2807	10/18/2002	11/04/2002	6,500	Commercial	PLUMBING/RELOCATE FIXTURE
02-3004	11/04/2002	12/06/2002	2,000	Commercial	REPLACE AC
96-2783	07/01/1996	11/01/1996	34,000	Commercial	RENOVATIONS
A954295	12/01/1995	11/01/1996	300	Commercial	CHANGE SIGN
M952050	06/01/1995	12/01/1995	1,950	Commercial	2 TON AC
M951679	05/01/1995	12/01/1995	598	Commercial	RELOCATE 2-2 TON CONDENS
A951380	04/01/1995	12/01/1995	13,500	Commercial	22 SQS ROOFING
1 A951312	04/01/1995	12/01/1995	425	Commercial	REPAINT EXISTING LETTERS
1 B943445	10/01/1994	12/01/1994	3,500	Commercial	REST. DINING AREA 89.5 SF
1 M941658	05/01/1994	12/01/1994	3,000	Commercial	REPLACE 5 TON AC
04-3708	12/06/2004	12/17/2004	500	Commercial	PATCH MINOR CRACKS - REPAINT
05-1268	05/10/2005	11/02/2005	33,521	Commercial	REPLACE FLAT ROOF 4500SF.
06-2742	05/03/2006	08/15/2006	1,200	Commercial	PATCH TWO LEAKS IN FLAT HOT MOP ROOF
06-4952	09/11/2006		2,200	Commercial	INSTALL TRANSFER SWITCH FOR GENERATOR

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	1,781,103	218	1,157,690	2,415,842	2,415,842	0	2,415,842
2010	1,869,059	228	1,165,382	2,443,536	2,443,536	0	2,443,536
2009	1,869,059	234	1,383,680	2,490,443	2,490,443	0	2,490,443
2008	1,869,059	244	1,530,880	2,954,158	2,954,158	0	2,954,158
2007	1,487,910	251	1,530,880	2,950,749	2,950,749	0	2,950,749
2006	1,404,837	261	529,920	3,103,656	3,103,656	0	3,103,656
2005	1,434,452	268	441,600	2,885,568	2,885,568	0	2,885,568
2004	1,467,036	278	370,944	2,697,458	2,697,458	0	2,697,458
2003	1,467,036	285	365,056	2,205,000	2,205,000	0	2,205,000
2002	1,448,365	295	365,056	2,100,000	2,100,000	0	2,100,000
2001	1,448,365	302	365,056	2,100,000	2,100,000	0	2,100,000

2000	1,448,365	173	306,176	2,100,000	2,100,000	0	2,100,000
1999	1,399,043	177	306,176	1,702,361	1,702,361	0	1,702,361
1998	933,004	182	306,176	1,638,420	1,638,420	0	1,638,420
1997	933,004	0	294,400	2,312,769	2,312,769	0	2,312,769
1996	848,184	0	294,400	2,147,088	2,147,088	0	2,147,088
1995	796,177	0	294,400	1,450,598	1,450,598	0	1,450,598
1994	797,282	0	294,400	1,450,598	1,450,598	0	1,450,598
1993	797,282	0	294,400	1,091,682	1,091,682	0	1,091,682
1992	797,282	0	294,400	1,091,682	1,091,682	0	1,091,682
1991	275,636	0	294,400	570,036	570,036	0	570,036
1990	255,262	0	236,992	492,254	492,254	0	492,254
1989	463,939	0	235,520	965,021	965,021	0	965,021
1988	376,962	0	188,416	909,601	909,601	0	909,601
1987	370,272	0	90,160	824,150	824,150	0	824,150
1986	328,383	0	57,600	661,540	661,540	0	661,540
1985	321,366	0	41,472	640,823	640,823	0	640,823
1984	317,585	0	41,472	551,108	551,108	0	551,108
1983	317,585	0	24,091	443,757	443,757	0	443,757
1982	292,722	0	24,091	316,813	316,813	0	316,813

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
11/1/1979	0800 / 1259	450,000	WD	Q

This page has been visited 31,973 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

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

Property Record View

Alternate Key: 1009946 Parcel ID: 00009680-000000

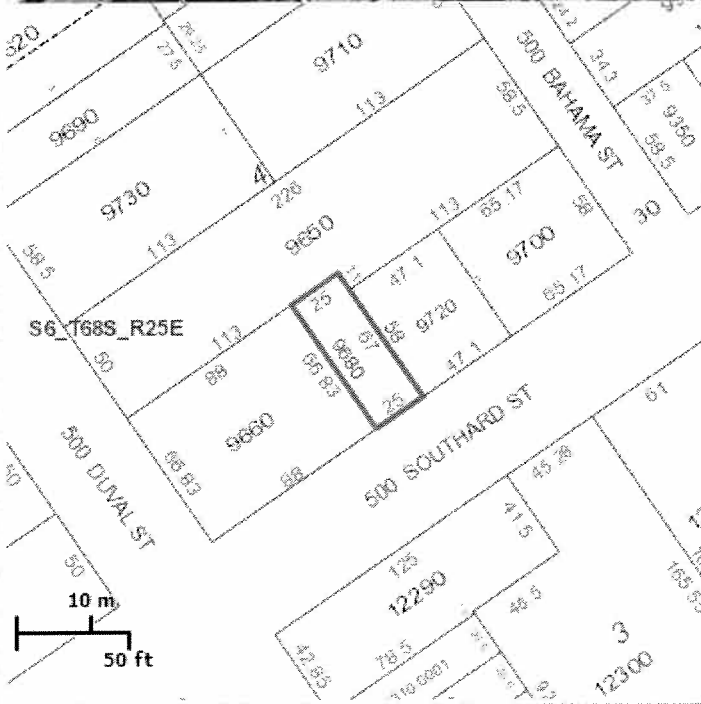
Ownership Details

Mailing Address:
KEY WEST OFFICE MANAGEMENT INC
501 SOUTHARD ST
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 505 SOUTHARD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 50 OR473-185-186 CASE NO 80-725-CA-18 OR1109-107/08(CSP) OR1516-944 (CW)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	25	67	1,675.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1162
Year Built: 1996

Building 1 Details

Building Type
Effective Age 16
Year Built 1996
Functional Obs 0

Condition E
Perimeter 220
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 19
Grnd Floor Area 1,162

Inclusions:

Roof Type
Heat 1
Heat Src 1

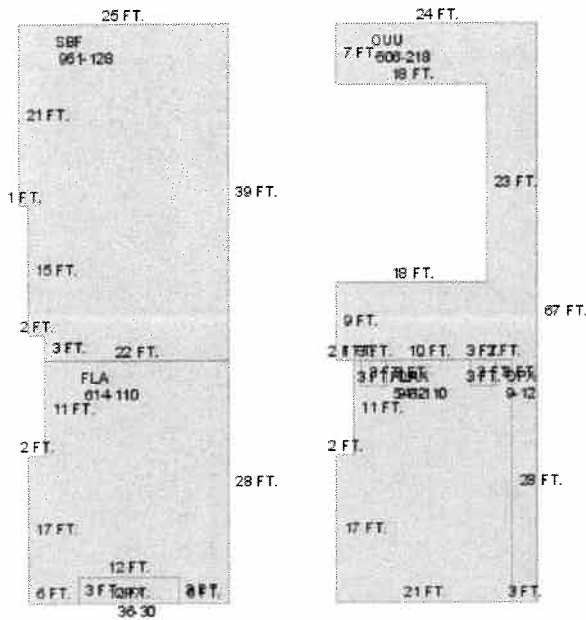
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 1
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 2

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	1996					614
2	OPX		1	1996					36
3	SBF		1	1996					951
4	FLA		1	1996					548
5	OPX		1	1996					9
6	OPX		1	1996					9

7	OUU	1	1996	606
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2044	1 STY STORE-A	100	Y	Y
	2045	OPX	100	N	N
	2046	SBF	100	N	N
	2047	APTS-B	100	N	Y
	2048	OPX	100	N	N
	2049	OPX	100	N	N
	2050	OUU	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	327 SF	0	0	1998	1999	4	50
2	HT2:HOT TUB	1 UT	0	0	1998	1999	3	50

Appraiser Notes

DOWNSTAIRS - RAINCOAT- WILLIE'S UPSTAIRS- APARTMENTS
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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-0841	04/09/2008		500	Commercial	REPAIR EXISTING FACADE
	B951115	04/01/1995	02/01/1996	500	Commercial	DEMO INTERIOR
	B951142	04/01/1995	02/01/1996	6,000	Commercial	DEMO BUILDING
1	B951474	05/01/1995	02/01/1996	175,000	Commercial	BUILD BUILDING
	P951827	06/01/1995	02/01/1996	12,200	Commercial	PLUMBING
	E953041	09/01/1995	02/01/1996	15,000	Commercial	ELECTRICAL
	P953547	10/01/1995	02/01/1996	4,500	Commercial	SPRINKLER SYSTEM
	A954165	11/01/1995	02/01/1996	18,000	Commercial	ROOF
	9600729	02/01/1996	02/01/1996	700	Commercial	ELECTRICAL
	9903335	10/18/1999	12/23/1999	4,500	Commercial	RESURFACE POOL/SPA
	9900784	12/21/1999	08/07/2000	3,100	Commercial	REPAIR/REPLACE AWNINGS
1	0103714	11/26/2001	12/17/2001	1,450	Commercial	REMOVE/REPLACE DECAYED BA
	0101887	05/10/2001	10/23/2001	2,500	Commercial	REPAIR LEAKING DOME
	0102294	06/14/2001	10/23/2001	4,500	Commercial	NEW ROOF
	03/0679	03/13/2003	10/03/2003	300	Commercial	INSTALL POWER POLE

02-3404 12/26/2002 10/03/2003 1,800 Commercial ELETRICAL

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	205,240	30,540	386,546	622,326	536,379	0	622,326
2010	215,375	31,344	240,899	487,618	487,618	0	487,618
2009	215,375	32,148	263,079	510,602	510,602	0	510,602
2008	215,375	32,951	217,750	531,781	531,781	0	531,781
2007	159,873	26,833	217,750	531,781	531,781	0	531,781
2006	159,873	27,472	159,125	506,458	506,458	0	506,458
2005	161,710	28,111	142,375	506,458	506,458	0	506,458
2004	165,374	28,750	108,875	506,458	506,458	0	506,458
2003	165,374	29,388	50,250	506,458	506,458	0	506,458
2002	165,374	30,027	50,250	482,341	482,341	0	482,341
2001	178,511	30,666	50,250	482,341	482,341	0	482,341
2000	178,511	22,312	41,875	482,341	482,341	0	482,341
1999	194,379	21,401	41,875	482,341	482,341	0	482,341
1998	129,586	21,856	41,875	805,109	805,109	0	805,109
1997	168,456	22,312	38,525	229,293	229,293	0	229,293
1996	0	0	38,525	38,525	38,525	0	38,525
1995	11,573	240	38,525	50,338	50,338	0	50,338
1994	11,573	270	38,525	50,368	50,368	0	50,368
1993	11,573	300	38,525	134,418	134,418	0	134,418
1992	11,573	330	38,525	134,418	134,418	0	134,418
1991	11,573	360	38,525	134,418	134,418	0	134,418
1990	39,168	390	35,594	134,418	134,418	0	134,418
1989	33,827	420	35,175	113,890	113,890	0	113,890
1988	30,338	338	33,500	72,895	72,895	0	72,895
1987	29,788	360	18,467	69,954	69,954	0	69,954
1986	18,597	0	18,090	36,687	36,687	0	36,687
1985	17,866	0	15,075	32,941	32,941	0	32,941
1984	17,579	0	15,075	32,654	32,654	0	32,654
1983	17,579	0	10,502	28,081	28,081	0	28,081
1982	14,028	0	10,502	24,530	24,530	0	24,530

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/1/1998	1516 / 0944	100,000	WD	M
9/1/1989	1109 / 107	1	WD	M
2/1/1971	473 / 185	9,000	00	Q

This page has been visited 31,976 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., January 19, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use - 501 Southard Street aka 537 Duval (RE# 00009660-000000, 00009680-000000) - An application for Conditional Use approval for a beer and wine bar located at 501 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) 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:

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Applicant:	Sandeep and Pinky Singh	Owner:	Key West Office Management, Inc.
Project Location:	501 Southard	Date of Hearing:	Thursday, January 19, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at 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: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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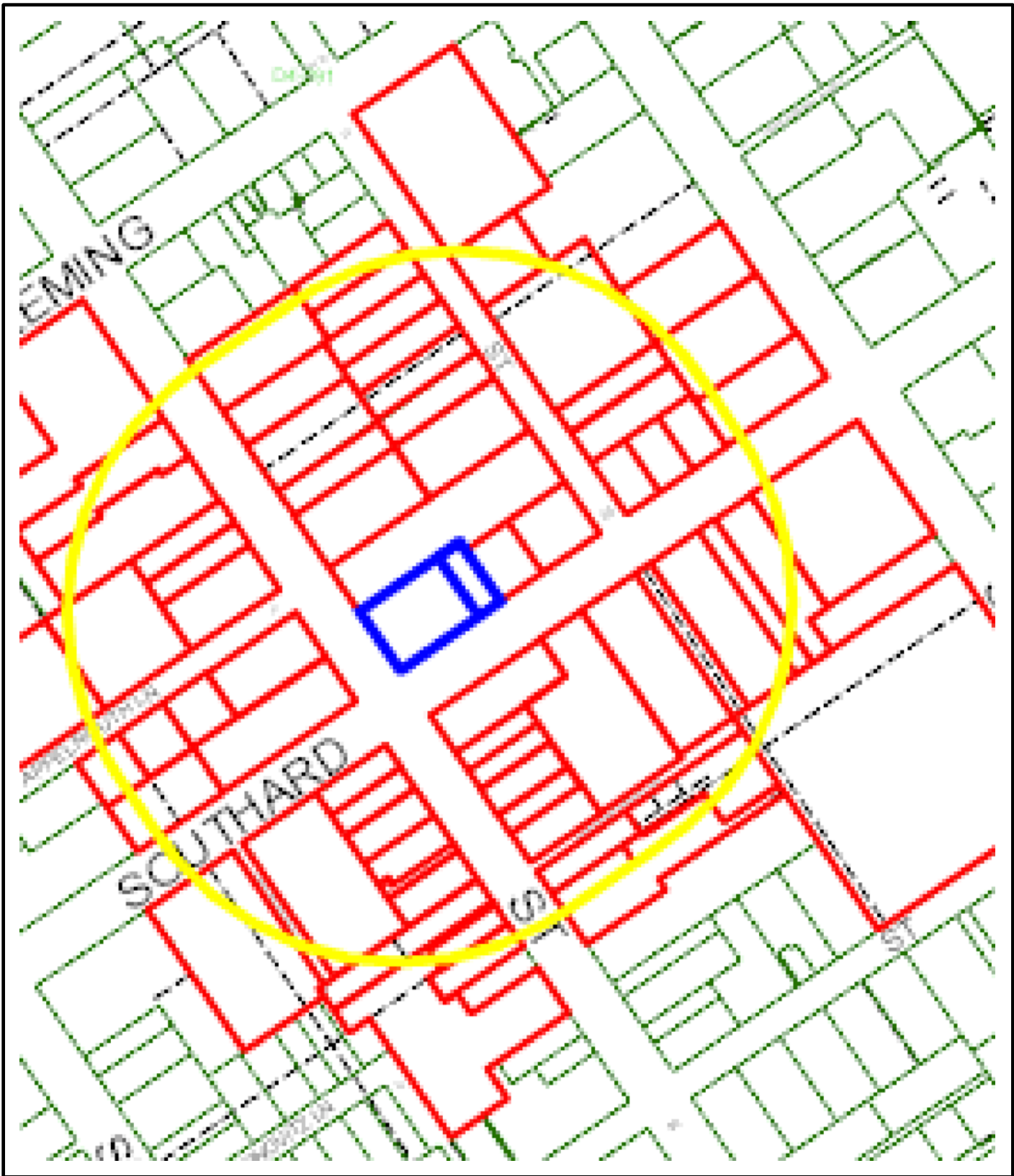
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Monroe County, Florida

Printed: Jan 09, 2012

501 Southard

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 ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040	
2 LEWINSKY FRANK ESTATE	205 CASTLETON PL		JAMESTOWN	NC	27282-8441	
3 BARNETT BANK OF JACKSONVILLE N A	101 N TRYON ST		CHARLOTTE	NC	28255	
4 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
5 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
6 P AND D DUVAL LAND TRUST 6/25/99	347 WEST 57TH ST	APT 39A	NEW YORK	NY	10019-3171	
7 HARVERSON INC	409 APPELROUTH LN		KEY WEST	FL	33040	
8 YOUNG GARY A REVOCABLE TRUST DTD 11/10/2004	P O BOX 4302		KEY WEST	FL	33041	
9 POMOCO INC	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
10 230 EAST 7TH ST ASSOCIATES	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
11 FAUSTO'S FOOD PALACE INC	522 FLEMING ST		KEY WEST	FL	33040	
12 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
13 519 DUVAL LLC	809 FLEMING ST		KEY WEST	FL	33040	
14 MCCHESENEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
15 GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
16 HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040-6809	
17 ALLEN JOSEPH B JR LIV TR 3/2/1994	3228NW 57TH TER		GAINESVILLE	FL	32606	
18 610 DUVAL STREET LLC	7301 SW 57TH COURT	STE 560	MIAMI	FL	33143	
19 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	
20 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
21 FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040	
22 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
23 WALGREEN CO STORE 7089RET	PO BOX 901		DEERFIELD	IL	60015	
24 BONE ISLAND PROPERTIES INC	738 NE 3RD AVE		FORT LAUDERDA	FL	33304-2620	
25 NASET INC	612 DUVAL ST		KEY WEST	FL	33040	
26 GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040	
27 REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI	FL	33122-1241	
28 MILLS VICTOR H JR AND CYNTHIA A	16 CALLE DOS		KEY WEST	FL	33040-5464	
29 604 DUVAL LTD PARTNERSHIP	6970 FABIANO CR		BOYTON BEACH	FL	33437	
30 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
31 HARDEN GREGORY J	524 BAHAMA ST		KEY WEST	FL	33040-6809	
32 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
33 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	
34 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 DUVAL CENTER A CONDOMINIUM	507-509 DUVAL ST		KEY WEST	FL	33040	
36 RYLANDER STELLA A	PO BOX 420126		SUMMERLAND KI	FL	33042-0126	
37 KAINAN JULIAN	1020 18TH ST		KEY WEST	FL	33040	
38 GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040	
39 SEPTEMBER PROPERTIES LLC	212 ROSE LANE		HAVERFORD	PA	19041	
40 BUDAKIAN ROBERT	PO BOX 1062		KEY WEST	FL	33041-1062	
41 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
42 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
43 NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
44 TANDA LLC	PO BOX 1321		KEY WEST	FL	33041-1321	
45 SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
46 SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041	
47 BERMAN BONNIE H	3340 GRANT ST		HOLLYWOOD	FL	33021	
48 HERNANDEZ ANGELA	515 BAHAMA ST		KEY WEST	FL	33040	
49 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
50 MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	
51 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
52 RAMONA'S SHIRT PUT-ON LC	524 SOUTHARD ST		KEY WEST	FL	33040	
53 ANA KINO LLC	4 ALLAMANDA TER		KEY WEST	FL	33040-6203	
54 MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040	
55 KO STEVE B	7705 SE 34TH ST		MERCER ISLAND	WA	98040	
56 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
57 SRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
58 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
59 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
60 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
61 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
62 600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040	
63 MATCHETT MARY ANNE L/E	522 SIMONTON ST		KEY WEST	FL	33040	
64 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
65 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	