# Application

# Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

RECEIVED
FEB 14 2020
BY: DMP

**Development Plan & Conditional Use Application Fee schedule**
(Fees listed include the $200.00 advertising/noticing fee and the $100.00 fire review fee)

| | | |
|---|---|---|
| Development Plan | | |
| Minor: | | |
| Within Historic District | $ | 3,000.00 |
| Outside Historic District | $ | 2,400.00 |
| Conditional Use | $ | 1,400.00 |
| Extension | $ | 800.00 |
| Major: | $ | 4,000.00 |
| Conditional Use | $ | 1,400.00 |
| Extension | $ | 800.00 |
| Minor Deviation | $ | 800.00 |
| Major Deviation | $ | 1,400.00 |
| Conditional Use (not part of a development plan) | $ | 2,800.00 |
| Extension (not part of a development plan) | $ | 800.00 |

***Applications will not be accepted unless complete***

| Development Plan | Conditional Use | Historic District |
|---|---|---|
| Major_____ | X | Yes_____ |
| Minor_____ | | No X |

Please print or type:

1) Site Address: 918 A Kennedy Dr.
2) Name of Applicant: Tina Adkins
3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
4) Address of Applicant: 3628 Duck Ave.
Key West, Fl. 33040
5) Applicant's Phone #: 305-896-0399 Email: spoilmerottensalon@
6) **Email Address**: spoilmerottensalon@gmail.com
7) Name of Owner, if different than above: Manuel Ruiz
8) Address of Owner: 1 West Cypress Tarrace Key West Fl 33040
9) Owner Phone #: 305 900 0372 Email: _____

# Application for Development Plan & Conditional Use

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10) Zoning District of Parcel: CG Gen. Comm. Dis. RE# 00065460-000000

11) Is Subject Property located within the Historic District? Yes _____ No X

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Request to change zoning to Education use in one unit of Kennedy Plaza Please see attached letter

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

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 X

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.

D. For both Conditional Uses and Development Plans, one set of plans MUST be signed & sealed by an Engineer or Architect.

**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 (Survey must be within 10 years from submittal date of this application) 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.

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.

(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:

(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.

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.

**918 A Kennedy Drive  Key West, Florida  33040**

**(305) 396-77966**

This will be a part time school called Key West Beauty Academy located at 918 A Kennedy Dr. Key West, Florida 33040.
This location is located in the Kennedy Plaza.

Monday from 9 am-5 pm and Tuesday through Sat from 6 pm - 9 pm.

The Facility is a full service salon Tuesday through Saturday from 9 am to 4 pm Called Spoil me Rotten Salon

Key West beauty Academy will be conducting classes for lectures and demonstration in the time that salon is closed.

Beauty School - projection 8 students a year (4 students every 6 months)

The purpose and mission of the Key West Beauty Academy is to provide students with the knowledge and skills to obtain a Florida License in Cosmetology by successfully passing the state board examination.

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

KEY WEST FIRE

To: SPOIL ME ROTTEN SALON

Address: 918 Kennedy Drive

From: The City of Key West Fire Dept. Fire Prevention Bureau

Date: 06/17/2019

Reference: Occupancy Load

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

**Inside** occupancy load is: 30

**Outside** occupancy load is: 0

**Total Maximum Occupancy Load Is:** 30

A sign must be posted in plain view within the establishment stating this maximum allowable occupancy load. The sign shall have dimensions of not less than six inches in height and eighteen inches in length. The statement “Occupancy Load” followed by the number assigned above shall be printed clearly in red letters and numerals upon a white background. The letters and numbers shall not be less than two inches in height.

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

*Danny Blanco*, *Fire Marshal*
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
dblanco@cityofkeywest-fl.gov

***Serving the Southernmost City***

Key West Fire Department

**KEY WEST FIRE DEPARTMENT**
**FIRE MARSHAL'S OFFICE**

This is to verify that the property located at the address listed

**918 Kennedy Drive #A .**

Was inspected by this office on the following date: **06/17/2019 .**

By the following Fire Inspector: **G. Barroso .**

At the time of the said inspection, all areas concerning life safety were found to be in compliance with all Life Safety 101 (NFPA) codes as required by this office and the City of Key West.

Please do not hesitate to contact this office if you have any questions or if I may be of any further assistance.

*Daniel Blanco*, *Fire Marshal*
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-292-8284 Fax
dblanco@cityofkeywest-fl.gov
***Serving the Southernmost City***

# Authorization Form

# City of Key West
## Planning Department

## Authorization Form
*(Individual or Joint Owner)*

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

I, Manuel E Ruiz. authorize
*Please Print Name(s) of Owner(s) as appears on the deed*

Tina Adkins
*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 Owner* *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 2/14-2020
*Date*

by Manuel E Ruiz.
*Name of Owner*

He/She is personally known to me or has presented DL - St of FL as identification.

*Notary's Signature and Seal*

John C Moen
*Name of Acknowledger typed, printed or stamped*

GG929547
*Commission Number, if any*

Notary Public State of Florida
John C Moen
My Commission GG 929547
Expires 11/06/2023

# Verification Form

# City of Key West
## Planning Department

## Verification Form
*(Where Authorized Representative is an entity)*

I, Manuel E. Ruiz, in my capacity as President
*(print name)* *(print position; president, managing member)*

of McCar Investments, 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:

900 Kennedy Dr. 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.

Manuel E Ruiz
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 18th of June 2019 by
*date*

_____.
*Name of Authorized Representative*

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

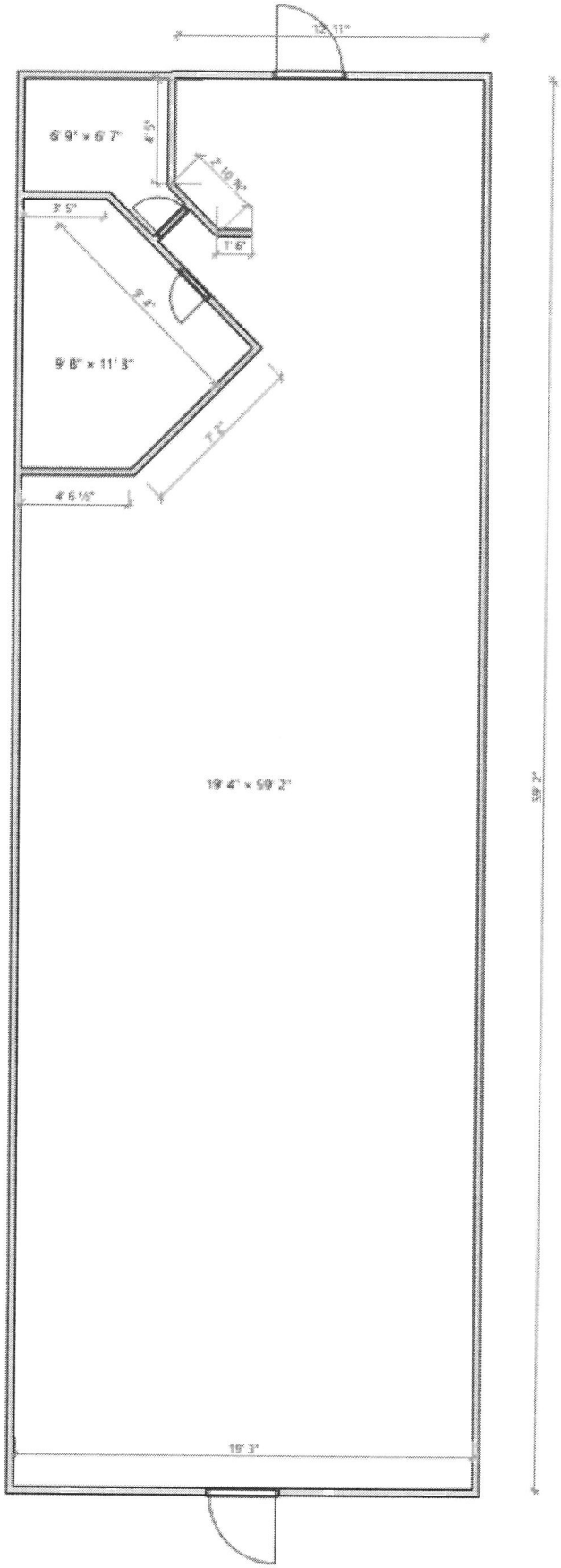
_____
*Notary's Signature and Seal*

JOHN C MOEN
MY COMMISSION # FF924515
EXPIRES October 05, 2019
(407) 398-0153 FloridaNotaryService.com

John Moen
*Name of Acknowledger typed, printed or stamped*

FF924515
*Commission Number, if any*

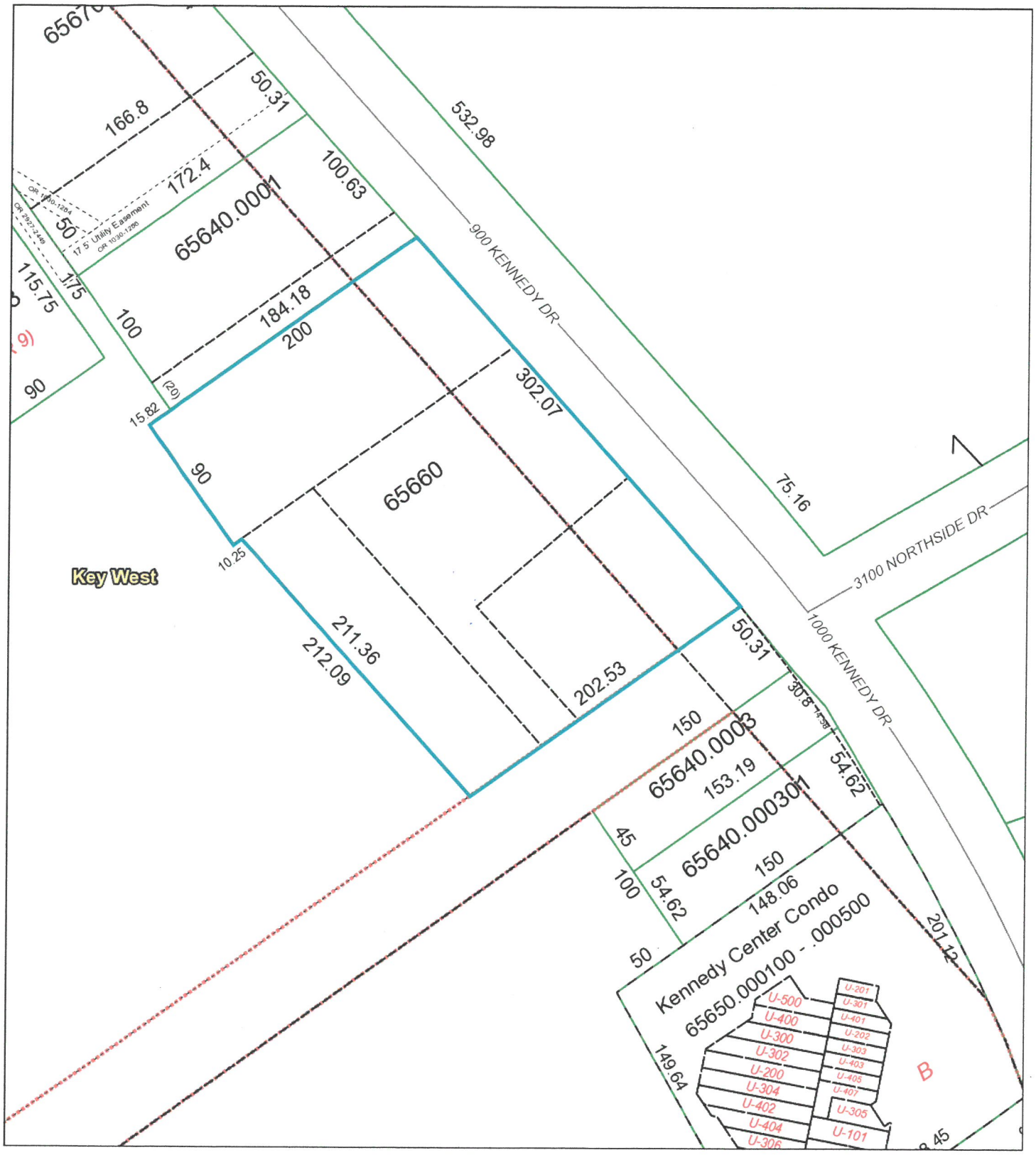
# Site Plans


6' 9" x 6' 7"
4' 5"
2' 10 ¾"
3' 5"
1' 6"
9' 8"
9' 8" x 11' 3"
7' 3"
4' 6 ½"
19' 4" x 59' 2"
59' 2"
19' 3"

| | | | | | |
|---|---|---|---|---|---|
| **Parcel ID** | 00065660-000000 | **Alternate ID** | 1068527 | **Owner Address** | McCAR INVESTMENT CORPORATION<br>1 W Cypress Ter<br>Key West, FL 33040 |
| **Sec/Twp/Rng** | 33/67/25 | **Class** | SHOPPING CENTER | | |
| **Property Address** | 900 - 924 KENNEDY Dr<br>KEY WEST | | | | |
| **District** | 10KW | | | | |

**Brief Tax Description** KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 9 PB3-35 (PARCEL LYING SW'LY OF 13TH ST) OR406-431/432 OR503-1052 OR595-10/11 OR609-716 OR610-594/598 OR686-605/606 OR699-472/473 OR702-842/843 OR1275-1137/8AFFD OR1321-2105/07

(Note: Not to be used on legal documents)




| | | | | | |
|---|---|---|---|---|---|
| **Parcel ID** | 00065660-000000 | **Alternate ID** | 1068527 | **Owner Address** | McCAR INVESTMENT CORPORATION<br>1 W Cypress Ter<br>Key West, FL 33040 |
| **Sec/Twp/Rng** | 33/67/25 | **Class** | SHOPPING CENTER | | |
| **Property Address** | 900 - 924 KENNEDY Dr<br>KEY WEST | | | | |
| **District** | 10KW | | | | |

**Brief Tax Description** KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 9 PB3-35 (PARCEL LYING SW'LY OF 13TH ST) OR406-431/432 OR503-1052 OR595-10/11 OR609-716 OR610-594/598 OR686-605/606 OR699-472/473 OR702-842/843 OR1275-1137/8AFFD OR1321-2105/07

(Note: Not to be used on legal documents)

# Site Visit

KENNEDY PLAZA
nology.net
iPhone Repair
OLD ISLAND T-SHIRTS
KEY WEST LAUNDERETTE
ps - PC & Mac
& iPads
hones & Tablets
acebook
CUSTOM SCREEN PRINTING
WHOLESALE
FACTORY
OUTLET
Jeep
KWJ

WORLD FOOD MARKET
KENNEDY CAFE
We Deliver
OPEN 7 DAYS
EURO MAR
FREE BUSINESS CHECKING

Spoil Me Rotten
Salon Spa
HAIR EXTENSIONS
KARETIN TREATMENTS
COLOR SPECIALIST
BARBER
FACTION8
Bookkeeping
Notary
HAIR EXTENSIONS
KERATIN TREATMENTS
COLOR SPECIALIST
PRECISION HAIRCUTS
UP-DO'S
MAKE-UP
WAXING
LASH EXTENSIONS
PERMANENT WAVES
BARBER CUTS
Military & Senior Discounts
FREE Consultations

Spoil Me Rotten
Salon Spa
HAIR EXTENSIONS
KARETIN TREATMENTS
COLOR SPECIALIST
BRING US YOUR TAXES.
918-A
918-A Kennedy Dr.
305.396.7796
Spoil Me Rotten
Salon Spa
HAIR EXTENSIONS
KERATIN TREATMENTS
COLOR SPECIALIST
PRECISION HAIRCUTS
UP-DO'S
MAKE-UP
WAXING
LASH EXTENSIONS
PERMANENT WAVES
BARBER CUTS
Military & Senior Discounts
FREE Consultaions
BARBER
FACTION8
NO TRESPASSING LOITERING
ALL VIOLATORS WILL BE PROSECUTED

Please note:
NO MASK
NO SERVICE
Thank You!
HAND SANITIZER
eye:vac

HAIR EXTENSIONS
KARETIN TREATMENT
COLOR SPECIALIST
Please note:
NO MASK
NO SERVICE
Thank You!
HAND SANITIZER

MOOD AND MIND ALTERING SERVICES
HAIR EXTENSIONS
ALL METHODS AVAILABLE
BASED ON CONSULTATION
SEW IN
CLIP IN
KERATIN BOND – FUSION METHOD
SEAMLESS - TAPE IN
COLD FUSION - LINKS
TREATMENTS
BRAZILIAN | 200+
SPLIT END MENDER | 75+
DEEP CONDITION | 30+
PERMS | 75+
SPOIL MC ROTTEN
SALON & SPA
SERVICES
UP DOS | 90+
MAKEUP APPLICATION | 90+
AIRBRUSH TANNING | 50+
MANICURE | 20+
MANICURE W/ GEL | 35+
PEDICURE | 40+
PEDICURE W/ GEL | 55+
FACIAL WAXING | 15+
LASH EXTENSIONS
FULL SET | 145+
FILL | 75+
TEMP | 35+
COLOR
SINGLE PROCESS | 75+
DOUBLE PROCESS | 100+
ADDITIONAL ROWS | 20+
HIGHLIGHTS
FULL | 145+
PARTIAL | 100+
BALAYAGE | 145+
COLOR CORRECTION | 175+
FOLLOW US . CHECK IN . LIKE & TAG
@SPOILMEROTTENSALON #SPOILMEROTTENSALON
EXIT

BARBICIDE

HUSKY

CONCH REPUBL
KEY WEST
saloniture

TOILET
BRAZILIAN BLOWOUT

Hefty
ULTRA STRONG

DELL
YAMAHA
ARRIS
Boss
I DON'T SWEAT I SPARKLE
101
FILM CLEANER
Magic Chef

# Additional Information

# qPublic.net™ Monroe County, FL

## 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.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

| | |
|---|---|
| Parcel ID | 00065660-000000 |
| Account# | 1068527 |
| Property ID | 1068527 |
| Millage Group | 10KW |
| Location Address | 900 - 924 KENNEDY Dr, KEY WEST |
| Legal Description | KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 9 PB3-35 (PARCEL LYING SW'LY OF 13TH ST) OR406-431/432 OR503-1052 OR595-10/11 OR609-716 OR610-594/598 OR686-605/606 OR699-472/473 OR702-842/843 OR1275-1137/8AFFD OR1321-2105/07 (Note: Not to be used on legal documents.) |
| Neighborhood | 31060 |
| Property Class | SHOPPING CENTER (1600) |
| Subdivision | |
| Sec/Twp/Rng | 33/67/25 |
| Affordable Housing | Yes |

## Owner

McCAR INVESTMENT CORPORATION
1 W Cypress Ter
Key West FL 33040

## Valuation

| | | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|
| + | Market Improvement Value | $1,925,317 | $0 | $0 | $0 |
| + | Market Misc Value | $35,909 | $0 | $0 | $0 |
| + | Market Land Value | $552,162 | $2,872,429 | $2,872,429 | $2,872,429 |
| = | Just Market Value | **$2,513,388** | **$2,872,429** | **$2,872,429** | **$2,872,429** |
| = | Total Assessed Value | **$2,513,388** | **$2,872,429** | **$2,872,429** | **$2,872,429** |
| - | School Exempt Value | $0 | $0 | $0 | $0 |
| = | School Taxable Value | **$2,513,388** | **$2,872,429** | **$2,872,429** | **$2,872,429** |

## Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|---|---|---|---|---|
| COMMERCIAL DRY (100D) | 61,419.60 | Square Foot | 302 | 198 |

## Commercial Buildings

| | |
|---|---|
| Style | 1 STORY STORES / 11C |
| Gross Sq Ft | 3,621 |
| Finished Sq Ft | 3,111 |
| Perimiter | 0 |
| Stories | 1 |
| Interior Walls | |
| Exterior Walls | C.B.S. |
| Quality | 400 () |
| Roof Type | |
| Roof Material | |
| Exterior Wall1 | C.B.S. |
| Exterior Wall2 | |
| Foundation | |
| Interior Finish | |
| Ground Floor Area | |
| Floor Cover | |

| | |
|---|---|
| 25 | FLA (6675) |
| 10 | 267 OPF (2670) |

## Photos

## Map

## TRIM Notice

Trim Notice

2019 Notices Only

**No data available for the following modules:** Buildings, Mobile Home Buildings, Exemptions.

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