

**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: September 20, 2012

Application: **Exception for Outdoor Merchandise Display - 501 Greene Street, Unit C (RE# 00000520-000000)** - A request to allow the display of merchandise sold in-store in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow for an Exception for Outdoor Merchandise Display of cigars and related products through a 60 month time span.

Applicant: Alon Croitoru

Property Owner 134 Duval Company

Representative: Davis Banks

Location 501C Greene Street - RE# 00000520-000000

Zoning Historic Residential Commercial Core (HRCC-1)

BACKGROUND

Island Cigar is a retail shop that features cigars and related products.

REQUEST

The applicant is requesting that the Planning Board grant approval for the outdoor display of cigars and related products located on the open doors and within a model ship. The applicant seeks the maximum time exception of 60 months.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS

According to Section 106-51 of the Code, the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board as provided in Section 106-52. Pursuant to Section 106-51 of the Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying a proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

- (1) **Factors favoring the Exception are as follows:**

- a. **The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The location of the proposed Exception would be in a model ship and on open shop doors of an historic contributing structure.

- b. **The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The type of merchandise and the type of display is compatible with the character of the neighborhood. The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

- c. **The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The proposed Exception is visible from the public right-of-way; however it is not located in the public right-of-way. The proposed location is approximately three feet from the front property line.

(2) Factors disfavoring the Exception are as follows:

- a. **Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

As proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

- b. **The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The proposed location of the Exception is conforming to the front yard setback requirement. The minimum front yard setback in the HRCC-1 zoning district is zero feet. The visible display will be setback from the sidewalk three feet so that the applicant will conduct business on private property.

- c. **The Exception presents a hazard to public safety.**

The applicant has provided photos that show a clear path to the proposed location. As of the date of this report, the Department is not aware of any life safety violations.

Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.

The merchandise is visible from the public right-of-way. The shop is very small thus limiting the extent of the visual impact to the character of the district.

Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
- b. The Exception was granted pursuant to mistaken or misleading information; or**
- c. The Exception is not compatible or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.**

If the Exception for Outdoor Display is approved by the Planning Board, and if at any time the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board, under Section 106-52 (4) of the City Code.

RECOMMENDATION

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the open doors of the shop, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, Alon Croitora, and granted for 60 months.
4. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
5. The Exception is limited to two (2) open doors and one (1) model ship.
6. All signage installed without benefit of a permit will be removed including the flag. Any new signage requires HARC approval.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-___**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 501C GREENE STREET (RE# 00000520-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core District Zoning District (HRCC-1); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, a request was submitted for Planning Board consideration to clarify that cigars and related products can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on September 20, 2012 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key

_____ Chairman

_____ Planning Director

West, Florida:

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

Section 2. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise in a model ship and on the open doors of a store located at 501C Greene Street (RE# 00000520-000000), with the following conditions, and per the attached site survey and site photos received February 9, 2012:

1. The Exception for the Outdoor Merchandise Display is limited to the existing open shop doors, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, Alon Croitoru, and granted for 60 months.
4. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
5. The Exception is limited to the two (2) open doors and one (1) model ship.
6. All signage installed without benefit of a permit will be removed including the flag. Any new signage requires HARC approval.

Section 3. Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified

_____ Chairman

_____ Planning Director

pursuant to the grant of an Exception in this section.

- b. The Exception was granted pursuant to mistaken or misleading information;
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

Section 4. The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Section 5. This Exception for Outdoor Display 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 6. 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 7. 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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period

_____ Chairman

_____ Planning Director

the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of September, 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

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name Alon Croitoru
Address of Proposed Display 501c Green St. Key West
RE# of Property 00000520 - 000000
Business Name ISLAND CIGAR
Business Address 501 Green St Key West
Applicant's Mailing Address 141 Duval St Key West
Telephone 879-4959 Email Cigarfactorykw@aol.com
Name of Property Owner Duval Group Inc
Mailing Address 423 Front St Key West
Telephone 204-5905 Email _____

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
 an arcade, gazebo, or other temporary structure.
 a cart or movable booth. (Must have received or obtained HARC approval)
 a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Retail sales of cigars and related products.



Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

- The structure is a small retail store located at 501 Green Street, Key West. Photo's attached. There is no seating for the public. The display is a display board fastened to the inside of the two doors. The display is only visible when the doors are opened.
- There is also a small display designed to look like a boat. The only items to be displayed will be cigars and cigar related products such as cigar boxes and lighters.

How far is the display from the street? 10 feet

How far is the display from the sidewalk? 3 1/2 ft

Length of time exception will be needed (no more than 60 months) 60

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information (www.mcpafl.org)

The information furnished above is true and accurate to the best of my knowledge.

Signature _____

Date 02 09 2012



Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, David Banks, 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:

5010 Ocean St Key West
Street address of subject property

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

David Banks
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 06/11/12 by
date

David Banks
Name of Authorized Representative

He/She is ~~personally known to me~~ or has presented Drivers License as identification.

Jo Bennett
Notary's Signature and Seal



Jo Bennett
Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any

Island CIGARS

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Charles Ithak, in my capacity as President
(print name) (print position; president, managing member)

of 135 Duval Co Inc.
(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 Greene St. Key West FL 33040
Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 2 2012 by
date

Charles Ithak
Name of Authorized Representative

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

Deanna W. Carnes
Notary's Signature and Seal



Name of Acknowledger, typed, printed or stamped

Commission Number, if any



Authorization

Island Cigars

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

PRES of CHARLES ITTAH
Name of office (President, Managing Member) Name of owner from deed

authorize DAVIS BANKS
Please Print Name of Representative

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

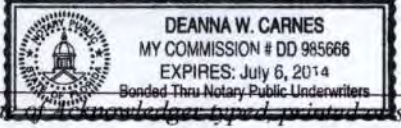
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this April 2 2012 by
date

[Signature]
Name of Authorized Representative

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

Deanna W. Carnes
Notary's Signature and Seal



Name of knowledge typed, printed or stamped

Commission Number, if any



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Entity Name Search

No Events

No Name History

Detail by Entity Name

Florida Profit Corporation

135 DUVAL COMPANY

Filing Information

Document Number S76076
FEI/EIN Number 650284562
Date Filed 08/27/1991
State FL
Status ACTIVE

Principal Address

135 DUVAL STREET
KEY WEST FL 33040 US

Changed 04/28/1995

Mailing Address

423 FRONT ST 2ND FL
KEY WEST FL 33040 US

Changed 03/09/1998

Registered Agent Name & Address

ITTAH, CHARLES
423 FRONT ST.
2ND FLOOR
KEY WEST FL 33040

Name Changed: 04/26/2004

Address Changed: 04/26/2004

Officer/Director Detail

Name & Address

Title PSD

ITTAH, CHARLES
423 FRONT STREET
KEY WEST FL 33040

Annual Reports

Report Year Filed Date

2009 04/23/2009
2010 04/12/2010
2011 03/15/2011

Document Images

03/15/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
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05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
03/09/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
04/02/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State

DUVAL GROUP, INC.

423 FRONT STREET, SECOND FLOOR
KEY WEST, FLORIDA 33040

Telephone 305-294-7905
Fax 305-294-7856

February 9, 2012

Re: 135 Duval Co., Landlord and
Sean of KW, Inc., Carol Croitoru and Alon Croitoru, Tenant
Booth located at 501 Greene St., Key West, Florida 33040.

To Whom It May Concern:

The above-named tenant has a lease in effect thru September 30, 2013, for a space to sell tobacco products and henna tattoos.

Should further verification be needed, please contact this office—294-7905.

Signed: Deanna Carnes
135 Duval Co., Landlord
By Deanna Carnes, Property Manager



Survey



89'59" 40" m
90'

1 Story Frame Bldg.
"Taco Bell"
F.F.L. 3.74

0.20' clear
0.28' over

A/C

On line

ding

2 Story Frame Bldg.
No. 133
F.F.L. 3.80

0.17' over

Balcony
28.85'

49.18'
Walk

Brick

0.90' over

10' Brick

113.00'

(50'

STREET

GREENE

STREET (50' R/W)

Site Photos





DRC Minutes

**Minutes of the Development Review Committee of the City of Key West
March 22, 2012**

DRAFT

Page 2 of 4

	<p>Actions/Motions: A motion was made by Mr. Steve Torrence, seconded by Mr. Alan Averette, that the minutes be Approved with updates per Elizabeth Ignoffo's request. The motion Passed by a unanimous voice vote.</p>
Discussion Items	
3	<p>501 Greene Street, Unit C (RE Number 0000520-000000) – An exception for outdoor display for hanging wooden shelves on the interior of open glass doors in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida</p> <p>Staff Report: Brendon Cunningham presented the project, which is for an outdoor merchandise display. Mr. Cunningham described the display being proposed and stated that the display is very simple. Mr. Cunningham stated that the proposed display is very clean and tastefully done by far one of the best he has seen proposed. Mr. Cunningham stated that the applicant was present to respond to any questions.</p> <p>Applicant: Mr. Alon Croitorn stated that there is a small boat that is used as part of the display and slides in and out when the shop is open.</p> <p>DRC Member Comments: ADA Coordinator – Ms. Nicklaus reminded the applicant that with the boat there needs to be at least a 36" clearance is required for ADA. Fire Chief – Mr. Alan Averette stated that he will need to review the regress and egress as it related to the placement of the boat. The applicant responded that the boat is movable and therefore could simply be moved to one side of the doorway. HARC Planner – Mr. Craig read the comments from Enid Torregrosa the HARC Planner submitted into record – "Should include the exact location on a site plan or survey map. The two (2) existing neon signs have never been approved by HARC." Mr. Cunningham responded that the applicant stated that he would remove the neon signs and fill out the proper paperwork with HARC. Planning Director – Mr. Craig asked if the building is located on City Right-of-Way. Mr. Cunningham stated that the doors do not encroach on the right-of-way when in the open position. It was determined that there is an encroachment on Duval Street, which needs to be addressed prior to moving to the Planning Board. Florida Keys Aqueduct Authority - Written comments submitted from Marnie Walterson of Florida Keys Aqueduct Authority (FKAA) submitted by into the record - "<i>The FKAA has no objection for an exception for outdoor display for hanging wooden shelves on the interior of open glass doors in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.</i>" Keys Energy - Written comments submitted from Matthew Alfonso of Keys Energy Services submitted into the record - "<i>Keys has no objections to the Outdoor Display.</i>"</p> <p>There were no additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>
4	101 Duval Street, Suite 105 (RE Number 0000470-000000) – An application for

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: 1000515 Parcel ID: 00000520-000000

Ownership Details

Mailing Address:
135 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040-6638

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 501 - 505 GREENE ST KEY WEST
Legal Description: KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			8,138.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

7	OPX	1	1990	456
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	225	1 STY STORE-A	100	Y	Y
	226	APTS-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
83	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	1,296 SF	36	36	2002	2003	1	25
2	PT2:BRICK PATIO	1,900 SF	100	19	2002	2003	2	50

Appraiser Notes

TPP8929128-RENTAL 8928210-CONVIENCE STORE 8720777-LAST FLIGHT
2002-01-09 (041) 1 TRANSIENT RENTAL UNITS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
47	08-0180	01/24/2008	09/18/2008	1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES,LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
46	07-5369	01/08/2008	09/18/2008	12,500	Commercial	INTERIOR REPAIRS ,SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
45	07-5187	11/27/2007	04/16/2008	2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
44	07-5239	11/30/2007	04/16/2008	800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
	08-1121	04/15/2008	11/28/2008	2,000	Commercial	ELECTRICAL WORK
	08-1069	04/10/2008	11/26/2009	2,450	Commercial	BUILD WALL & DRYWALL
	07-5187	03/20/2008	11/20/2008	7,500	Commercial	BUILD PARTITION WALL
	08-1085	04/15/2008	12/10/2008	2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
	08-2215	06/24/2008	09/18/2008	50	Commercial	SIGN
	08-1583	05/07/2008	10/15/2008	600	Commercial	INSTALL GAS LINE
	08-2361	07/02/2008	10/23/2008	670	Commercial	ELECTRICAL WORK FOR HOOD FANS
44	09-00003899	11/16/2009	03/19/2010	2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
44	09-00004210	12/14/2009	03/19/2010	3,800	Commercial	SLAB & DOORS

50	09-1685	06/05/2009	07/15/2009	2,400	Commercial	REMOVE DECK FROM ROOF
44	9-2342	08/03/2009	08/15/2009	1,200	Commercial	TROUBLE SHOOT LOSS OF POWER. RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
45	9-1934	06/30/2009	08/15/2009	2,500	Commercial	RELOCATE AWNING. DRYWALL REPAIRS. PAINT. INSTALL PLATE GLASS.
47	8-1777	05/27/2008	07/23/2009	1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD
46	6770	07/16/2008		0	Commercial	ISSUED C/O
48	8-1776	05/27/2008	10/22/2008	1,500	Commercial	HOOD INSTALLATION
49	09-1689	06/05/2009	07/15/2009	6,000	Commercial	RE-ROOF
1	B93-3405	12/01/1993	11/01/1994	550	Commercial	CHANGE WINDOW SIZE/GLASS
2	96-02408	06/01/1996	08/01/1996	1,890	Commercial	ELECTRICAL
3	97-00513	02/01/1997	07/01/1997	2,000	Commercial	REPAIR & REMODELING
4	97-01011	04/01/1997	07/01/1997	2,000	Commercial	BUILD OUT
5	97-01304	05/01/1997	07/01/1997	10,000	Commercial	EXTERIOR FACADE RENOVATIO
6	97-*01640	05/01/1997	08/01/1997	25,000	Commercial	EXTERIOR FACADE RENOVATIO
7	97-01826	06/01/1997	08/01/1997	1,200	Commercial	ROOFING
8	97-01863	06/01/1997	08/01/1997	5,700	Commercial	CENTRAL AC SYSTEM
9	97-1834	06/01/1997	08/01/1997	250	Commercial	TEMP SERVICE
10	97-2015	07/01/1997	08/01/1997	1,500	Commercial	INTERIOR RENOVATIONS
11	97-2207	07/01/1997	08/01/1997	2,500	Commercial	REPLACE FABRIC AWNING
12	97-2598	08/01/1997	11/01/1997	5,000	Commercial	UPGRADE ELECTRICAL
13	97-2649	08/01/1997	11/01/1997	385	Commercial	SECURITY ALARM
14	97-3812	11/01/1997	11/01/1997	100	Commercial	REPLACE LIGHTS
15	97-3992	12/04/1997	01/01/1999	3,200	Commercial	ELECTRICAL
16	98-2155	07/13/1998	01/01/1999	600	Commercial	ELECTRICAL
17	00-0309	02/04/2000	07/28/2000	199	Commercial	INSTALL SECURITY ALARM
18	00-0518	03/01/2000	07/28/2000	4,500	Commercial	5 TON AC
21	00-0711	04/04/2000	12/15/2000	3,500	Commercial	STRUCTURAL BEAMS PLACED
19	00-0859	03/31/2000	12/15/2000	2,400	Commercial	ROOFING
20	00-0853	04/03/2000	12/15/2000	2,500	Commercial	REPLACE ROOF DRAINS
22	00-1833	07/28/2000	12/15/2000	100,000	Commercial	PHASE 1 REPAIR FIRE DAMAG
23	00-2817	09/12/2000	01/10/2001	109,000	Commercial	PHASE 2 RENOVATIONS
25	00-3975	11/17/2000	12/15/2000	4,000	Commercial	CENTRAL AC
24	00-0518	11/01/2000	11/16/2001	4,500	Commercial	INSTALL C/AC
26	01-3009	08/28/2001	11/16/2001	12,000	Commercial	HOOD & C/AC
33	02-2791	11/14/2002	11/14/2002	500	Commercial	2-AIR CURTAINS
27	01-3993	02/11/2002	05/08/2002	25,000	Commercial	INTERIOR RENOVATIONS
30	02-1005	04/19/2002	05/08/2002	21,000	Commercial	3 PHASE WIRING
28	02-631	03/13/2002	05/08/2002	1,000	Commercial	NEW SINKS
31	02-0731	04/22/2002	05/08/2002	63,000	Commercial	PAVE PARKING LOT
32	02-1387	05/24/2002	05/08/2002	2,661	Commercial	ROOF
29	02-185	03/13/2002	05/08/2002	25,000	Commercial	ELECT
34	02-2791	11/14/2002	09/16/2003	500	Commercial	INSTALL AIR CURTAINS

36	03-3083	09/02/2003	09/16/2003	500	Commercial	HAND SIGN 30X24
35	03-2335	07/31/2003	09/16/2003	2,200	Commercial	REMOVE OLD POWER LIGHTS
37	04-0736	03/10/2004	10/06/2004	5,500	Commercial	R&R SEWER LINE
38	05-1160	05/16/2005	11/08/2005	10,000	Commercial	IINTERIOR WORK ONLY RENOVATIONS
40	05-2149	06/03/2005	11/08/2005	1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
39	05-2083	05/29/2005	11/08/2005	6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
42	06-5973	11/03/2006	12/28/2006	2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
43	07-0450	01/29/2007	05/29/2008	2,000	Commercial	TEST,MAKE NECESSARY REPAIRS TO SEWER LINE
41	05-3260	08/03/2005	09/27/2006	0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION

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	702,269	13,380	1,002,512	1,718,161	1,710,797	0	1,718,161
2010	729,631	13,748	811,891	1,555,270	1,555,270	0	1,555,270
2009	729,631	14,116	835,557	1,579,304	1,579,304	0	1,579,304
2008	747,871	14,484	2,235,010	2,437,005	2,437,005	0	2,437,005
2007	549,414	14,852	2,235,010	2,437,005	2,437,005	0	2,437,005
2006	475,707	15,220	927,740	2,437,005	2,437,005	0	2,437,005
2005	483,908	15,588	843,400	2,385,752	2,385,752	0	2,385,752
2004	517,419	15,956	843,400	2,385,752	2,385,752	0	2,385,752
2003	483,901	16,324	691,588	2,385,752	2,385,752	0	2,385,752
2002	481,545	0	691,588	2,385,752	2,385,752	0	2,385,752
2001	481,545	0	691,588	1,988,722	1,988,722	0	1,988,722
2000	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1999	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1998	294,640	0	522,908	1,218,689	1,218,689	0	1,218,689
1997	294,640	0	506,040	1,218,689	1,218,689	0	1,218,689
1996	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1995	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1994	248,722	0	506,040	992,777	992,777	0	992,777
1993	248,722	0	506,040	856,066	856,066	0	856,066
1992	248,722	0	506,040	856,066	856,066	0	856,066
1991	247,803	0	506,040	856,066	856,066	0	856,066
1990	142,407	0	440,677	856,066	856,066	0	856,066
1989	142,407	0	438,568	580,975	580,975	0	580,975
1988	131,360	0	385,856	517,216	517,216	0	517,216
1987	128,903	0	253,020	461,522	461,522	0	461,522
1986	129,640	0	253,020	463,131	463,131	0	463,131

1985	205,887	0	304,612	672,597	672,597	0	672,597
1984	135,655	0	146,448	401,077	401,077	0	401,077
1983	114,175	0	109,348	223,523	223,523	0	223,523
1982	106,065	0	109,348	215,413	215,413	0	215,413

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
10/1/1991	1188 / 2418	1,600,000	WD	U
10/1/1983	894 / 2021	246,300	WD	Q

This page has been visited 1,660 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., September 20, 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:

Exception for Outdoor Merchandise Display - 501 Greene Street, Unit C (RE# 0000520-000000) - A request to allow the display of merchandise sold in-store in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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: **Exception for Outdoor Merchandise Display - 501 Greene Street, Unit C (RE# 00000520-000000)** - A request to allow the display of merchandise sold in-store in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Alon Croitorn	Owner:	Duval Group Inc
Project Location:	501 Greene, Unit C	Date of Hearing:	Thursday, September 20, 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 cesmith@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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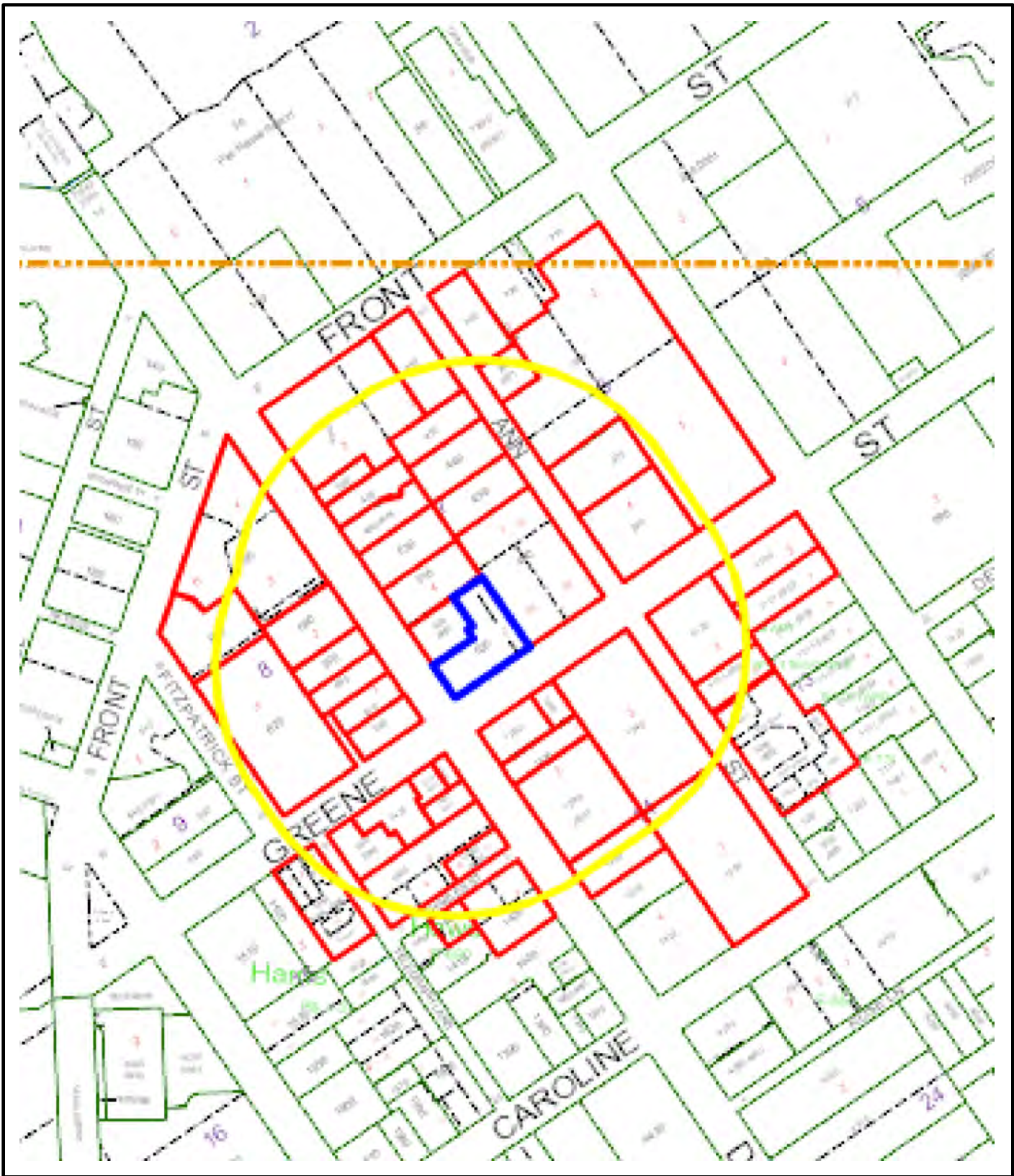
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Monroe County, Florida

Printed: Sep 06, 2012

501C Greene

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 G AND S KEY WEST LLC	20 AZALEA DR		KEY WEST	FL	33040-6206	
2 210 DUVAL STREET LLC	P O BOX 2068		KEY WEST	FL	33045	
3 ANN STREET PROPERTIES LLC	512 FRONT ST		KEY WEST	FL	33040-6619	
4 135 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
5 GREENE STREET CONDOS LLC	301 WHITEHEAD ST		KEY WEST	FL	33040	
6 220 SIMONTON STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
7 511 GREENE STREET LLC	219 SIMONTON ST		KEY WEST	FL	33040-6653	
8 KEY WEST MJM INVESTMENTS INC	PO BOX 403353		MIAMI BEACH	FL	33140-1353	
9 TIITF	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000	
10 SLOPPY JOE'S ENTERPRISES INC	101 ANN STREET		KEY WEST	FL	33040	
11 GRIFFITH RICHARD P LIV TR DTD 8-29-05	717 FLEMING STREET		KEY WEST	FL	33040	
12 QS KWA GREENE LLC	13095 N TELECOM PKWY		TEMPLE TERRAC	FL	33637-0926	
13 FOSTER WILLIAM AND BARBARA	504 S LAKE DRIVE		LANTANA	FL	33462	
14 FAVELLI GEORGEANN IRREVOCABLE TRUST	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
15 4 AND 6 CHARLES STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
16 LOVE MILE MARKER I LLC	PO BOX 2528		PALM BEACH	FL	33480	
17 TEMECULA ENTERPRISES LLC	3624 SUNRISE DR		KEY WEST	FL	33040	
18 JOHNSON RICHARD MD	38 PORTSIDE DR		FT LAUDERDALE	FL	33316-3008	
19 R N J KEY WEST LLC	9629 PARKVIEW AVE		BOCA RATON	FL	33428-2919	
20 512 GREENE STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
21 RAMLO CONSTRUCTION CORPORATION	209 DUVAL STREET		KEY WEST	FL	33040	
22 206 DUVAL LLC	212 TELEGRAPH LN		KEY WEST	FL	33040	
23 211 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
24 MURPHY SHARI S REV TR 9/25/2001	550 PALMER AVE		WINTER PARK	FL	32789-2631	
25 BAHAMA MAMA OF KEY WEST LLC	18381 LONG LAKE DR		BOCA RATON	FL	33496	
26 SLOPPY JOE'S ENTERPRISES, INC	101 ANN ST		KEY WEST	FL	33040	
27 CARLSON DOREEN V TRUSTEE	219 R ANN ST		KEY WEST	FL	33040	
28 HAYES PAUL N	1075 DUVAL ST	STE C-11	KEY WEST	FL	33040	
29 CARLSON 1989 TRUST DTD 10/26/89 TRUST A	219 ANN ST	REAR	KEY WEST	FL	33040	
30 HISTORIC TOURS OF AMERICA INC	201 FRONT ST STE 224		KEY WEST	FL	33040-8348	
31 SUNSET PLAZA INC	PO BOX 1268		HALLANDALE	FL	33008-1268	
32 AMSTERDAM EDITH REV TR 3/14/94	511 CAROLINE ST		KEY WEST	FL	33040	
33 GROSSCUP WILLIAM R CAPT	13 HILTON HAVEN RD		KEY WEST	FL	33040-3833	
34 STEELE JESSICA	3729 CINDY AVE		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 121 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
36 STOERBACK MICHELLE AND JOHN	1 WICKS LN		SAINT JAMES	NY	11780-1360	
37 HUNTER BRUCE	1075 DUVAL ST	UNIT C-11	KEY WEST	FL	33040	
38 GREEN STREET CONDOMINIUMS	208 TELEGRAPH LA		KEY WEST	FL	33040	
39 HILARIO RAMOS CORP	209 DUVAL STREET		KEY WEST	FL	33040	
40 US FOODS INC	12087 LANDON DR		MIRA LOMA	CA	91752-4004	
41 126 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
42 130 DUVAL STREET INC	19707 TURNBERRY WAY	APT 5J	AVENTURA	FL	33180-2502	
43 GRAHAM BOB AKA ROBERT W	205 TELEGRAPH LN		KEY WEST	FL	33040	
44 512 PARTNERS LP	512 FRONT ST		KEY WEST	FL	33040-6619	
45 NEW IDEAS INC	1512 ROOSEVELT BLVD		KEY WEST	FL	33040	
46 208 DUVAL LLC	208 DUVAL ST		KEY WEST	FL	33040	
47 TIKAL REAL ESTATE HOLDING I LLC	PO BOX 1778		KEY WEST	FL	33041-1778	
48 LA MER ENTERPRISES INC	20201 E COUNTRY CLUB DR APT 605		MIAMI	FL	33180-3277	
49 KEYS PRODUCTIONS INC	202 DUVAL STREET		KEY WEST	FL	33040	
50 ANN STREET LLC	4750 CAMP ROOSEVELT DR		CHESAPEAKE BE MD		20732	