## Keri O'Brien

From: mhpa@bellsouth.net

Sent: Tuesday, February 27, 2024 3:14 PM

To: Ronald Ramsingh

Cc: Keri O'Brien; Albert Childress

**Subject:** [EXTERNAL]

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## **APPEAL OF PLANNING DEAPRTMENT DECISION**

Comes now, 423 Caroline LLC, a limited liability company of the State of Florida, and appeals the determination by the City of Key West Planning Department that General Horseplay located at 423 Caroline Street Key West, FL is a non-conforming use, and that General Horseplay may not place seats on the second floor of their restaurant.

It is the position of 423 Caroline LLC, the owner of the real property, that General Horseplay is a fully licensed bar and restaurant which is a permitted use in the zoning district governing the subject property, as set forth in the licenses granted by the City of Key West to General Horseplay, see attached.

Please place this appeal on the next City Commission Agenda.

Michael Halpern Attorney for 423 Caroline LLC

## 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

GENERAL HORSEPLAY

Location Addr

423 CAROLINE ST

Lic NBR/Class

FOOD SERVICE

LIC2020-000485

Issued Date

8/16/2023

Expiration Date: September 30, 2024

RESTAURANT WITH 61 TO 120 SEATS

Comments

AUTHORIZED FOR 100/30 FOOD SERVICE SEATS/70 BAR

Restrictions:

SEA5428413 (10/01/23)

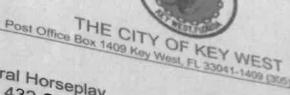
GENERAL HORSEPLAY 423 CAROLINE ST

KEY WEST, FL 33040

This document must be prominently displayed.

GENERAL HORSEPLAY LLC





E (305) 509-1916

To: General Horseplay

Address: 432 Caroline Street Key West, Fl. 33040 From: The City of Key West Fire Dept. Fire Prevention Bureau

Reference: Occupancy Load

This is to advise you that based on our inspection of your property your occu load is as follows:

Interior Occupants: 40 Interior Employees: 3

**Exterior Occupants: 166 Exterior Employees: 5** 

Total Maximum Occupancy Load Is: 214

A sign must be posted in plain view within the establishment stating this reallowable occupancy load. The sign shall have dimensions of not less that in height and eighteen inches in length. The statement "Occupancy Load the number assigned above shall be printed clearly in red letters and nor white background.

Your cooperation in this matter of public safety is greatly appreciated. questions regarding this occupancy load, please contact our office.