

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



To: Chair and Planning Board Members

From: Patrick Wright, Senior Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: December 15, 2016

Agenda Item: **Conditional Use – 150 Simonton Street (RE # 00000290-000000; AK # 1000281)** - A request for a conditional use for the relocation of a recreational rental vehicle use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 18-355, 122-62 and 122-688 (17) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

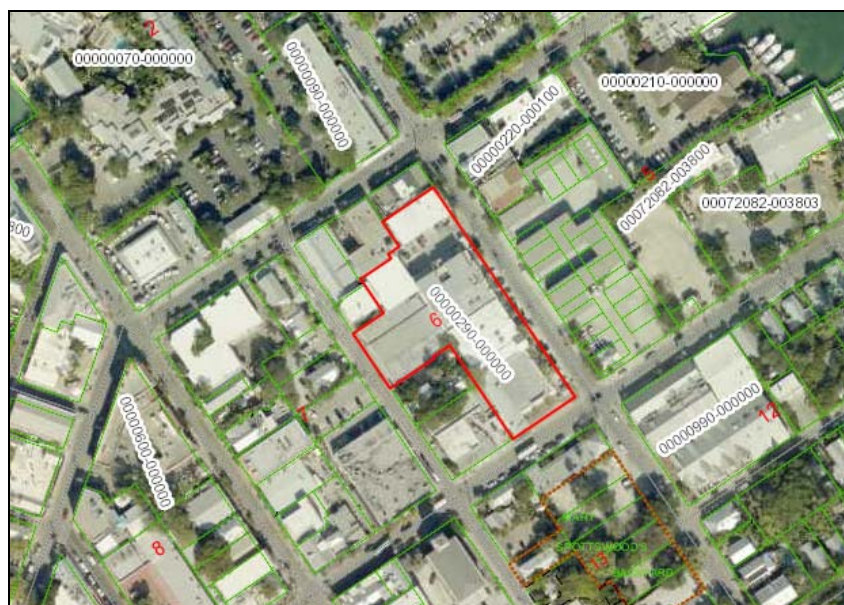
Request: To allow for the relocation of a recreational rental vehicle use.

Applicant: Smith | Oropeza | Hawks

Property Owner: Historic Tours of America Inc.

Location: 150 Simonton Street (RE # 00000290-000000; AK # 1000281)

Zoning: Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)



Background:

The subject property is located in the 100 block of Simonton bound by Greene and Front Street. The property is immediately surrounded on all sides by the Historic Residential Commercial Core – Duval Street Gulfside zoning district. The entire property is approximately 57,670 square feet.

The property currently operates as a commercial space for several retail and office uses operating in separate lease spaces within the building. The applicant is proposing to move a 41 vehicle electric car rental and 46 moped rental business from their former locations at 135 Simonton Street and 600 Front Street across to 150 Simonton Street. Some of the vehicles will be intermittently stored at the 600 Front Street location which is an existing approved rental site. The existing and proposed commercial space contains 4,623 square feet of commercial floor area.

Surrounding Zoning and Uses:

North: HRCC-1, Restaurant/Bar use

South: HRCC-1, Commercial Uses, restaurant and retail uses

East: HRCC-1, Residential Use

West: HRCC-1, Commercial Uses, restaurant and commercial retail

Process:

Development Review Committee:	September 22, 2016
Planning Board:	November 17, 2016 (POSTPONED)
Planning Board:	December 15, 2016
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

Conditional Use Review

The purpose of conditional use review, pursuant to City Code Section 122-61, is to ensure 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. City Code Chapter 122, Article III sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Conditional Use Specific Criteria pursuant to Code Section 122-62

(a) Findings

Code Section 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.” This 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.”

(b) Characteristics of use

The proposed use is of a recreation rental vehicle use licensed for 41 vehicle electric car rental and 46 mopeds is a conditional use in the HRCC-1 zoning district. The property is also located in the HRCC-1 zoning district which is defined as 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.

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio (FAR):

The proposed use will add no additional floor area to the property.

b. Traffic generation:

The property is located in the historic commercial pedestrian oriented area. The applicant has provided a traffic statement from a licensed traffic engineer analyzing the conditions of the new location. Given the relative close proximity of the former and proposed locations (within one city block) and no change in the number of licensed vehicles, staff concurs with the engineer's report that the impacts are negligible.

c. Square feet of enclosed space for each specific use:

The entire commercial floor area containing, 4,623 sq. ft. of floor area, will be classified as the small recreational power-driven equipment rental use. As depicted on the plans there will be a showroom area, workshop and sales area.

d. Proposed employment:

6 full time employees

e. Proposed number and type of service vehicles:

Staff does not anticipate any adverse impacts from service vehicles.

f. Off-street parking needs:

The property is located in the historic commercial pedestrian oriented area, and no new floor area is being created. Section 108-573 (c) states that no additional parking is required for the change of one type of commercial to another in this district.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified above including the following:

a. Utilities

Staff does not anticipate any improvement needs regarding utilities.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in City Code Chapter 94

None expected. Compliance with building codes and life safety codes would be required prior to building permit issuance. Based on comments at the DRC, it does not appear the conditional use will trigger any public facility capacity issues.

c. Roadway or signalization improvements, or other similar improvements

None expected.

d. Accessory structures or facilities

None proposed.

e. Other unique facilities/structures proposed as part of site improvements

None proposed.

(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:

a. Open space

The parcel is currently nonconforming to commercial open space requirements. No changes are proposed.

b. Setbacks from adjacent properties

No changes proposed.

c. Screening and buffers

No changes proposed.

d. Landscaping berms proposed to mitigate against adverse impacts to adjacent sites

No changes proposed.

e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts

No noxious impacts expected.

(c) Criteria for conditional use review and approval

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility

The proposed use would be located in the HRCC-1 zoning district. Per Section 122-686 the intent of the HRCC-1 zoning district defined as 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. Small recreational power-driven equipment rentals are a conditional use in the HRCC-1 zoning district.

(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.

(3) Proper use of mitigative techniques

No adverse impacts anticipated.

(4) Hazardous waste

None expected or proposed.

(5) Compliance with applicable laws and ordinances

Comply with all applicable laws and regulations would be required.

(6) Additional criteria applicable to specific land uses

Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area: N/A

b. Residential development: N/A

c. Commercial or mixed use development: No negative impacts expected.

d. Development within or adjacent to historic district: Any signage or other building permits necessary will be required to have HARC approval.

e. Public facilities or institutional development: N/A

f. Commercial structures, uses and related activities within tidal waters: N/A

g. Adult entertainment establishments: N/A.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Conditional Use be **APPROVED WITH CONDITIONS** as follows:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans dated July 14, 2016 by A20 Architecture.
2. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a

certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2016-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE RELOCATION OF A RECREATIONAL RENTAL VEHICLE USE ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 18-355, 122-62 AND 122-688 (17) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Residential Commercial Core – Duval Street Glufside (HRCC-1); and

WHEREAS, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the relocation of a 41 electric car and 46 moped recreational rental vehicle use within commercial retail space on property located at 150 Simonton Street; and

WHEREAS, City Code 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 November 17, 2016; and

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

_____ Chairman
_____ Planning Director

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

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 request, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing relocation of a 21 vehicle recreational rental vehicle use on property located at 150 Simonton Street (RE # 00000290-000000; AK # 1000281), with the following conditions:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans dated July 14, 2016 by A20 Architecture.
2. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE)

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax

Receipt:

3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect

_____ Chairman
_____ Planning Director

the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 45-day review period the DEO 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 appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of
December, 2016.

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

Sam Holland, Planning Board Chair Date

Attest:

Thaddeus Cohen, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman
_____ Planning Director

Application

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

VIA ELECTRONIC MAIL

December 5, 2016

Patrick Wright, Senior Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Amendment to Conditional Use Application – 150 Simonton Street, Key West, Florida
33040:

Dear Patrick,

Please allow this letter to serve as an amendment to the pending conditional use application for 150 Simonton Street, Key West, Florida 33040. Pursuant to the requirements of the Code, I have included with this letter an updated Traffic Statement prepared by Karl B. Peterson, P.E., concluding there will be no adverse impacts as a result of this amended request.

The applicant proposes to amend the existing application to include additional recreational vehicles owned by the applicant. As such the applicant is requesting approval to maintain a total of forty-one (41) electric cars and forty-six (46) mopeds which are evidenced by those certain City of Key West, Florida Regulatory Permit/License numbers 17-00028768 and 17-00028773, copies of which are also included with this letter. The recreational vehicles licensed under permit 17-00028768 currently are maintained and operated at 601 Front Street, Key West, Florida 33040 where they will remain from time to time and operate out of their original location at 601 Front Street and the new location of 150 Simonton Street. All other aspects of the existing application will remain the same.

If you should have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,



Gregory S. Oropeza, Esq.

Enc.

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(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X _____

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 150 Simonton Street, Key West
- 2) Name of Applicant Smith Oropeza Hawks for Land & Sea Sports, LLC & Key West Toyz, LLC
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 138-142 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-296-7227 Email greg@smithoropeza.com
- 6) Email Address: greg@smithoropeza.com
- 7) Name of Owner, if different than above Historic Tours of America, Inc.
- 8) Address of Owner 201 Front Street, Ste. 224, Key West, FL 33040
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HRCC-1 RE# 00000290-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval N/A HARC approval # N/A
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).
See attached.

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13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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.

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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure 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. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

(a) Findings. 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. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. 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. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

(b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio;
- b. Traffic generation;
- c. Square feet of enclosed building for each specific use;
- d. Proposed employment;
- e. Proposed number and type of service vehicles; and
- f. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities;
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
- c. Roadway or signalization improvements, or other similar improvements;
- d. Accessory structures or facilities; and
- e. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space;
- b. Setbacks from adjacent properties;
- c. Screening and buffers;
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

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- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

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



- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

AUTHORIZATION AND VERIFICATION FORMS

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, Edwin O. Swift III as
Please Print Name of person with authority to execute documents on behalf of entity

President of Historic Tours of America, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Oropeza Hawks
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this August 2, 2016 by
date

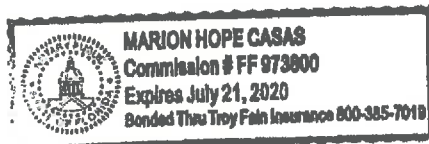
Edwin O. Swift III
Name of Authorized Representative

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

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gregory S. Oropeza, Esq., in my capacity as Partner
(print name) *(print position; president, managing member)*

of Smith Oropeza Hawks, PL
(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:

150 Simonton Street, 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.

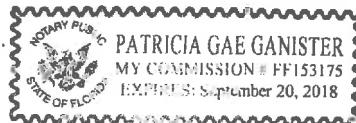
Gregory S. Oropeza
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 1st day of August 2016 by
date

Gregory S. Oropeza
Name of Authorized Representative

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

Patricia Gae Ganister
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

CONDITIONAL USE CRITERIA

CONDITIONAL USE CRITERIA

150 Simonton Street, Key West
(R.E. # 0000290-000000)

The proposed project shall consist of electric car rentals.

Sec. 122-61. Purpose and Intent

The proposed project is the same as the current use, which is storage and rental of electric cars and golf carts.

Sec. 122-62. Specific Criteria for Approval

(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.”

(b) Characteristics of use described.

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio – No change.
- b. Traffic generation – The proposed project will not alter any road ways nor have a negative impact on the flow of traffic. The majority of traffic is walking foot traffic or bicycles. In addition, the Owner provides free shuttle service to and from local hotels for its customers. The proposed project is a replacement of an existing location directly across the street. As evidenced by the Applicant’s traffic engineer, Karl. B. Peterson, there will be no change in traffic flow or impact.
- c. Square feet of enclosed building for each specific use 3,159 square feet.
- d. Proposed employment – No change.
- e. Proposed number and type of service vehicles – Zero.
- f. Off-street parking needs – The property has four (4) off street parking spaces.

(2) On-or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities – No specific electric utility upgrades are necessary as the current utility service is adequate to support the proposed development.

- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in Chapter 94 – Not applicable.
- c. Roadway or signalization improvements, or other similar improvements – Not applicable.
- d. Accessory structures or facilities – Not applicable. This Application does not propose any exterior renovations or modifications.
- e. Other unique facilities/structures proposed as part of site improvements – Restrooms are available for the customers.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space. Not applicable.
- b. Setbacks from adjacent properties – Not applicable.
- c. Screening and buffers – Not applicable.
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites – Not applicable.
- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts – The proposed development is not anticipated to produce smoke, odor, noise or noxious impacts.

(c) Criteria for conditional use review and approval.

(1) Land use compatibility – The conditional use shall not adversely impact land use activities in the immediate vicinity and is compatible with the surrounding property. The property is located in a shopping center with other commercial businesses, solely contained within the existing building.

(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use – The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques – Adverse impacts will not affect surrounding properties.

(4) Hazardous waste – No hazardous waste will be generated or used on the property. There shall be no fuel or fuel products stored on site.

(5) Compliance with applicable laws and ordinances – The Owner will comply with all applicable federal, state, county and city laws and regulations as a condition of approval.

(6) Additional criteria applicable to specific land uses.

- a. Land uses within a conservation area – Not applicable.
- b. Residential development – Not applicable. No residential use is being proposed as part of this Application.
- c. Commercial or mixed use development – Not applicable. The existing building is a commercial structure which has historically housed commercial businesses.
- d. Development within or adjacent to Historic District – The proposed project is within the Historic District, specifically the HRCC-1 Duval Street Gulfside District corridor which provides for commercial enterprises such as the proposed. Additionally, the proposed use is not new to the District as it was previously situated directly across the street from the proposed location.
- e. Public facilities or institutional development – Not applicable. Public facilities or institutional development is not being proposed as part of this Application.
- f. Commercial structures, uses and related activities within tidal waters – Not applicable.
- g. Adult entertainment establishments – Not applicable.

KBP CONSULTING, INC.

November 30, 2016

Gregory S. Oropeza, Esq.
Smith Oropeza Hawks
138-142 Simonton Street
Key West, Florida 33040

**Re: Hydro Thunder Recreational Vehicle Rentals
Conditional Use Application – Traffic Statement**

Dear Greg:

Hydro Thunder is an existing recreational vehicle rental business located in Key West, Monroe County, Florida. Currently, they are proposing to use 150 Simonton Street for vehicle rentals. Until recently, this operation was located directly across the street at the corner of Greene Street and Simonton Street. As part of the conditional use application process for the relocation of this operation (and the relocation of licenses for 41 electric cars and 46 mopeds to the new site), a traffic statement is required. The purpose of this statement is to document the anticipated traffic impacts associated with the relocation of this use.

Based upon a review of the former and proposed locations for the Hydro Thunder recreational vehicle rental facility, it is evident that the immediate area of influence (or, the area most greatly impacted by the operations of this facility) is essentially unchanged. The former site is less than 100 linear feet from the currently proposed location. And, there will be no change in the number of licensed vehicles at this site.

As such, the traffic impacts on the adjacent roadway network are considered to be negligible. In fact, it could be argued that, since the new location is further from the intersection of Green Street and Simonton Street, the result is a safer and preferred operating condition from a traffic perspective.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Site Plans

CONDITIONAL USE APPLICATION

Monroe County, Florida
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,450

Date: 7/14/2016

CITY OF KEY WEST PLANNING SUBMISSION

PROJECT ADDRESS: 150 SIMONTON STREET, KEY WEST, FLORIDA, 33040

SCOPE OF WORK

THIS PROJECT ENGAGES THE EXISTING CONDITIONS DOCUMENTATION OF FLOOR AREAS AND ALLOCATED PARKING FOR THE GROUND FLOOR LEVEL OF AN EXISTING COMMERCIAL UNIT, FOR THE PURPOSES OF ESTABLISHING A CONDITIONAL USE PERMIT BY THE CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THESE DOCUMENTS.

SHEET INDEX

- A1.0 COVER, AND SCOPE OF WORK
- A2.1 EXISTING FLOOR PLAN

CONDITIONAL USE APPLICATION

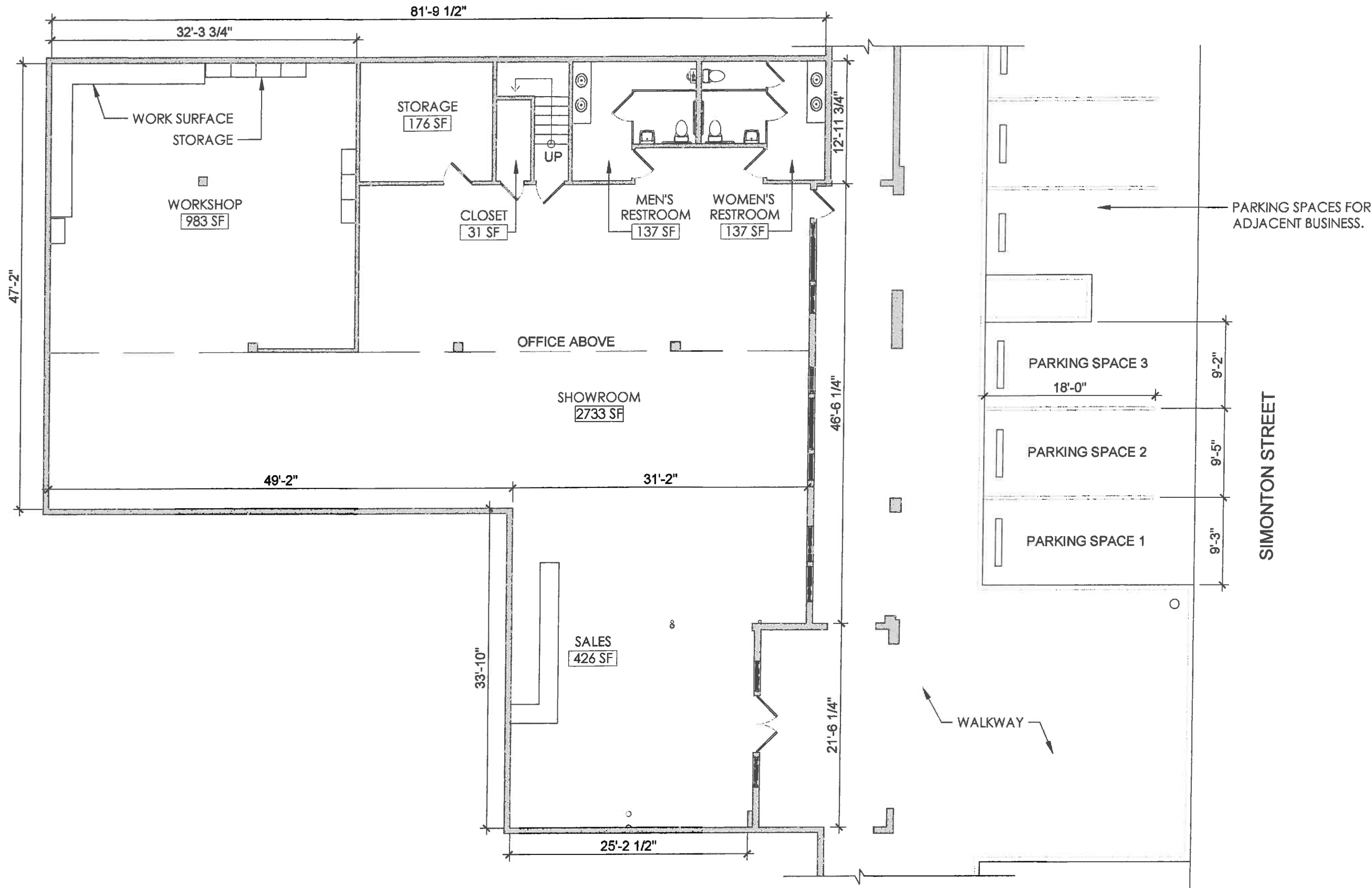
150 SIMONTON STREET
KEY WEST, FL 33040


TITLE:
COVER &
SCOPE OF WORK

PROJECT #: 16.26

SHEET:
A 1.0

JULY 14, 2016



 **1** EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPERTY CARD



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

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

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

The offices of the Property Appraiser will be closed **Monday, July 4th** for Independence Day.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1000281 Parcel ID: 00000290-000000

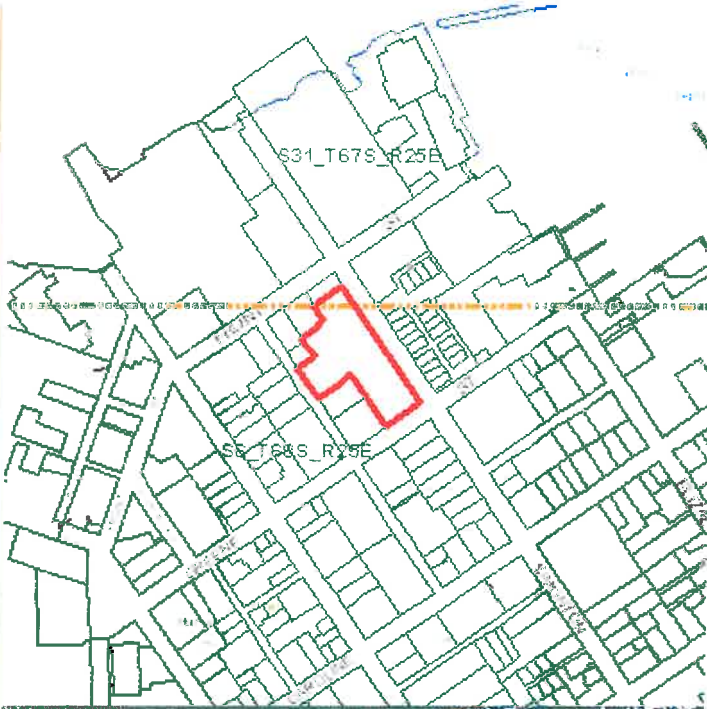
Ownership Details

Mailing Address:
HISTORIC TOURS OF AMERICA INC
201 FRONT ST STE 224
KEY WEST, FL 33040-8348

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 110-124 SIMONTON ST KEY WEST
Legal Description: KW ALL LOT 1 & PT LOTS 2, 3 & 4 SQR 6 G24-399 BOOK OF WILLS XX-151 XX-154 XX-229 XX-235 D-90/91 G36-394/95 OR67-414 OR89-491/92 OR150-450/51 OR228-483/84 OR283-219/20 OR316-174/77 OR350-368/69 OR578-789 OR749-145/46 OR1694-1955/56

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	386	93	57,670.00 SF

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3
Total Living Area: 42485
Year Built: 1962

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1968
 Functional Obs 0

Condition G
 Perimeter 1,104
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 23,968

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 6
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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
0	OPF		1	2002					2,919
0	FLA		1	2002					7,000
0	FLA		1	1968		Y			14,190
0	FLA		1	2002		Y			2,729
3	CPF		1	1986					1,056
6	OUF		1	2004					169
7	OUU		1	2004					209
8	OUF		1	2004					169
9	OUU		1	2004					209
10	OUF		1	2004					345
11	OUU		1	2004					357
12	OPF		1	2005					79
13	FLA		1	2005		Y			49

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	N	Y
		1 STY STORE-A	100	N	Y
		TOURIST ATTRAC-B-	100	N	N
		1 STY STORE-A	100	Y	Y

Exterior Wall:

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

Building 2 Details

Building Type
 Effective Age 19
 Year Built 1962
 Functional Obs 0

Condition G
 Perimeter 548
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 14,511

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

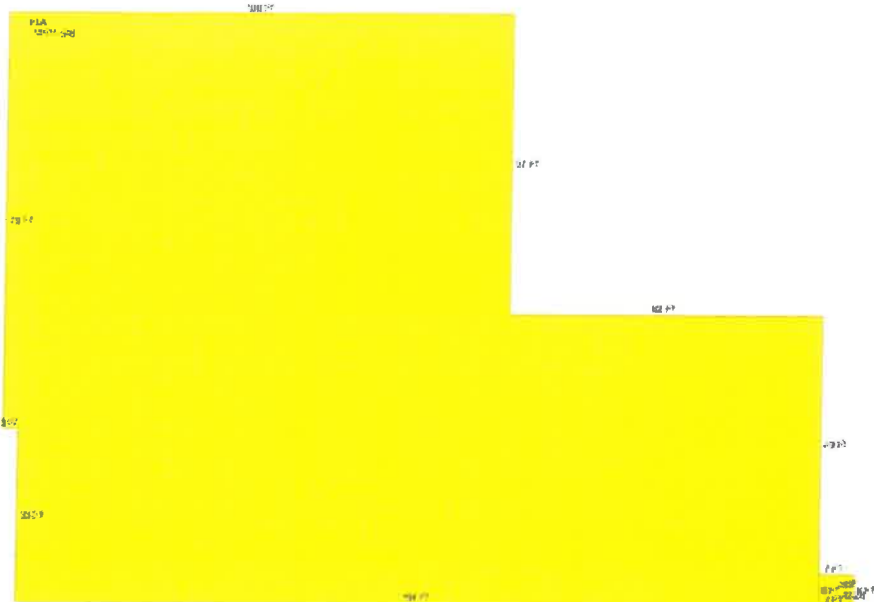
Roof Cover
 Heat 2
 Heat Src 2

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 0

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	1962					14,511
2	SBF		1	2002					42

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	175	WAREHOUSE/MARINA B	100	N	N

Exterior Wall:

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

Building 3 Details

Building Type
 Effective Age 17
 Year Built 1987
 Functional Obs 0

Condition G
 Perimeter 286
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 4,006

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

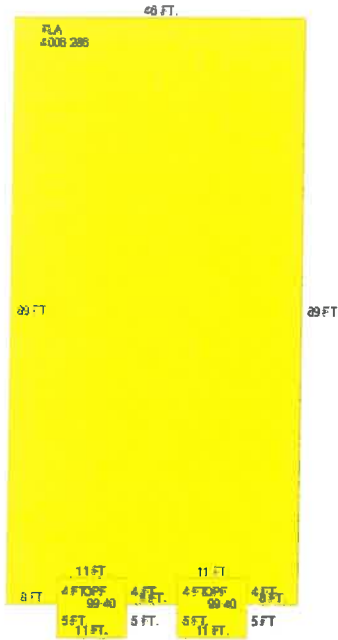
Extra Features:

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

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

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988					4,006
2	OPF		1	2002					99
3	OPF		1	2002					99

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	176	OFF BLDG-1 STY-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
55	C.B.S.	50
56	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	4,130 SF	0	0	2002	2003	3	50
1	FN2:FENCES	594 SF	66	9	1975	1976	4	30
2	AP2:ASPHALT PAVING	6,602 SF	0	0	1983	1984	2	25
3	PT3:PATIO	144 SF	0	0	1993	1994	2	50
4	TK2:TIKI	64 SF	8	8	2001	2002	5	40
5	CL2:CH LINK FENCE	270 SF	45	6	1986	1987	1	30
6	PT3:PATIO	5,148 SF	286	18	2002	2003	2	50
7	FN2:FENCES	320 SF	64	5	2004	2005	4	30

Appraiser Notes

TPP 8560818 - BUGGY BUSINC OLD TOWN HISTORIC TOURS.

2006-11-21 - 2ND STORY OF BLDG 1 IS OFFICE/RETAIL SPACE. - JEN

2006-10-04 - BLDG 1 - 'SIMONTON ROW' 126-150 SIMONTON & 535 GREENE: SALON 126, RESORT REALTY, ARCADE, WORLD WATERSPORTS. BLDG 2 - 122 SIMONTON: HTA TROLLEY REPAIR. BLDG 3 - 106 SIMONTON: FRATERNAL ORDER OF ORIOLES (MEMBERSHIP BAR).

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-00004298	12/23/2009		150	Commercial	SIGN
1	04-2095	06/30/2004	07/13/2004	3,500		C.O. STATES CONSUMPTION AREA FOR NON PROFIT CLUB: ORIGINALLY 80 SEATS AND REDUCED TO 13 SEATS ONLY. NO FOOD SERVICE.
1	13-2015	05/06/2013		500	Commercial	RE-SKINNING EXISTING 2' X 10' SIGN BLACK W/VINYL. 1 1/2' X 2' DOUBLE-SIDED 10 MM PLASTIC HUNG ON SCROLL BRACKET, SCREWED TO FRONT OF BLDG. TO THE LEFT OF THE EXISTING AWNING, OVER 8' ABOVE SIDEWALK.
	10-2085	06/29/2010		4,884	Commercial	ROUGH DRAIN AND WATER LINES FOR THREE PEDICURE CHAIRS.
	09-3682	10/28/2009		1,200	Commercial	INSTALL WALL SIGN 12SF ALUMINUM PANEL, HANGING SIGN 5SF SANDBLASTED RED CEDAR TEXT: INFINITY HAIR NAILS AND SKIN.
	10-1000	03/26/2010		200	Commercial	RELOCATE EXISTING BAYLIGHT TO OPPOSITE SIDE OF ROOF TRUSS AND REINSTALL; INTERIOR LIGHT FIXTURE
	10-2035	06/29/2010		5,000	Commercial	REPAIR 300SF WIRE STUCCO; PAINT
	13-4850	11/25/2013	03/12/2014	38,000	Commercial	REMOVE GRAVEL. INSTALL 1/2 DECK ANCHOR SHEET, INSTALL GAF FREEDOM EVERGRAND TPO W/RAPID SEA USING TERMINATION BAR ON PERIMETER USING SS SCREWS W/CONCRETE SCREWS. EMERGENCY REPAIR ACTIVE LEAK.
	13-5297	12/20/2013	01/17/2014	28,500	Commercial	20 SQUARES. INSTALL 2000SF OF TPO FREEDOM RAPID SEAM OVER 1/2 DENSE DECK PRIME. REPLACE 4 DRAINS.
	14-5057	11/25/2014		4,400		FRAME CEILINGS ABOVE JOIST WITH PLYWOOD
	14-5059	11/25/2014		3,100		INSTALL CANLIGHTS SWITCHES AND SMOKE DETECTORS
	15-2025	05/27/2015		17,450		MAINTENANCE AND COAT THE "SBS" MODIFIED BITUMEN SINGLE PLY ROOF.
1	B94-0075	01/01/1994	12/01/1994	4,500	Commercial	REPAIR SPALDING CONCRETE
1	B94-0858	03/01/1994	12/01/1994	800	Commercial	12X12 CONCRETE PAD
1	B94-0907	03/01/1994	12/01/1994	2,000	Commercial	ABANDON GAS TANK UNDERGRD
1	A95-0918	03/01/1995	08/01/1995	30,000	Commercial	45 SQ. OF ROOFING
1	B95-4113	11/01/1995	12/01/1995	1,700	Commercial	REMOVE/REPLACE GUTTERS
1	B95-4207	12/01/1995	08/01/1996	1,200	Commercial	REMOVE/REPLACE GUTTERS
1	97-2020	07/01/1997	12/01/1997	40,000	Commercial	BUILD MORE OFFICE SPACE
1	97-2284	07/01/1997	12/01/1997	3,000	Commercial	ELECTRICAL
1	97-2418	07/01/1997	12/01/1997	10,000	Commercial	A/C
1	97-2497	07/01/1997	08/01/1997	2,500	Commercial	ELECTRICAL
1	97-2208	07/01/1997	08/01/1997	20,000	Commercial	REMODELING/BUILD OUT
1	97-3633	10/01/1997	12/01/1997	650	Commercial	ELECTRIC
1	98-1014	03/30/1998	11/23/1998	2,000	Commercial	ROOF
1	98-3548	11/15/1998	11/29/1998	4,000	Commercial	SIGNS
1	02-2007	10/17/2002	12/12/2002	52,000	Commercial	COMPLETE FEES
1	02-2587	10/17/2002	12/12/2002	63,000	Commercial	DRYWALL

1	02-2692	10/18/2002	12/12/2002	30,000	Commercial	BUILD OUT
1	02-2587	10/25/2002	12/12/2002	15,000	Commercial	BUILD HANDICAP TOILET
1	02-3113	12/11/2002	04/03/2002	61,450	Commercial	INTERIOR BUILDOUT
1	01-2726	08/23/2001	04/03/2002	61,450	Commercial	UPDATE ELECTRIC
1	01-3040	08/31/2001	04/03/2002	1,000	Commercial	SIGN
1	02-3390	12/19/2002	06/05/2003	4,000	Commercial	WIREING FOIR STORAGE AREA
1	02-3471	12/30/2002	06/05/2003	975	Commercial	WOOD SIGNS
1	01-2934	08/24/2001	12/12/2002	1,000	Commercial	BANNER
1	02-2941	02/03/2003	06/05/2003	1,000	Commercial	PLUMBING
1	03-0082	01/22/2003	06/05/2003	1,100	Commercial	SIGN PERMIT
1	02-2942	11/26/2002	12/12/2002	15,000	Commercial	WIREING-110
1	02-2945	11/15/2002	12/12/2002	20,500	Commercial	RENOVATIONS
1	02-2946	02/13/2003	06/05/2003	4,500	Commercial	ELECTRIC-142
1	01-3505	10/24/2001	12/12/2002	3,000	Commercial	TANK PROPANE
1	01-3718	11/19/2001	12/12/2002	5,000	Commercial	ROOFING
22	01-2775	04/11/2002	12/12/2002	95,100	Commercial	RENOVATION
20	02-0321	03/20/2002	12/12/2002	425,000	Commercial	RENOVATION
21	02-0125	03/20/2002	12/12/2002	989,700	Commercial	RENOVATION
23	02-1761	07/01/2002	12/12/2002	16,000	Commercial	ROOFING
37	03-0420	03/03/2003	05/08/2003	60,000	Commercial	RED TAGGED ADDITION
36	02-2930	02/25/2003	06/05/2003	44,700	Commercial	RENOVATIONS - BUILD OUTS
1	03-0960	03/25/2003	05/08/2003	11,500	Commercial	ELECTRIC
1	03-0754	03/28/2003	05/08/2003	4,050	Commercial	PLUMBING
1	03-2984	02/26/2004	05/08/2003	105,226	Commercial	BUILD 710SF APT
1	03-2987	02/26/2004	05/08/2003	103,724	Commercial	BUILD 710SF APT
1	03-2986	02/26/2004	05/08/2003	100,362	Commercial	BUILD 710SF APT
1	03-0420	03/03/2003	05/08/2003	60,000	Commercial	BUILD OUTSALON 12-RED TAG
1	03-1358	04/15/2003	05/08/2003	2,500	Commercial	CHANGE SIGNS
1	04-2045	06/22/2004	11/12/2004	600	Commercial	SECURITY SYSTEM
50	04-1988	06/22/2004	11/12/2004	500	Commercial	REMOVE WALL
1	04-2043	06/23/2004	11/12/2004	4,000	Commercial	DRYWALL & PAINT
1	04-2028	06/22/2004	11/12/2004	2,400	Commercial	INTERIOR ELECTRIC
1	04-2051	06/23/2004	11/12/2004	11,000	Commercial	2 X 5-TON A/C'S W/ 15 DROPS
1	04-2095	06/30/2004	07/16/2004	3,500	Commercial	RED TAG BUILD BAR, ETC
1	03-2986	07/27/2003	11/12/2004	7,800	Commercial	INSTALL ROOFFOR#203
1	03-2985	07/27/2003	11/12/2004	7,800	Commercial	INSTALL ROOF #202
1	03-2987	07/27/2003	11/12/2004	7,800	Commercial	INSTALL ROOF #204
1	03-2984	07/23/2003	11/12/2004	7,800	Commercial	NEW SFR AFFORDABLE
1	04-2569	08/02/2004	11/12/2004	1,450	Commercial	ELECTRIC
1	04-3413	10/29/2004	11/12/2004	8,975	Commercial	FIBERGLASS ROOF
1	05-0929	04/19/2005	12/06/2005	4,000	Commercial	RENOVATE OFFICE & ADD ADA BATH
1	04-1391	06/30/2004	11/12/2004	31,275	Commercial	RENOVATE #138
1	05-3114	07/27/2005	10/05/2005	19,000	Commercial	REPLACE EXISTING 25-TON A/C
1	05-3605	08/23/2005	10/05/2005	5,000	Commercial	INSTALL NEW 225 AMP THREE PHASE SUB FEED
1	05-3611	08/23/2005	10/05/2005	2,300	Commercial	FOR BINGO HALL & GAMING MACHINES
1	05-3577	08/29/2005	10/05/2005	2,150	Commercial	SIGNS FOR "LAST KEY BINGO & ARCADE"

1	05-3470	09/22/2005	10/05/2005	50,000	Commercial	BUILD-OUT OF UNIT(148 - 150 SIMONTON ST) FOR USE AS A BINGO HALL
1	05-5034	11/08/2005	10/05/2005	2,500	Commercial	HURRICANE WILMA DAMAGE ELECTRICAL REPAIRS
1	05-5806	12/20/2005	10/05/2005	2,600	Commercial	INSTALL A 3-TON A/C & EXHAUST FAN
1	06-0040	01/06/2006	10/05/2005	1,000	Commercial	INSTALL EXHAUST FAN (ROOF TOP)
1	05-1344	04/26/2005	10/05/2005	2,300	Commercial	ELECTRICAL
1	06-1566	03/08/2006	10/04/2006	1,200	Commercial	PERMIT UPGRADE
1	05-4568	10/17/2005	10/04/2006	60,000	Commercial	INSTALL THREE 10 TON RTU'S.
1	05-3241	08/02/2005	10/04/2006	5,000	Commercial	INSTALL NEW 225 AMP PANEL.
1	07-1167	03/13/2007		27,000	Commercial	REMOVE EXISTING ROOFS TO A SMOOTH WORKABLE DECK

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
2015	4,249,355	79,424	3,748,089	8,076,868	8,076,868	0	8,076,868
2014	4,249,355	73,946	3,630,961	7,954,262	7,954,262	0	7,954,262
2013	4,412,192	75,697	3,478,695	7,966,584	7,966,584	0	7,966,584
2012	4,370,714	45,297	3,461,262	7,877,273	7,877,273	0	7,877,273
2011	4,420,163	46,264	3,845,847	8,312,274	8,312,274	0	8,312,274
2010	4,500,606	47,220	3,712,780	8,260,606	8,260,606	0	8,260,606
2009	4,550,056	48,218	3,998,974	8,597,248	8,597,248	0	8,597,248
2008	4,925,970	49,175	7,602,983	12,578,128	12,578,128	0	12,578,128
2007	3,385,162	50,120	7,602,983	11,038,265	11,038,265	0	11,038,265
2006	3,424,347	51,109	5,738,100	6,638,909	6,638,909	0	6,638,909
2005	3,637,482	52,076	5,451,195	5,900,390	5,900,390	0	5,900,390
2004	3,110,184	9,554	3,442,860	5,900,390	5,900,390	0	5,900,390
2003	2,956,145	9,623	3,557,622	5,900,390	5,900,390	0	5,900,390
2002	2,089,078	8,524	2,810,521	4,900,000	4,900,000	0	4,900,000
2001	2,089,078	8,547	3,557,622	4,900,000	4,900,000	0	4,900,000
2000	2,089,078	3,753	2,410,002	4,502,833	4,502,833	0	4,502,833
1999	2,133,541	3,760	2,048,502	4,185,803	4,185,803	0	4,185,803
1998	1,425,884	4,057	2,048,502	3,478,443	3,478,443	0	3,478,443
1997	1,415,703	4,355	1,950,954	3,371,012	3,371,012	0	3,371,012
1996	1,287,004	4,653	1,950,954	3,242,611	3,242,611	0	3,242,611
1995	1,141,623	4,951	1,950,954	3,097,528	3,097,528	0	3,097,528
1994	1,141,623	4,984	1,950,954	3,097,561	3,097,561	0	3,097,561
1993	1,141,623	5,320	1,950,954	3,097,897	3,097,897	0	3,097,897
1992	1,141,623	5,670	1,950,954	3,098,247	3,098,247	0	3,098,247
1991	1,030,774	6,007	1,950,954	2,987,735	2,987,735	0	2,987,735
1990	1,030,838	6,343	1,719,278	2,756,459	2,756,459	0	2,756,459
1989	1,030,838	6,693	1,707,085	2,744,616	2,744,616	0	2,744,616
1988	411,339	706	473,515	885,560	885,560	0	885,560
1987	399,472	739	298,998	699,209	699,209	0	699,209

1986	402,080	773	292,896	695,749	695,749	0	695,749
1985	386,505	806	263,606	650,917	650,917	0	650,917
1984	368,662	0	263,606	632,268	632,268	0	632,268
1983	283,816	0	164,754	448,570	448,570	0	448,570
1982	241,505	0	140,590	382,095	382,095	0	382,095

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
5/8/2001	1694 / 1955	4,900,000	WD	Q

This page has been visited 4,166 times.

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

WARRANTY DEED

RCD Aug 23 2000 12:06PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
08/23/2000 KR DEP CLK

THIS INSTRUMENT PREPARED BY:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road, Penthouse 8
Coral Gables, Florida 33134

RETURN INSTRUMENT TO:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road, PH8
Coral Gables Florida 33134

Parcel ID Number

Warranty Deed

(Deed prepared without title examination)

This Indenture, made this 2 day of ^{August} ~~July~~, 2000 A.D. Between HERBERT W. KEBSCHULL and FRANCES J. KEBSCHULL, his wife, whose address is 30 Allamanda Avenue, Key West, Florida, grantors, and HERBERT WILLIAM KEBSCHULL, as Trustee of THE HERBERT WILLIAM KEBSCHULL LIVING TRUST, dated July 14, 2000, whose address is 30 Allamanda Avenue, Key West, Florida, of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of FLORIDA to wit:

Lot 3, Block 1, KEY HAVEN - FIRST ADDITION
according to the plat thereof recorded in Plat Book 4, Page
65 of the Public Records of Monroe County, Florida.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

And the GRANTORS do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

EXISTING BUSINESS LICENSES OF APPLICANT



CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

Recreational Rental Vehicle

conditions of approval must be met prior to issuance or renewal.

Business Name LAND & SEA SPORTS LLC (RRV) CtlNbr:0023251
 Location Addr 135 SIMONTON ST
 Lic NBR/Class 16-00028773 RECREATIONAL RENTAL VEHICLE / BIKE TOUR
 Issue Date: April 30, 2015 Expiration Date: May 30, 2016
 License Fee \$71.00
 Add. Charges \$0.00
 Penalty \$0.00
 Total \$71.00

Comments: 21 ELEC CARS (2015/16 2283-2302)

Open: REVPLD Type: OC Drawer: 1
Date: 5/20/15 53 Receipt no: 22936

This document must be prominently displayed

LAND & SEA SPORTS LLC
 Trans number: 3958236
 OR VISA/MASTERC \$297.68

LAND & SEA SPORTS LLC (RRV)
1027 SANDY'S WAY

Trans date: 5/20/15 Time: 9:15:26

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955



Business Name KEY WEST TOYZ LLC (EL CARS) CtlNbr:0022806
 Location Addr 135 SIMONTON ST
 Lic NBR/Class 16-00028139 RENTALS-MOTOR DRIVEN
 Issue Date: September 08, 2015 Expiration Date: September 30, 2016
 License Fee \$203.00
 Add. Charges \$0.00
 Penalty \$0.00
 Total \$203.00

Comments: ELECTRIC CAR RENTALS (21)

PURSUANT TO PB 2004-029

This document must be prominently displayed.

LAND & SEA SPORTS LLC

KEY WEST TOYZ LLC (EL CARS)
1027 SANDY'S WAY

KEY WEST FL 33040



CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

Recreational Rental Vehicle

All conditions of approval must be met prior to issuance or renewal.

Business Name	KEY WEST TOYZ (RR)	CtlNbr:0023316
Location Addr	601 FRONT ST	
Lic NBR/Class	17-00028768 RECREATIONAL RENTAL VEHICLE / BIKE TOUR	
Issue Date:	November 02, 2016	Expiration Date:May 30, 2017
License Fee	\$116.00	
Add. Charges	\$0.00	
Penalty	\$0.00	
Total	\$0.00	

Comments: 20 ELECTRIC CARS (16/17 #3774 - 3819)

46 MOPEDS (16/17 DECALS #3820 - 3839)

This document must be prominently displayed.

KEY WEST TOYZ LLC

KEY WEST TOYZ (RR)
3725 EAGLE AVE

KEY WEST FL 33040

CORPORATE REGISTRATIONS OF APPLICANT

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

KEY WEST TOYZ LLC

Filing Information

Document Number	L14000146332
FEI/EIN Number	47-1878754
Date Filed	09/18/2014
Effective Date	09/18/2014
State	FL
Status	ACTIVE

Principal Address

601 FRONT ST.
KEY WEST, FL 33040

Mailing Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Registered Agent Name & Address

LAND AND SEA SPORTS LLC
3725 Eagle Ave
KEY WEST, FL 33040

Address Changed: 03/02/2015

Authorized Person(s) Detail

Name & Address

Title MGR

LAND AND SEA SPORTS LLC
3725 Eagle Ave
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2015	03/02/2015

2016

03/08/2016

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[09/18/2014 -- Florida Limited Liability](#)

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

LAND & SEA SPORTS, LLC

Filing Information

Document Number	L08000116273
FEI/EIN Number	26-3940351
Date Filed	12/22/2008
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/17/2012
Event Effective Date	NONE

Principal Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Mailing Address

3725 Eagle Ave
Key West, FL 33040

Changed: 03/02/2015

Registered Agent Name & Address

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040

Name Changed: 09/17/2012

Address Changed: 03/02/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040

Title Manager

Evans, Oksana
 3725 Eagle Ave
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2014	02/05/2014
2015	03/02/2015
2016	02/17/2016

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