

Key West Planning Board Special Meeting Agenda
July 30, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.2.

3100 Flagler –

Change of a Nonconforming Use – 3100 Flagler Ave (RE 00069090-000000) – An Application for Change in Nonconforming Use in the Limited Commercial (CL) zoning district per Section 122-32 (e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**THE CITY OF KEY WEST
PLANNING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409



To: The Chairman and Members of the Planning Board

From: Rodney Corriveau, AICP

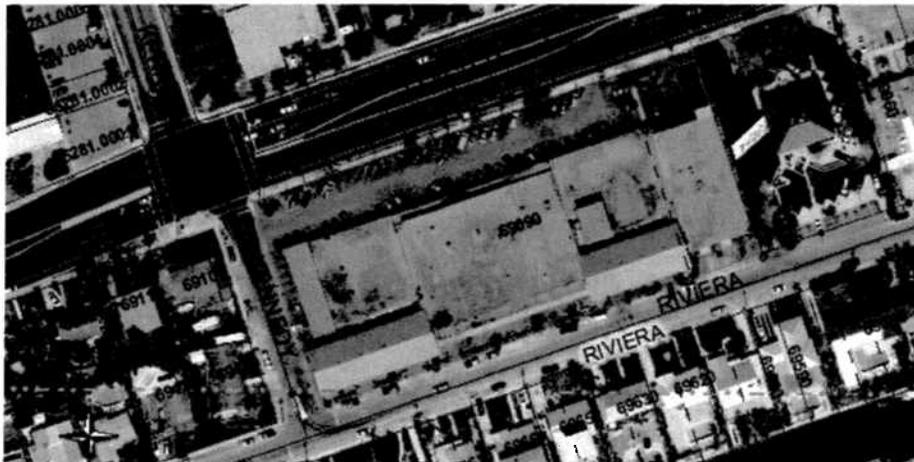
Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: July 30, 2009

Application: Application for **Change of a Nonconforming Use** pursuant to Sec. 122-32 (e), to allow a nonconforming use of a building or structure to be changed to another nonconforming use provided it is equally or more appropriate to the zoning district and less intensive. The property is located at 3100 Flagler Avenue (RE# 00069090-000000) and is otherwise known as 3101 Riviera Drive in the rear. It is located the Limited Commercial (CL) Zoning District.

APPLICATION DATA

Property Owner: Hillsborough Center Associates, LLC
Applicant/Agent: Carlos Rojas, AIA, Architect
Address: 3100 Flagler Avenue - RE# 00069090-000000.
Zoning: Limited Commercial (CL) Zoning District.



REQUEST

The applicant is requesting a Change of Nonconforming Use by proposing to convert a property established as a nonconforming carpet warehouse to a new self-storage facility which is a non-conforming, less intensive use. The access point for full-scale moves into and out of the self-storage facility will be at the rear of the property, along Riviera Drive. However, general office activities, including bill payment and access to self-storage units for the reclamation and deposit of small items in storage units will be conducted through the office at the front or Flagler Avenue section of the building, not the rear of the building along Riviera Drive. As part of the good neighbor policy, the property owner held a neighborhood meeting to discuss the proposed project on July 23, 2009. The Planning Department was in attendance at the meeting.

BACKGROUND

The most recent use of the property has been a warehouse for Stellar Carpets. The subject property is located in the Habana Plaza on Flagler Ave, at the corner of Kennedy Boulevard. Located in a mixed-use, mostly commercial section of Flagler Ave within the limited commercial (CL) zoning district, adjacent uses include a Bank of America, a Dion's convenience store, a mixed-use commercial/residential building and a fire station. A single-family (SF) zoned residential area borders the subject property immediately south and west along Riviera Drive and Kennedy Boulevard. An application for a similar proposal was submitted to the Planning Department in 2006.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LDRs

According to Section 122-32 (e) of the City of Key West Code of Ordinances, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

- (1) The new use is equally or more appropriate to the zoning district; and*
- (2) The change of use would not intensify the use of the premises by increasing vehicular traffic to the neighborhood; increasing the need for parking facilities; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.*

(1) Appropriate to the Zoning District:

The proposed self-storage facility is a relatively low intensity storage use that does not expand the existing footprint of the business. It is anticipated that impacts to the neighborhood will be reduced, as renters of storage units tend to utilize storage on a longer term basis than that of a carpet warehouse by leaving items in the facility and not accessing them on a daily, weekly or even monthly basis.

(2) Intensity of Proposed Use: Traffic

Carpet storage (warehousing) generates an average of 4.96 trips per 1,000 SF during a weekday, and an average of 1.22 trips per 1,000 SF during Saturdays (7th Edition of the Institute of Traffic Engineers Trip Generation Manual, Land Use: 150-Warehousing). This equates to an average trip generation rate of approximately 33.75 ($4.96 \times 6.802 = 33.75$) per day of weekday traffic and a Saturday average trip generation of approximately 8.30 trips ($1.22 \times 6.802 = 8.30$) based upon its existing use of a 6,802 square foot warehouse.

A Self Storage Facility (7th Edition of the Institute of Traffic Engineers Trip Generation Manual, Land Use: 151-Mini-Warehouse) business generates an average of 2.50 trips per 1,000 SF during a weekday, and an average of 2.33 trips per day per 1,000 SF on Saturdays (7th Edition of the Institute of Traffic Engineers Trip Generation Manual, Land Use: 151-Mini-Warehouse). Based upon the ITE Trip Generation Manual, a 6,802 SF self-storage facility will generate an average of approximately 17.00 trips ($2.50 \times 6.802 = 17.00$) per day of weekday traffic and 15.85 trips ($2.33 \times 6.802 = 15.85$) during a Saturday. The business will be closed on Sundays.

The Planning Department estimates that the total trip generation based upon the ITE Trip Generation Manual for this site will be reduced from approximately 33.75 average daily weekday trips and a Saturday average daily generation of approximately 8.30 trips, to an estimated 17.00 average daily weekday trips and a Saturday average daily trip generation of approximately 15.85. The proposed change of use should reduce daily traffic during the weekday by approximately 16.75 trips per day and increase Saturday daily trip generation by approximately 7.55 trips ($15.85 - 8.30 = 7.55$).

The result would constitute a reduction in traffic impacts on an overall weekly basis. The existing overall weekly trip generation is 177.05 trips ($33.75 \times 5 = 168.75 + 8.30 = 177.05$). The proposed use is anticipated to produce a weekly trip generation of 100.85 trips ($17 \times 5 = 85 + 15.85 = 100.85$). Therefore, overall, the proposed use is anticipated to reduce weekly traffic impacts by approximately 43% ($(177.05 - 100.85) / 177.05 = 43\%$). This finding substantiates the applicant's finding that the proposed use would reduce traffic impacts by approximately 40%; see attached "estimated project trip generation" as part of this application package.

The applicant has also performed a site parking and traffic analysis for comparison purposes on a self storage facility located at 100 5th Street on Stock Island. Through a reconnaissance mission to the Stock Island facility, the applicant has determined that his findings corroborate the traffic impacts reported in the ITE Trip Generation Manual for a similar type of facility. The applicant has indicated that the Stock Island facility consists of 42 10' x 20' storage units, six trailer units, exterior moped storage, 11 sheds and 10 boat parking spaces. The proposed self-storage facility on Flagler Avenue will contain 10 5' x 10' self-storage units, 13 10' x 10' self-storage units, one 10' x 11' self-storage unit, four 10' x 16' self-storage units, and eight varied sizes 7' x 10' self-storage units, for a total of 36 self-storage units. In addition, an ADA accessible restroom measuring 7' x 8' and an administrative office area measuring 16.10' x 40.5' are on the premises. A parking discussion, based on the City of Key West Code of Ordinances for parking at the proposed self-storage facility follows.

Intensity of Proposed Use: Parking

According to Section 108.572(17) of the City of Key West Code, 11 parking spaces are required for the existing use (one space per 600 SF of gross floor area, $6,802 / 600 = 11$). Also according to Section 108.572(17) of Code, the proposed mini-storage facility requires the same number of parking spaces (one space per 600 SF of gross floor area). Parking stalls are provided in the front of the building for the entire shopping center. As a result, general office activities, including bill payment and access to self-storage units for the reclamation or deposit of small

items in storage units will be conducted through the office at the front of the building, not the rear of the building. As proposed and according to Code, the self-storage facility would not result in the need for additional parking facilities.

Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards

As stated by the applicant, the types of vehicles frequenting the facility will be less intensive than the vehicles now servicing the carpet storage warehouse. This is because the carpet warehouse uses large diesel trucks to haul carpeting and the proposed use envisions vehicles like pickup trucks, vans or SUV's which generate less noise and are less visible.

Warehousing facilities also tend to generate solid waste in the form of packaging material. The proposed use as a self-storage facility, as the applicant states, may reduce garbage generation. As proposed, the self-storage facility should result in a reduction in adverse impacts.

Intensity of Proposed Use: Drainage

The City Engineer does not foresee an adverse impact on the drainage to the site or to properties within the area, and has recommended utilizing Best Management Practices (BMP) to reduce the impacts of storm water runoff on-site.

Additional Concerns

The applicant has provided adequate emergency exit routes as requested by the Fire Department. A minimum of 5% or one of each type of storage unit will feature an ADA accessible latch system, as requested by the Pedestrian/ADA Coordinator.

Lastly, the owner proposes to construct an electric gate at the rear of the property, hide the trash dumpster, plant 12 new palm trees and flowering shrubbery along Rivera Drive, at a minimum of 70% native. Also, improvements to the rear façade of the building through painting, the addition of a new parapet roof to hide mechanical equipment and new window frames around existing windows as part of a beautification effort.

RECOMMENDATION

The Planning Department based on criteria outlined in Section 122-32 (e) (1) and (2) of the City of Key West Code of Ordinances, recommends **APPROVAL** of the Change of Nonconforming Use with the following conditions:

- 1) Hours of operation for the facility will be limited to Monday through Friday 8 am to 6 pm and Saturdays 11 am to 6 pm, and closed on Sundays.

Resolution

**PLANNING BOARD RESOLUTION
Number 2009-XX**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CHANGE OF NON-CONFORMING USE TO PERMIT THE USE OF PROPERTY IN THE CL, LIMITED COMMERCIAL ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 122-32(e) OF THE CODE OF ORDINANCES, ALLOWING A CHANGE OF AN EXISTING NONCONFORMING USE TO A LESS INTENSIVE NONCONFORMING USE FOR PROPERTY LOCATED AT 3100 FLAGLER AVENUE (RE# 00069090-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-32(e) of the Code of Ordinances provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Planning Board; and

WHEREAS, the new use is equally or more appropriate to the zoning district; and

WHEREAS, the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

WHEREAS, the granting of the change of nonconforming use will be in harmony with the

_____ Chairman

_____ Planning Director

general purpose and intent of the Land Development Regulations, 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 a change of nonconforming use in the (CL) Limited Commercial Zoning District, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A CHANGE OF THE EXISTING NONCONFORMING USE FROM A CARPET WAREHOUSE TO A LESS INTENSIVE NONCONFORMING USE (SELF STORAGE FACILITY) FOR PROPERTY LOCATED AT 3100 FLAGLER AVENUE (RE# 00069090-000000), SEE ATTACHED PLANS.

Section 2. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 3. This change of nonconforming use 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.

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Resolution Number _____

_____ Chairman

_____ Planning Director

Section 4. 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit 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 regular meeting held this 30th day of July, 2009.

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

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

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Resolution Number _____

_____ Chairman

_____ Planning Director

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

DRAFT

Chairman

Planning Director

Application

Att
Rodney
10P2

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Application for Change of a Nonconforming Use City of Key West Planning Department

Please print or type a response to the following:

1. Site Address 3100 Flagler Ave Key West FL 33040
2. Name of Applicant Carlos Rojas
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 540 White Street
Key West, FL 33040
5. Phone Number of Applicant 923 3567 Email 292 4870
6. Name of Owner, if different than above Hillsborough Center Assoc. LLC.
7. Address of Owner PO Box 1177
Ridgewood, NJ 07451-1177
8. Phone Number of Owner 866-379-4928 Fax Number 888-267-3446
9. Zoning District of Parcel CL RE# 00069090-000000
10. Is Subject Property located within the Historic District? Yes _____ No X
If Yes, Date of HARC _____ HARC # _____

11. Are there easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No _____ If Yes, please describe and attach the documents. _____

12. Description of existing use and proposed use. Please be specific. If there is more than one use please describe each use (use a separate sheet of paper if necessary).

existing use: Storage For Stellar Carpet
Proposed use: Self Mini-Storage (10) 5x10, (13) 10x10
(1) 10x11, (4) 10x16, (8) Varied sizes 7x10 and
Smaller. Hours of operation: 8AM-6pm M-F. SAT 11-6

13. Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Board of Adjustment finds: (1) that the new use is equally or more appropriate to the

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary).

See Attached

Please include the following with this application:

1. A copy of a **recorded warranty deed** containing a legal description of the subject parcel,
2. An application fee of **\$1,000.00** plus a **separate** additional fee of **\$50.00** for Fire Department Review, and an advertising and noticing fee of **\$100.00**. If paying with a check, please make payable to the City of Key West and include your name, address, driver's license number and date of birth on the back of the check.
3. Elevations of proposed buildings or structures, including finished height above grade. Photo may be substituted for existing buildings.
4. Recent Survey of the site by a licensed Surveyor with:
 - Size of site
 - Buildings & structures
 - Topography
 - Easements
 - Parking arrangement & material
 - Utility Lines
- b. Site Plan of area showing:
 - Buildings on Site
 - Existing size, type and location of trees, hedges, and other features.
 - Existing storm-water retention areas and drainage flows
 - Adjacent land uses, buildings, and driveways.

If you have questions regarding this application, please contact the Planning Department at 809-3720.



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

Application for Change of Nonconforming Use
Habana Plaza, 3100 Flagler Avenue Key West

#13 The proposed use is equally or more appropriate to the zoning district because it lowers the intensity of traffic (see traffic study attached). The proposed use does not expand the existing footprint or increase the drainage requirements of the building. It does not require new or expanded parking facilities.

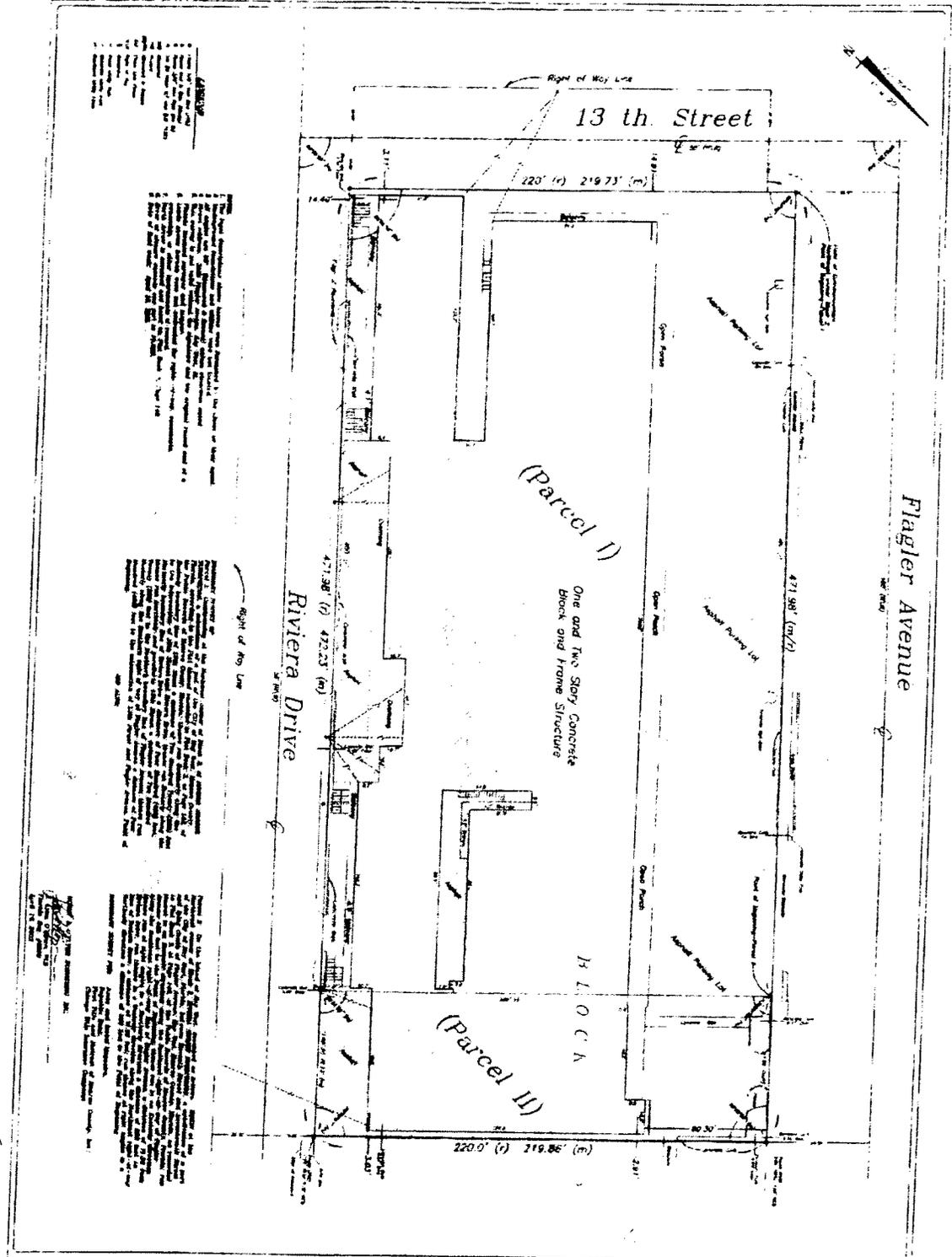
Mitigating Factors;

Garbage will be greatly reduced. Except for some cardboard boxes and packaging, no other garbage will be generated from the storage facility. Proposed use change lowers the intensity of traffic in terms of frequency and also in terms of the types of vehicles. Currently the carpet store uses large diesel trucks to haul the long rolls of carpeting in and out. The proposed use envisions vehicles like pickup trucks, vans or SUV's which generate much less noise and are less visible.

Owner proposes as part of approval of use change, to construct an electric gate to improve the look of the facility in the neighborhood, increase security, and hide the existing dumpster. Owner will also beautify the property along Riviera Drive by adding landscaping, including 12 palm trees and flowering shrubbery.

Owner has, over the past four years, greatly improved the facility. The owner has beautified the front and side elevations, repaired concrete, repaved parking, added handicap accessible spaces, and updated the entire facility to comply with current ADA standards. The building continues to be improved, as there is currently extensive concrete repair and painting of the facades and structures along Riviera Drive.

Survey



<p><i>(Small text, likely project notes or scale information)</i></p>	<p>NORBY & O'FLYNN <i>Surveying, Inc.</i> Professional Land Surveyors 100 N. 7th St. 33000 Key West, FL 33040 (305) 286-1400 FAX (305) 283-9623</p>	<p>BOUNDARY SURVEY FOR: <i>Justo & Isabel Maqueira of</i> <i>Habana Plaza, Key West, FL</i></p>	<p>DATE: 4-18-02 CHECKED BY: JG DRAWN BY: JG REVISIONS: PAR: 1</p>	<p>SHEET 1 OF 1</p>
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Traffic Study

Application for Change of Nonconforming Use
Habana Plaza, 3100 Flagler Avenue Key West
Traffic Study

Methodology

Comparison of self storage facility on Stock Island (100 5th Street referred to as subject property) to Stellar Carpet Storage facility referred to as existing use, by direct survey/observation of traffic quantity and type, noise, dust, and garbage generation, as well as any other significant features.

Subject property has 42 10x20 units, 6 trailer units, exterior moped storage, 11 sheds, and 10 boat/vehicle parking spaces.

Proposed facility has 34 storage units 10'x10' or smaller. There are no exterior storage or storage parking spaces for the proposed facility.

Visited the subject property for a period of 2 hours on various days of the week and noted how much traffic was generated. Visited the offices of the businesses that reside at the proposed project site for a period of 2 hours on various days of the week and noted how much traffic was generated.



Application for Change of Nonconforming Use
Habana Plaza, 3100 Flagler Avenue Key West
Traffic Study

Observed activity

Subject property (100 5th Street)

Date/time	Number of vehicles or open units
1-19-09 9-11am	6 (2 parked, 2 open units, 2 pass thru)
1-21-09 1:30-3:30pm	1 open unit, truck
1-23-09 11am-1pm	4 (4 open units, 2 cars)
Total	11 cars



Application for Change of Nonconforming Use
Habana Plaza, 3100 Flagler Avenue Key West
Traffic Study

Discussion

The carpet business has six diesel trucks that pick up throughout the day. This generates about 12 trucks per day. At most there would be two cars per day generated by tenants of the storage facility, one car per day for the staff, and two cars per day from prospective customers equaling 5 cars traffic impact per day.

Findings

Since the proposed use facility has about 25% less storage units, it can be reasoned that the comparison study can be corrected by a 25% reduction in the traffic numbers. However, since the actual observed traffic was so low, this has not been corrected. The study shows that the proposed storage facility will generate less vehicle traffic, less noise, and less pollution than the existing uses currently do.



Habana Plaza 3100 Flagler Ave

Estimated Project Trip Generation

Proposed Project	ITE Ratio	Size	Daily	AM Peak Hour		PM Peak Hour	
				IN	OUT	IN	OUT
Rental storage (Rental storage)	2 trips/ 1,000 sqft	6,802 sqft	13.8	5	5	5	5
Existing Uses to be removed							
Carpet Storage (warehousing)	5 trips/ 1,000 sqft	6,8028 sqft	34	7	3	4	6
Total			34-13.8=20.2 (40% reduction)	Total		Total	
Total Trip Reduction			20.2				
Total Trip Reduction Riviera St side			20.2			(34-13.8) (40% reduction)	

Source: Rates from ITE, Trip Generation, 7th Edition Informational guide
 Note: rates and reductions are for subject area and not for whole building





Verification Form



Verification

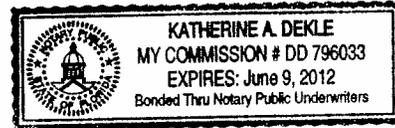
I, CARLOS ROJAS (please print), being duly sworn, depose and say
Print Name of Applicant

That I am the owner _____ /legal representative X of the property, which is the subject matter of this application. All of the answers to the above questions, sketches and attached data that make up this application, are true and correct to the best of my knowledge and belief.

[Signature]
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on January 30th 2009 (date) by Katherine Dekle (name of affiant, deponent or other signer). He/She is personally known to me or has presented Driver's License as identification.

Katherine Dekle
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped _____

Commission Number, if any DD 796033

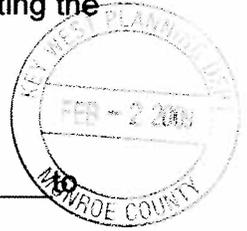


Authorization Form



Authorization Form

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



I, Brian J. Lynch for Hillsborough Center Assoc, LLC, authorize Carlos Rojas
Property Owner's Name Applicant's name

represent me for this application.

[Signature]
Signature of Property Owner

Subscribed and sworn to (or affirmed) before me on January 5, 2009 (date) by Brian Lynch (Name of affiant, deponent or other signer). He/She is personally known to me or has presented _____ as identification.

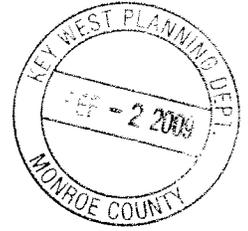
[Signature: Dolores Prost]
Notary's Signature and Seal

DOLORES PROST
NOTARY PUBLIC
State of New Jersey
My Commission Expires 1/10/2013

Name of Acknowledger typed, printed or stamped _____

Commission Number, if any _____

Warranty Deed



RETURN TO: (Self Addressed Envelope Enclosed)

LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
1213 WHITE STREET
KEY WEST, FLORIDA 33040

THIS INSTRUMENT PREPARED BY:

LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
1213 WHITE STREET
KEY WEST, FLORIDA 33040
TEL. (305) 294-0683
FILE NO. 04-107

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1454219
BK# 2020 PG# 2005

RCD Jul 01 2004 02:12PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 57400.00
07/01/2004 DEP CLK

Grantee name: HILLSBOROUGH CENTER ASSOCIATES, LLC.
Parcel Identification Number: RE: 00069090-000000/Alt Key 1072982

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

Wherever used herein the term "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the Grantee hereto; the term "Grantor" shall include the heirs, personal representatives, successors and/or assigns of the Grantor hereto; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE, made this 28th day of June 2004, between **HABANA PLAZA, LLC**, a Florida Limited Liability Company, whose address is c/o Bush Sneed, 12 Driftwood Drive, Key West, Florida 33040, hereinafter referred "GRANTOR",

and

HILLSBOROUGH CENTER ASSOCIATES, LLC., a New Jersey Limited Liability Company, whose address is c/o Brian Lynch, 685 Liberty Avenue, Union, New Jersey 07083, hereinafter referred to as "GRANTEE"

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said 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, situate, lying and being in Monroe County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Street Address: 3100 Flagler Avenue, Key West, Florida 33040
Parcel Identification Number: RE: 00069090-000000/Alt Key 1072982

SUBJECT TO: Taxes for 2004 and subsequent years
SUBJECT TO: Covenants, conditions, restrictions, easements, reservations and limitations of record, if any,

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NO GRANTOR'S SPOUSE, NOR ANY OF THE GRANTOR'S IMMEDIATE HOUSEHOLD,

AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR IS A LIMITED LIABILITY COMPANY, WHOSE PRINCIPAL PLACE OF BUSINESS IS SET FORTH HEREIN.

TOGETHER with all tenements hereditaments and appurtenances, with every privilege, right, title, interest, and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erica N. Hughes
Signature of Witness #1
Erica N. Hughes
Print Name of Witness #1

Grantor:
HABANA PLAZA LLC, a Florida Limited Liability Company
Bush Sneed
BUSH SNEED, Managing Member
12 Driftwood Drive
Key West, Florida 33040

Sarah L. Vega
Signature of Witness #2
SARAH L. VEGA
Print Name of Witness #2

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BUSH SNEED, to me well known to be the individual described in and who executed the foregoing instrument, or produced _____ as IDENTIFICATION, and acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and office in the presaid County and State, this 29th day of June 2004.

Sarah L. Vega
Print Name of Notary Public
#00152670
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

(SEAL)

EXHIBIT "A"
Legal Description

FILE #1454219
BK#2020 PG#2007

RE: HABANA PLAZA, LLC., to HILLSBOROUGH CENTER ASSOCIATES, LLC.

Parcel I: Commencing at the Northwest corner of Block 2, of RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, Monroe County, Florida, according to the Plat thereof recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; thence run Southerly along the Easterly boundary line of 13th Street a distance of Two Hundred Twenty (220) feet to the intersection of 13th Street and Riviera Drive; thence run Easterly along the Northerly boundary line of Riviera Drive a distance of Four Hundred (400) feet; thence run Northerly and parallel to 13th Street a distance of Two Hundred Twenty (220) feet to the Southerly boundary line of Flagler Avenue; thence run Westerly along the Southern right of way of Flagler Avenue a distance of Four Hundred (400) feet to the intersection of 13th Street and Flagler Avenue, Point of Beginning.

AND ALSO;

Parcel II: On the Island of Key West, described as follows: BEGIN at the Northwest corner of Block 2, RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, Florida, between Eleventh Street and Seventeenth Street and lying South of Flagler Avenue, Key West, Monroe County, Florida, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; run thence in an Easterly direction along the Southeast right-of-way of Flagler Avenue 400 feet to the Point of Beginning; thence run in an Easterly direction along the Southeast right-of-way line of Flagler Avenue, a distance of 71.98 feet; thence run at right angles in a Southerly direction a distance of 220 feet to Riviera Drive, run thence in a Westerly direction, along the Northeast right-of-way line of Riviera Drive, a distance of 71.98 feet; run thence at right angles in a Northerly direction a distance of 220 feet to the Point of Beginning.

Parcel Identification Number: RE: 00069090-000000/Alt Key 1072982

MONROE COUNTY
OFFICIAL RECORDS

Site Pictures

KEY WEST PLANNING DEPT
FEB - 2 2006
MONROE COUNTY



WEST PLANNING DEPT
APR 22 2009
SANDHURST COUNTY





KEY WEST PLANNING DEPT
FEB - 2 2004
MONROE COUNTY

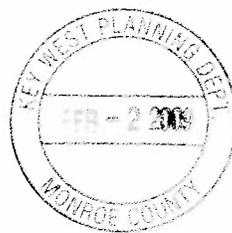


KEY WEST PLANNING DEPT.
APR 22 2009

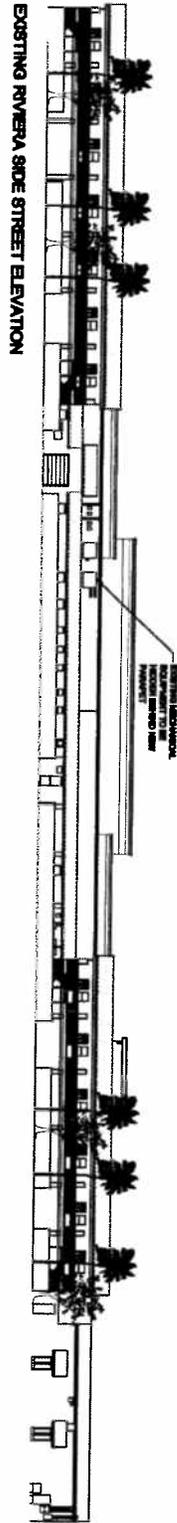




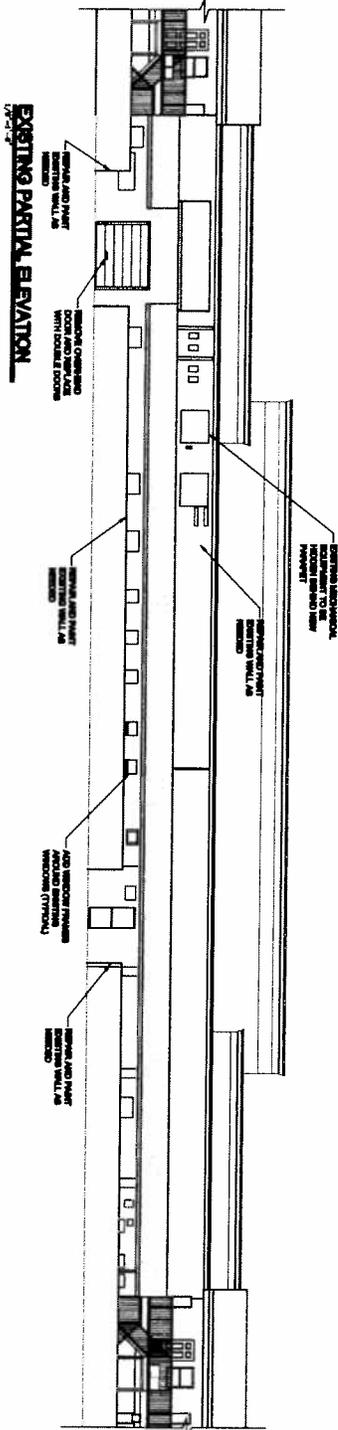




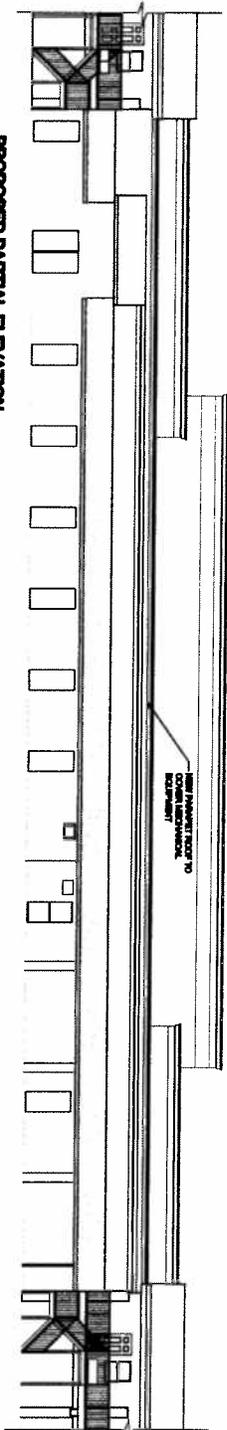
Site Plan



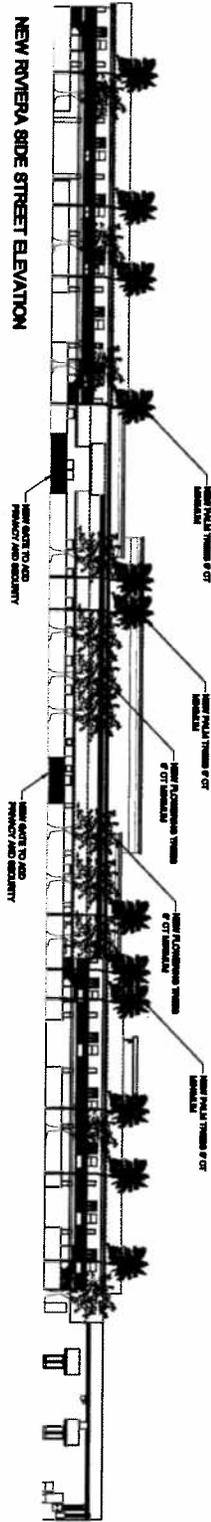
EXISTING RIVIERA SIDE STREET ELEVATION



EXISTING PARTIAL ELEVATION



PROPOSED PARTIAL ELEVATION



NEW RIVIERA SIDE STREET ELEVATION

EXISTING RIVIERA SIDE STREET ELEVATION
 DRAWING TO COMPLETION OF EXISTING BUILDING AND TO BE USED TO OBTAIN PERMITS TO CONSTRUCT NEW BUILDING. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA, AND THE STATE OF FLORIDA. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA, AND THE STATE OF FLORIDA. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA, AND THE STATE OF FLORIDA.



Carlos O. Rojas, AIA
 AR 0016754
 540 White Street
 Key West, FL 33040
 (305) 292-4870
 Tina.Rojas@gmail.com

REVISIONS

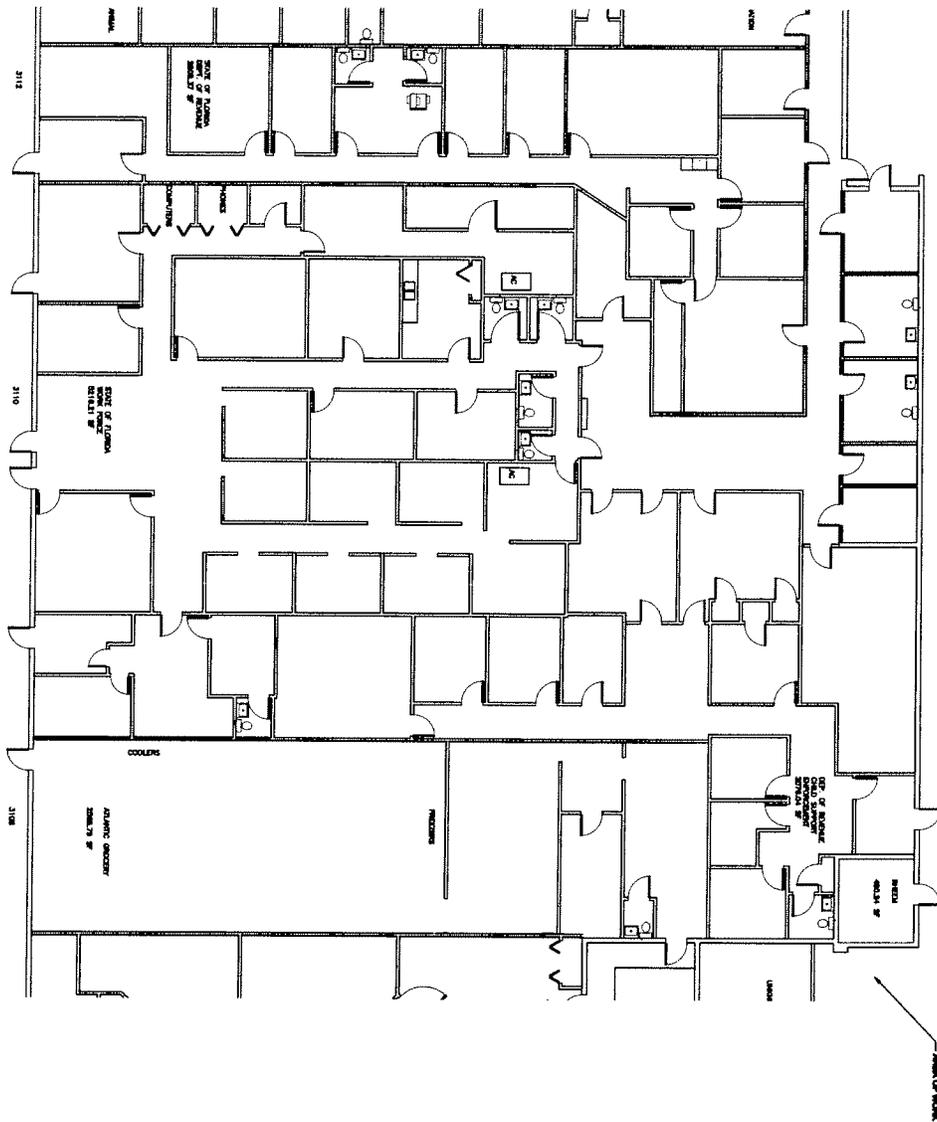
Carlos O. Rojas, AIA
 3100 RIVIERA DRIVE
 Key West, Florida

Project Number
 Title
 Date
 Author
 Drawn By
 CDR

A2



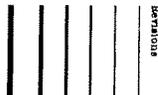
EXISTING PLAN



AB1

Project Number
122000008
Date
04/20/08
Drawn By
COR

Carlos O. Rojas, AIA
3100 RIVIERA DRIVE
Key West, Florida

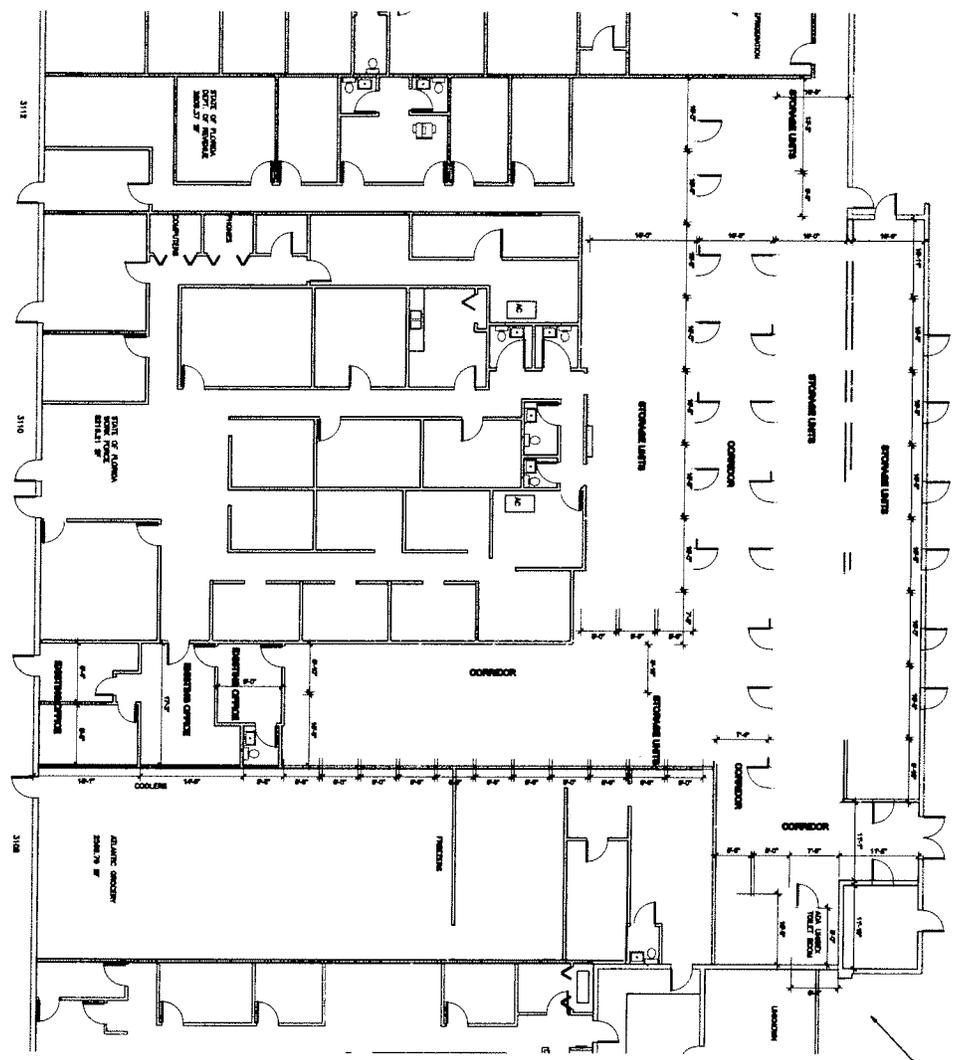


Revisions

Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 292-4870
TinaRojas@hotmail.com



PROPOSED PLAN
1/8" = 1'-0"



ADDITIONAL LIGHT FIXTURES
A MINIMUM OF 10' OF STORAGE LIGHTS SHALL BE PROVIDED
FOR EACH 10' OF STORAGE LIGHTS PROVIDED



Carlos O. Rojas, AIA
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(305) 292-4870
TintaRojas@hotmail.com

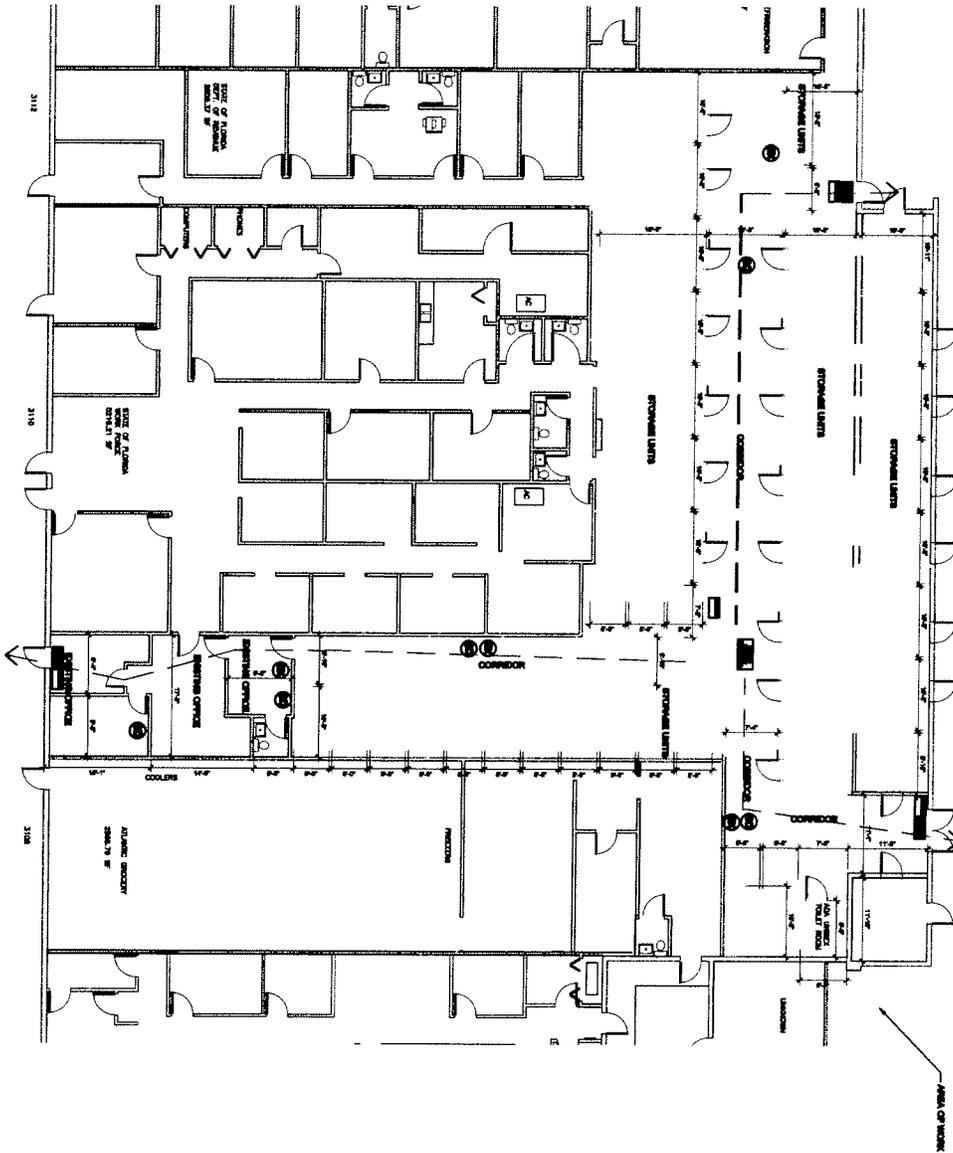
DETAILS

Carlos O. Rojas, AIA
3100 RIVIERA DRIVE
Key West, Florida

Project Number
125000000
DATE
DESIGNED
DRAWN BY
CON

A1

PROPOSED FIRE SAFETY PLAN



LEGEND

- FIRE ALARM
- FIRE EXTINGUISHER
- FIRE DOOR
- FIRE EXIT
- FIRE ESCAPE
- FIRE ALARM CONTROL PANEL
- FIRE ALARM SOUNDER
- FIRE ALARM CALL POINT
- FIRE ALARM REPEATER
- FIRE ALARM CONTROL UNIT
- FIRE ALARM CONTROL PANEL WITH CALL POINT
- FIRE ALARM CONTROL PANEL WITH REPEATER
- FIRE ALARM CONTROL PANEL WITH SOUNDER
- FIRE ALARM CONTROL PANEL WITH CALL POINT AND REPEATER
- FIRE ALARM CONTROL PANEL WITH CALL POINT AND SOUNDER
- FIRE ALARM CONTROL PANEL WITH REPEATER AND SOUNDER
- FIRE ALARM CONTROL PANEL WITH CALL POINT, REPEATER, AND SOUNDER

F1

Project Number
15000000
Date
04/20/08
Drawn By
CAN

Carlos O. Rojas, AIA
3100 RIVIERA DRIVE
Key West, Florida

Revisions

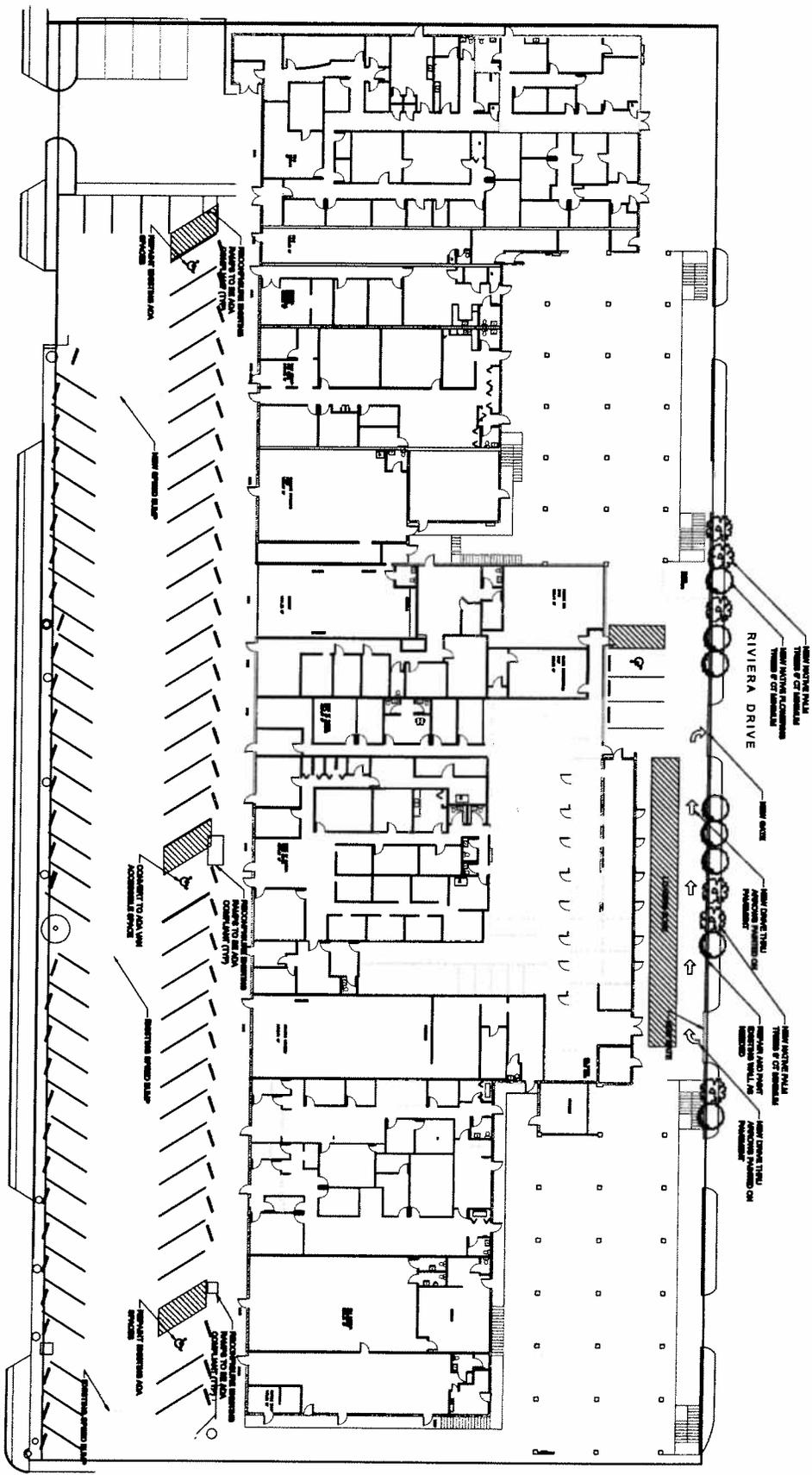
Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 292-4870
TintaRojas@hotmail.com



OVERALL SITE / PARKING PLAN
1/8" = 1' - 0"

FLAGLER AVENUE

KENNEDY DRIVE



LANDSCAPE NOTES
1. ALL LANDSCAPE SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
4. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.

REVISIONS

NO.	DATE	DESCRIPTION

S1

Project Number
12000000
Date
04/02/04
Drawn By
CEN

Carlos O. Rojas, AIA
3100 RIVIERA DRIVE
Key West, Florida

NO.	DATE	DESCRIPTION

Carlos O. Rojas, AIA
AR 0016754
540 White Street
Key West, FL 33040
(305) 292-4870
TinaRojas@aol.com





Correspondence

Carlene Cowart

From: Amy Kimball-Murley
Sent: Tuesday, July 07, 2009 4:09 PM
Subject: FW: 3100 Flagler Ave

From: carlos rojas [mailto:tintarojas@hotmail.com]
Sent: Tuesday, July 07, 2009 11:26 AM
To: Ashley Monnier
Cc: brian lynch
Subject: 3100 Flagler Ave

Dear Amy,

Please ask the Planning board to table 3100 Flagler Avenue as I will be out of town and will not be able to attend the meeting. Please reschedule it for the next available planning board meeting. It will also give us time to meet with the neighbors which we have scheduled for July 23rd.

Thank You Sincerely,

Carlos Rojas AIA



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

June 15, 2009

Rodney Corriveau
Planning Department
The City of Key West
Key West, FL 33040

Re: 3100 Flagler Ave. clarifications to application for nonconforming use

Dear Mr. Corriveau:

Enclosed please find clarifications for the project listed above. Attached is a trip generation/traffic impact analysis based upon the Institute of Transportation Engineers (ITE) manual. There are also existing and proposed plans showing dimensions, improvements and changes. Attached is also a site plan showing revised parking and traffic flow, ADA parking improvements, and landscaping improvements.

The owner states that hours of operation will be 8am to 6pm Monday thru Saturday and Sunday 10am to 4pm. Closed on major holidays.

The intent of the project is to provide a safe, clean, quiet facility that generates very little trash, noise or traffic. Project shall comply with 2004 Florida Building Code and NFPA 101, as well as local codes and ordinances.

Please let me know if there is anything else you may need.

Sincerely,

Carlos O. Rojas AIA



540 WHITE STREET
KEY WEST, FLORIDA 33040
(305) 292 4870



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

May 8, 2009

Ms. Amy Kimball-Murley
Head of Planning Department
The City of Key West
Key West, FL 33040

Re: 3100 Flagler Ave. clarifications to application for nonconforming use

Dear Ms. Kimball-Murley:

Per our discussion held today, please accept this letter as an addendum to remove the veterinary clinic from the application for nonconforming use ay 3100 Flagler Avenue. The self-storage proposed will replace only the existing carpet warehousing space.

Please put the application as-is with this addendum on the next DRC meeting agenda. At that time, other comments from the department heads will be addressed. Following their approval, the drawings and supporting documentation will be amended to remove the veterinary clinic from the application.

Please let me know if there is anything else you may need.

Thank you sincerely,

Carlos O. Rojas AIA





CARLOS OCTAVIO ROJAS AIA
ARCHITECT



April 21, 2009

Rodney Corriveau
Planning Department
The City of Key West
Key West, FL 33040

Re: 3100 Flagler Ave. clarifications to application for nonconforming use

Dear Mr. Corriveau:

Enclosed please find clarifications for the project listed above. Attached is a trip generation/traffic impact analysis based upon the Institute of Transportation Engineers (ITE) manual. There are also existing and proposed plans showing dimensions, improvements and changes. Attached is also a site plan showing revised parking and traffic flow, ADA parking improvements, and landscaping improvements.

The owner states that hours of operation will be 8am to 6pm Monday thru Saturday and Sunday 10am to 4pm. Closed on major holidays.

The intent of the project is to provide a safe, clean, quiet facility that generates very little trash, noise or traffic. Project shall comply with 2004 Florida Building Code and NFPA 101, as well as local codes and ordinances.

Please let me know if there is anything else you may need.

Sincerely,

Carlos O. Rojas AIA



THE CITY OF KEY WEST
Planning Department

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-4722

March 3, 2009

Mr. Carlos Rojas
540 White Street
Key West, FL 33040
305.9233567

Regarding: 3100 Flagler Ave

Dear Mr. Rojas,

This letter is in regards to an Application for a Change of a Nonconforming Use pursuant to Sec. 122-32 (e), of Key West Code of Ordinances for 3100 Flagler Ave.

At the Development Review Committee (DRC) Meeting on Thursday, February 26th 2009, committee members reviewed and discussed the application and site plan. As a result of the meeting, the Planning Department respectfully requests that you respond to the following requests. Once all requests are fully addressed, a new DRC meeting date will be scheduled for this project at a regularly scheduled meeting date and time. Please note that you, as the applicant, must attend this meeting to address any questions or concerns the committee members may have. Please address the following concerns:

1. Applicant will need to indicate the dimensions and square footage of the former veterinary clinic and the existing carpet storage facility on an existing use site plan.
2. If the primary access is allowed from the rear of the building, the applicant will need to indicate more detail for parking and traffic flow onto Riviera Drive.
3. If parking for the proposed facility is in the front of the building, the applicant will need to detail the number of regular parking spaces and ADA parking spaces dedicated for the proposed facility. Further, applicant will need to provide a detailed loading/unloading and traffic circulation plan to demonstrate feasibility of proposed use at subject site.
4. Applicant will need to provide a trip generation report/traffic impact analysis based upon the Institute of Transportation Engineers (ITE) manual. The previously provided traffic study may be used as ancillary information.
5. Applicant will need to provide hours of operation for proposed self-storage facility and hours of customer access to individual rental units.



THE CITY OF KEY WEST
Planning Department

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

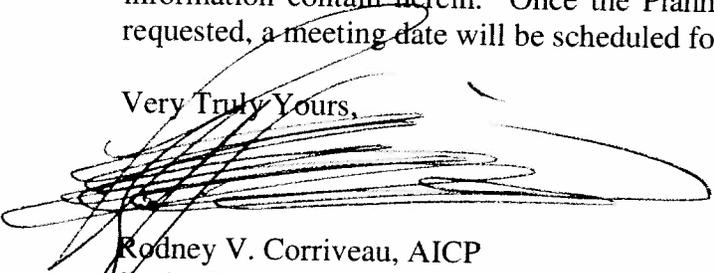
6. Applicant will need to provide accurate dimensions for each storage unit, interior halls and interior doorways for each storage unit, dimensions for each restroom and ADA accessible restroom, and the reception area, as needed for fire and life safety review.

7 Applicant will need to meet ADA requirements on the front ramp, water fountain, exit, storage units, and access routes and meet a minimum 44" egress width.

8. Members recommended that applicant meet good neighbor policy as parking and traffic circulation may possibly be an issue with neighbors on Riviera Drive.

Please do not hesitate to contact me with any questions or concerns you may have about the information contain herein. Once the Planning Department is in receipt of all updated plans requested, a meeting date will be scheduled for the next regularly scheduled DRC meeting.

Very Truly Yours,



Rodney V. Corriveau, AICP
Senior Planner III

K:\Geo Projects\Flagler Av\3100\03032009ResponseToDRC.DOC

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1072982 Parcel ID: 00069090-000000

Ownership Details

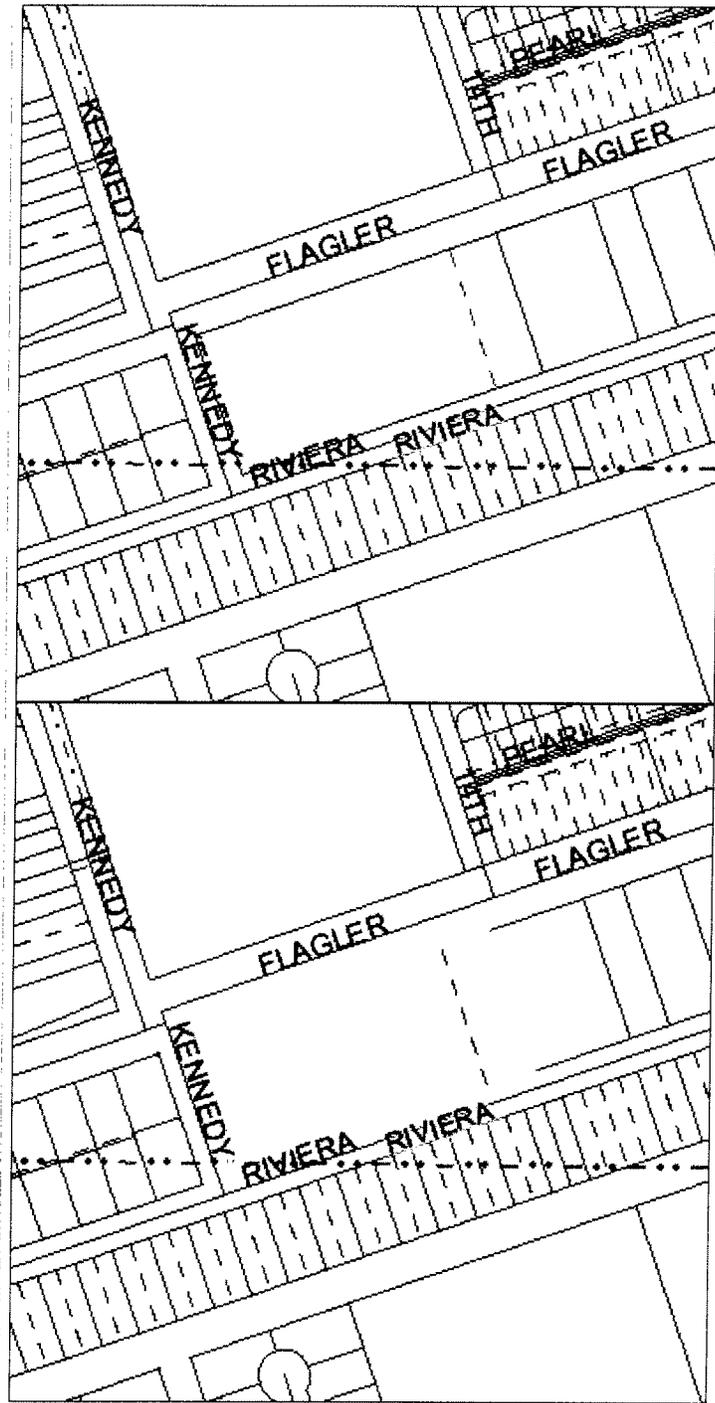
Mailing Address:

HILLSBOROUGH CENTER ASSOCIATES LLC
C/O COMMERCIAL REALTY ASSOCIATES
PO BOX 1177
RIDGEWOOD, NJ 07451-1177

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 33-67-25
Range:
Property 3100-3140 FLAGLER AVE KEYWEST
Location: 3139-3141 RMIERA DR KEYWEST
Subdivision: Riviera Shores Sub
Legal WLY 471.98 FT OF BLK 2 KW RMIERA SHORES SUBDIVISION PB3-148 OR63-244/245 OR275-471/472
Description: OR602-212 OR648-661 OR685-858/859 OR725-718 OR764-1474 OR834-16Q/C OR1026-113 OR1809-934/936
OR1837-1636/38 OR1877-675/677-C OR1877-678/680 OR2020-2005/2007

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	472	220	2.38 AC

Building Summary

Number of Buildings: 5
 Number of Commercial Buildings: 5

Total Living Area: 60119
 Year Built: 1963

Building 1 Details

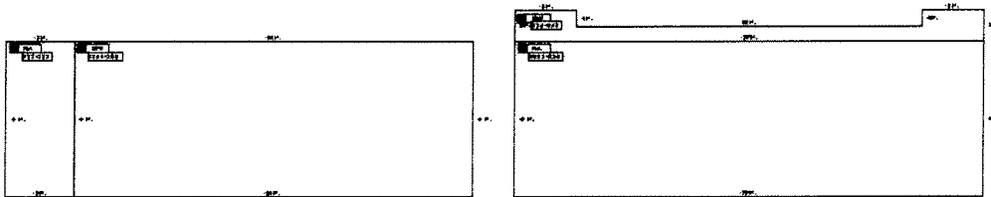
Building Type	Condition A	Quality Grade 400
Effective Age 14	Perimeter 444	Depreciation % 15
Year Built 1981	Special Arch 0	Grnd Floor Area 5,740
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	35	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					738
2	CPF		1	1990					4,264

3	FLA	1	1990	5,002
4	OUF	1	1990	616

Building 2 Details

Building Type
 Effective Age 14
 Year Built 1971
 Functional Obs 0

Condition A
 Perimeter 1,086
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 31,446

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

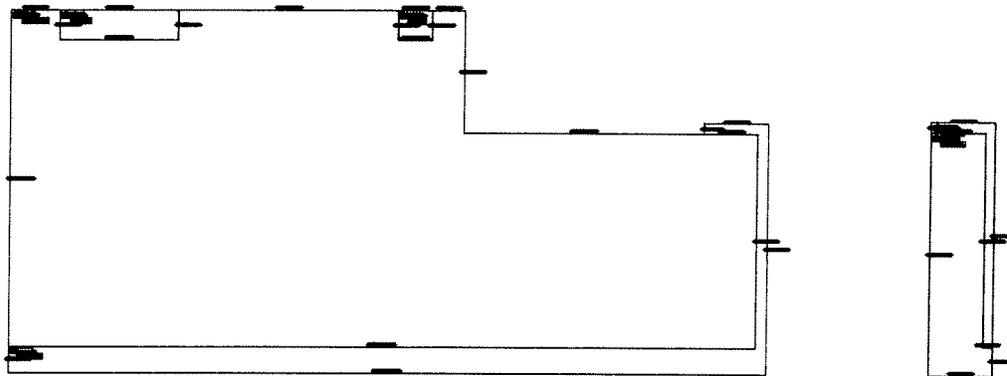
Roof Cover
 Heat 2
 Heat Src 2

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 30

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

1	OPF	1	1990	3,256
2	FLA	1	1990	29,582
3	OPF	1	1990	495
4	OPF	1	1990	143
5	FLA	1	1990	1,864
6	OUF	1	1990	416

Building 3 Details

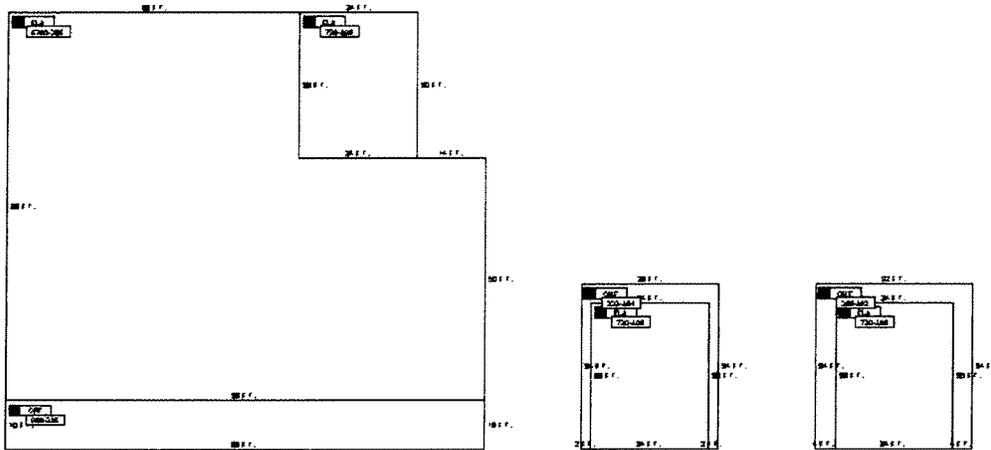
Building Type	Condition A	Quality Grade 400
Effective Age 14	Perimeter 680	Depreciation % 15
Year Built 1977	Special Arch 0	Grnd Floor Area 8,860
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	24	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					720
2	FLA		1	1990					6,700
3	OPF		1	1990					980
4	FLA		1	1990					720
5	OUF		1	1990					232
6	FLA		1	1990					720
7	OUF		1	1990					368

Building 4 Details

Building Type
 Effective Age 14
 Year Built 1981
 Functional Obs 0

Condition A
 Perimeter 402
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 4,879

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

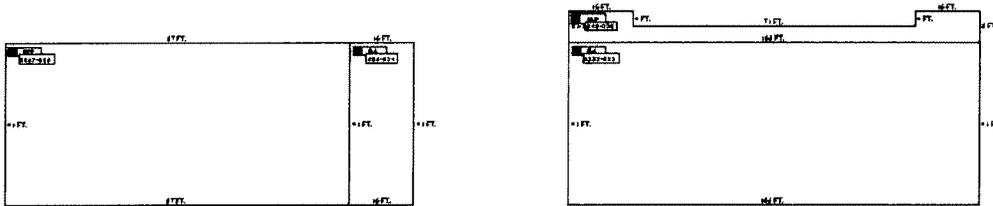
Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0

Vacuum 0
 Garbage Disposal 0

4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	25	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	CPF		1	1990				3,567
2	FLA		1	1990				656
3	FLA		1	1990				4,223
4	OUF		1	1990				540

Building 5 Details

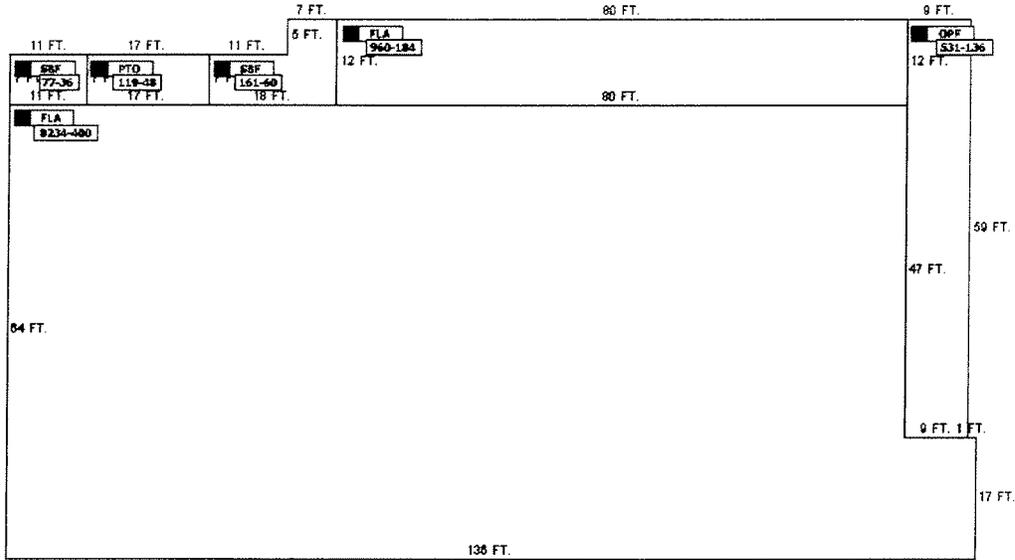
Building Type	Condition A	Quality Grade 400
Effective Age 17	Perimeter 584	Depreciation % 23
Year Built 1963	Special Arch 0	Grnd Floor Area 9,194
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	13	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					8,234
2	OPF		1	1990					531
3	FLA		1	1990					960
4	SBF		1	1990					161
5	PTO		1	1990					119
6	SBF		1	1990					77

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	14,000 SF	0	0	1977	1978	2	25
2	AP2:ASPHALT PAVING	4,792 SF	0	0	1975	1976	2	25
3	FN2:FENCES	203 SF	29	7	1986	1987	2	30
4	CL2:CH LINK FENCE	372 SF	62	6	1986	1987	1	30

5	PT5:TILE PATIO	80 SF	0	0	1986	1987	5	50
6	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
7	AC2:WALL AIR COND	9 UT	0	0	1989	1990	2	20

Appraiser Notes

<p>BLDG.#1 = 3101 RIVIERA DRVE - WHAREHOUSE & APTS, BLDG.#2 = 3100 FLAGLER AVENUE- EL CACIQUE ETC., BLDG.#3 = 3126-3138 FLAGLER AVENUE - SUN KOTE PAINT ETC., BLDG.#4 = LAST BLDG. EASTWARD ON RIVIERA - APTS (HOTEL), BLDG.#5 = 3140 FLAGLER AVENUE(FL DEPT. OF LAW ENFORCEMENT)</p>
<p>2002/6/13 SB, TPP AK: 8635117 - FOR RENTAL UNITS ONLY. 8943386 - BOHEMIA REST. 8636687 - RIVIERA SANDWICH SHOP 8875843 - ANDREW ALUMINUM 8921951 - REDCO CONSTRUCTION 8556080 - KEY WEST INSIRANCE 8937622 - THE CLOSING DEPT 8902417 - AT HOME IN KEY WEST 8517076 - ATLANTIC GROCERY 8694075 - ANIMAL HOSPITAL 8517041 - CONTINENTAL LAUNDRY 8510268 - SUN KOTE PAINT 8827601 - EASY PAWN</p>
<p>PER LETTER FROM CITY ENGINEERING DEPARTMENT THE FOLLOWING IS THE PHYSICAL ADDRESSES FOR HABANA PLAZA: 3100 FLAGLER AVE SUITE A CUBAN COFFEE SHOP 3100 FLAGLER AVE SUITE B JACKSON-HEWITT TAX AGENCY 3100 FLAGLER AVE SUITE C WALTER'S GRILL RESTAURANT 3102-3104 FLAGLER AVE MAXIMUS 3108 FLAGLER AVE ATLANTIC GROCERY STORE 3110-3114 FLAGLER AVE EMPLOYMENT OFFICE 3116 FLAGLER AVE STATE OF FLORIDA DEPT OF REVENUE 3122 FLAGLER AVE LOWER KEYS ANIMAL HOSPITAL 3124 FLAGLER AVE CONTINENTAL LAUNDRY 3126 FLAGLER AVE SUNCOAT PAINT STORE 3130 FLAGLER AVE PACE SCHOOL 3132 FLAGLER AVE COLDWELL BANKER 3136 FLAGLER AVE VACANT 3138 FLAGLER AVE MONROE COUNTY SHERIFF'S DEPT 3140 FLAGLER AVE FLA DEPT OF LAW ENFORCEMENT 3139 RIVIERA DR MONROE COUNTY BOCC 3141 RIVIERA DR DIVISION OF ALCOHOL & TOBACCO</p>
<p>14-1 VALUE REDUCED FROM \$ 6,987,094</p>
<p>2007-05-21 HABANA PLAZA WILMA DMG REPAIRS COMPLETE AS OF THIS DATE. PLAZA WAS UNDER REHAB ALL OF 2006.DKRAUSE</p>

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
08-1814	05/21/2008		200,000	Commercial	REPAIR OR REPLACE DAMAGED CONCRETE TIE BEAMS AND COLUMNS, 570 LF OF NEW 12 X 14 CONCRETE TIE BEAM AROUND PERIMETER OF BUILDINGS, 16 NEW CANTILEVER AND 4 SETS OF POWDER COATED W/RAILS MOUNTED TO PT WOOD DECKING AS PER ENG. REPORT.	
08-0654	03/28/2008		3,000	Commercial	HANDICAP RAMP. ADDITION TO PERMIT	
08-1041	04/10/2008		1,000	Commercial	TIE IN EXISTING SNGE PHASE 100 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-FEED TO REMAIN.	
08-1040	04/10/2008		1,000	Commercial	TIE IN EXISTING SINGE PHASE 100 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-PANELS TO REMAIN.	
08-0654	03/28/2008		3,000	Commercial	HANDICAP RAMP	
08-1814	05/21/2008		200,000	Commercial	REPAIR OR REPLACE DAMAGED CONCRETE TIE BEAMS AND COLUMNS, 570LF OF NEW 12 X 14 CONCRETE TIE BEAM AROUND PERIMETER OF BUILDINGS, 16 NEW CANTILEVER AND 4 SETS OF POWDER COATED W/RAILS MOUNTED TO PT WOOD DECKING AS PER ENG. REPORT.	
08-1043	04/10/2008		1,000	Commercial	UNIT "A" : TIE IN EXISTING SINGLE PHASE 100 AMP SUB-FEED INTO NEW SERCIE. EXISTING SUB-PANELS TO REMAIN.	
08-1045	04/10/2008		2,000	Commercial	TIE IN EXISTING 3 PHASE 400 AMP SUB-FEED INTO NEW SERVICE. EXISTING SUB-PANELS TO REMAIN.	
47	07-4999	01/18/2008	19,100	Commercial	REPLACE 5000 SF OF TILE IN FRONT OF STORE FRONTS	
43	07-2077	04/30/2007	04/30/2007	2,300	Commercial	EMERGENCY REPAIR REPLACE ONE 4-TON A/C
42	06-5942	12/12/2006	2,500	Commercial	INTERIOR ALTERATIONS/RENOVATIONS-ELECTRICAL	

46	07-4999	11/26/2007		19,100	Commercial	CONSTRUCT TWO 10 X 10 OFFICES IN EXIT. SPACE, ELECTRIC PERMIT INSTALL ELECTRIC IN OFFICE BUILDOUTS, INSTALL PHONE & DATA LINES IN OFFICE
39	06-3764	07/06/2006		9,500	Commercial	INSTALL PHONE JACKS AND 16 SMOKE DETECTORS*(DEPT.OF REVENUE)
37	05-4764	10/31/2005	09/30/2005	2,400	Commercial	EMERGENCY PERMIT DEMO PARAPET WALL HURRICANE DAMAGES
40	06-5785	10/18/2006		2,842	Commercial	INSTALL C CABINETS UNIT G
41	06-5787	10/18/2006		2,842	Commercial	INSTALL CABINETS UNIT F
38	06-1195	03/23/2006		9,000	Commercial	INTERIOR REMODEL OF EXISTING TENANT SPACE
36	05-2626	06/29/2005	09/30/2005	0	Commercial	REPLACE 5-TON A/C FOR SUN COATING PAINT STORE.
35	05-0142	01/27/2005	09/30/2005	2,300	Commercial	REPLACE V-CRIMP ROOF 1,100SF
43	08-0017	01/07/2008		0	Commercial	REVISION TO PERMIT #07-4999
44	07-3993	08/16/2007	08/16/2007	600	Commercial	HOOK UP EXHAUST FAN
45	07-5031	11/09/2007	11/20/2007	2,300	Commercial	INSTALL PACKAGE UNIT ON ROOF AND CONNECT EXISTING DUCT
1	M94-3130	09/01/1994	11/01/1994	5,300	Commercial	REPLACE 5 TON AC
2	B94-2443	07/01/1994	12/01/1994	1,000	Commercial	TOUCH UP PAINT FRONT BLDG
3	B95-0599	02/01/1995	09/01/1995	950	Commercial	INTERIOR PARTITIONS
4	E95-1864	06/01/1995	09/01/1995	800	Commercial	ELECTRICAL
5	B95-2054	06/01/1995	09/01/1995	1,500	Commercial	REMOVE INTERIOR PARTITION
6	E95-3052	09/01/1995	12/01/1995	2,500	Commercial	ALARM SYSTEM
7	96-4480	11/01/1996	12/01/1996	2,000	Commercial	MECHANICAL
8	96-1133	03/01/1996	08/01/1996	28,000	Commercial	NEW ROOF
9	96-190	12/01/1995	08/01/1996	3,000	Commercial	CONVERSION
10	96-4682	12/01/1996	08/01/1997	5,000	Commercial	RENOVATIONS
11	96-4706	12/01/1996	08/01/1997	2,000	Commercial	MECHANICAL
12	97-67	01/01/1997	08/01/1997	5,000	Commercial	RENOVATIONS
13	97-195	01/01/1997	08/01/1997	1,500	Commercial	NEW FIXTURES
14	97-1072	04/01/1997	08/01/1997	2,000	Commercial	INTERIOR ALTERATIONS
15	97-1426	05/01/1997	08/01/1997	1,200	Commercial	SECURITY ALARM
16	97-1518	05/01/1997	08/01/1997	600	Commercial	ELECTRICAL
17	97-3445	10/01/1997	12/01/1997	800	Commercial	SIGN
18	97-3623	10/01/1997	12/01/1997	12,000	Commercial	INTERIOR ALTERATIONS
19	97-3951	11/01/1997	12/01/1997	7,500	Commercial	ELECTRICAL
20	97-2345	07/01/1997	12/01/1997	4,200	Commercial	CHANGEOUT AC
21	97-4094	12/04/1997	12/13/1998	17,200	Commercial	REPLACE A/C
22	98-226	01/22/1998	12/13/1998	3,300	Commercial	FIRE ALARM
23	98-1490	05/21/1998	12/13/1998	6,500	Commercial	BUILD OUT RED CROSS OFFIC
24	98-1708	06/01/1998	12/13/1998	1,600	Commercial	ROOF-EL CACKQUE
25	98-1769	06/04/1998	12/13/1998	1,400	Commercial	SIGN-RED CROSS
26	98-2003	06/29/1998	12/13/1998	694	Commercial	STORM SHUTTERS-RED CROSS
27	99-2764	08/05/1999	11/04/1999	15,000	Commercial	RAISE FRONT OF BUILDING

28	01-4023	12/19/2001	08/21/2002	450	Commercial	REPAIRS TO OFFICE
29	01-4023	12/19/2001	08/21/2002	450	Commercial	ELECTRICAL
30	01-4023	12/19/2001	08/21/2002	450	Commercial	PLUMBING
31	01-4023	01/15/2002	08/21/2002	2,450	Commercial	ELECTRICAL
32	02-905	04/16/2002	08/21/2002	12,000	Commercial	MECHANICAL
33	03-0677	03/11/2003	08/06/2003	2,200	Commercial	CUTIN REAR DOOR
34	03-2398	07/16/1930	08/06/1930	14,503	Commercial	FIRE DAMAGE REPAIR

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
2008	6,278,360	18,118	1,563,454	6,877,810	6,877,810	0	6,877,810
2007	4,282,034	18,110	1,865,920	6,877,810	6,877,810	0	6,877,810
2006	4,383,791	18,130	4,153,400	6,548,715	6,548,715	0	6,548,715
2005	4,409,364	18,150	4,153,400	7,109,000	7,109,000	0	7,109,000
2004	4,451,678	18,209	1,661,360	6,131,247	6,131,247	0	6,131,247
2003	3,937,677	18,281	1,661,360	5,617,318	5,617,318	0	5,617,318
2002	3,937,677	18,340	1,661,360	5,617,377	5,617,377	0	5,617,377
2001	3,937,677	18,643	1,661,360	5,617,680	5,617,680	0	5,617,680
2000	3,937,677	11,375	1,297,938	5,246,990	5,246,990	0	5,246,990
1999	3,997,448	11,648	1,297,938	5,307,034	5,307,034	0	5,307,034
1998	2,671,193	11,919	1,297,938	3,981,050	3,981,050	0	3,981,050
1997	2,669,641	9,013	1,090,268	3,768,922	3,768,922	0	3,768,922
1996	2,426,945	9,039	1,090,268	3,526,252	3,526,252	0	3,526,252
1995	2,426,945	9,067	1,090,268	3,526,280	3,526,280	0	3,526,280
1994	2,426,945	9,099	1,090,268	3,526,312	3,526,312	0	3,526,312
1993	2,426,945	9,125	1,090,268	3,526,338	3,526,338	0	3,526,338
1992	2,426,945	9,769	1,090,268	3,526,982	3,526,982	0	3,526,982
1991	2,426,945	10,418	1,090,268	3,527,631	3,527,631	0	3,527,631
1990	2,031,788	11,272	934,515	2,977,575	2,977,575	0	2,977,575
1989	2,014,251	12,125	934,515	2,960,891	2,960,891	0	2,960,891
1988	1,101,160	5,880	792,000	1,899,040	1,899,040	0	1,899,040
1987	1,208,797	5,187	550,000	1,763,984	1,763,984	0	1,763,984
1986	1,007,798	5,187	528,000	1,540,985	1,540,985	0	1,540,985
1985	1,220,195	5,187	294,800	1,520,182	1,520,182	0	1,520,182
1984	1,005,900	5,187	294,800	1,305,887	1,305,887	0	1,305,887
1983	915,879	5,187	294,800	1,215,866	1,215,866	0	1,215,866

1982	1,138,357	5,187	294,800	1,438,344	1,438,344	0	1,438,344
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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
6/29/2004	2020 / 2005	8,200,000	<u>WD</u>	<u>Q</u>
4/4/2003	1877 / 0678	7,000,000	<u>WD</u>	<u>Q</u>
2/1/1977	764 / 1474	205,000	00	<u>Q</u>

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Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(mailings & radius map)

3100 Flagler

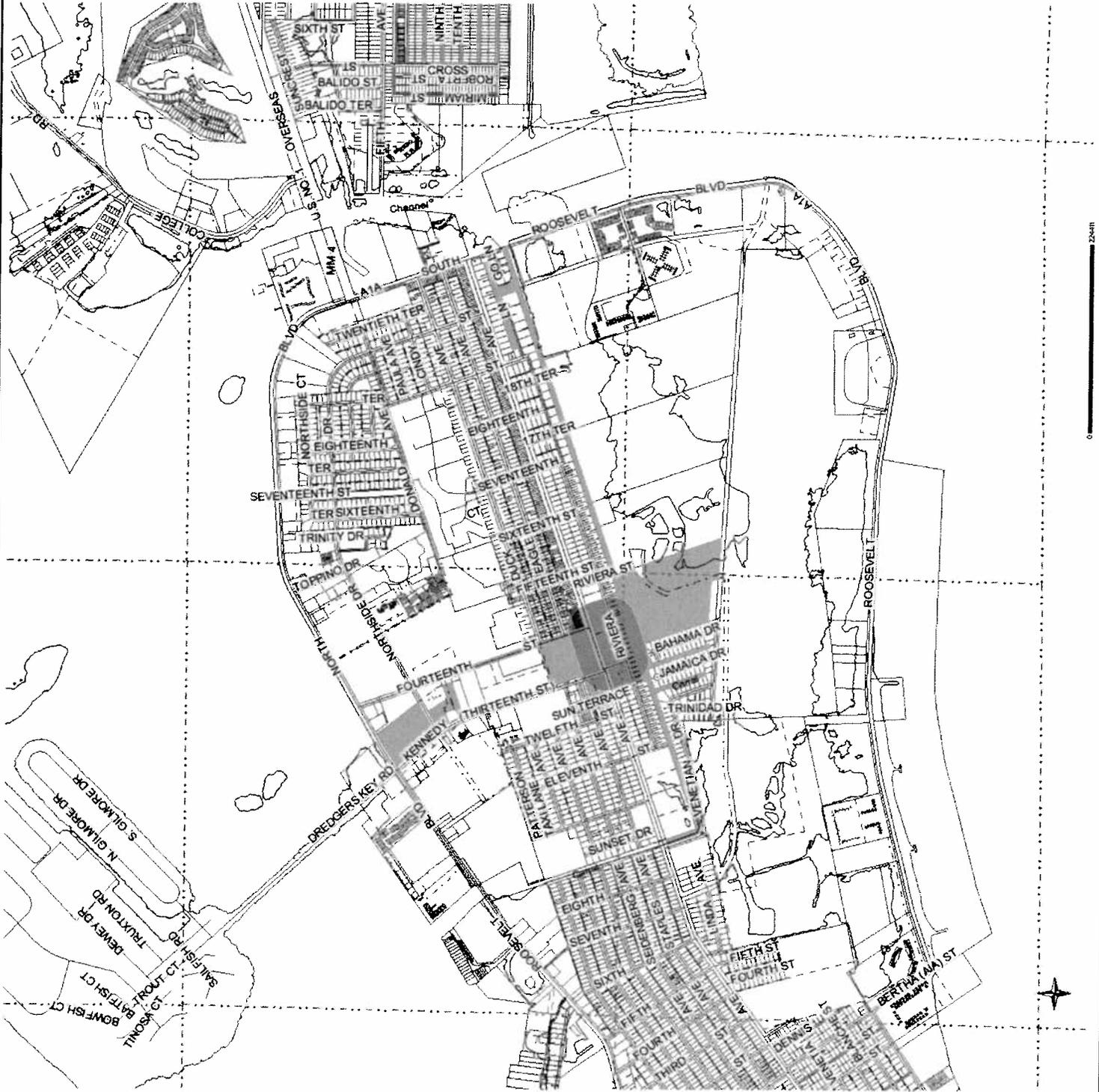
- Legend**
-  the Buffer
 -  the Buffer Target
 -  Lot Lines
 -  Easements
 -  Road Centerlines
 -  Water Names
 -  Parcels
 -  Shoreline
 -  Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, 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.

Date Created: July 6, 2009 11:37 AM



CITIZENS AND SOUTHERN BANK OF
MONROE COUNTY THE
101 N TRYON ST
CHARLOTTE, NC 28255

KIGHT WILLIAM JOHN III AND
MONIQUE LAUREN
1207 16TH TERR
KEY WEST, FL 33040

BLACKBURN DIANE H AND JOSEPH
A
1221 20TH ST
KEY WEST, FL 33040

GROSSCUP WILLIAM R & LEVIS
LESLIE M R/S
13 HILTON HAVEN RD
KEY WEST, FL 33040

GILLETTE WILLIAM R &
1415 TRUMAN AVENUE
KEY WEST, FL 33040

BURTON FAMILY PARTNERSHIP
1446 KENNEDY DR
KEY WEST, FL 33040

TONG HOK YAT
1458 KENNEDY DR
KEY WEST, FL 33040

HATCH JILL & DENZIL
15 BOCA CHICA ROAD
KEY WEST, FL 33040

GOLDNER E WM TRUSTEE
1500 ATLANTIC BLVD #405
KEY WEST, FL 33040

PINE EMILY G
1600 BAHAMA DR
KEY WEST, FL 33040

VINCENT DAWN
1601 BAHAMA DR
KEY WEST, FL 33040

WATSON NADINE
1625 OLD CEDARTOWN ROAD
ROCKMART, GA 30153

BUDDE BERT J & JOSETTE M
17 AQUAMARINE DRIVE
KEY WEST, FL 33040

KAUPP THOMAS P
17213 ARROWHEAD BLVD
WINTER GARDEN, FL 0

ROBBINS DEIRDRE M
19 AZALEA DRIVE
KEY WEST, FL 33040

WADDELL JAMES H DVM PA
2310 STAPLES AVE
KEY WEST, FL 33040

NIELSEN ERIK & DONNAJEAN
2347 SOMBRERO BLVD
MARATHON, FL 33050

BOADU FRED B
2518 SEIDENBERG AVE
KEY WEST, FL 33040

PAZO LOUIS A AND CARIDAD S
3014 FLAGLER AVE
KEY WEST, FL 33040

RACHMUTH YARDENA
3019 RIVIERA DR
KEY WEST, FL 33040

VOLPIAN SIMON B & JAN S
3022 FLAGLER AVENUE
KEY WEST, FL 33040

MANASCO JOHN C AND CONNIE L
3023 RIVIERA DR
KEY WEST, FL 33040

WILSON JESSICA J
3027 RIVIERA DR
KEY WEST, FL 33040

ALLDAFFER RAYMOND AND ADDIE
3029 RIVIERA DR
KEY WEST, FL 33040

PEREZ OSCAR AND ARGELIA
3030 FLAGLER AVE
KEY WEST, FL 33040

GALVAN ILUMINADA
3044 RIVIERA DRIVE
KEY WEST, FL 33040

GALLAGHER CHRISTINE AND JOHN
F
3048 RIVIERA DR
KEY WEST, FL 33040

BLAZEVIC RAYMOND L
3052 RIVIERA DR
KEY WEST, FL 33040

PISZKER MARY F
3075 FLAGLER AVE
KEY WEST, FL 33040

FLAGLER COURT HOMEOWNERS
ASSOC INC
3075 FLAGLER AVE
KEY WEST, FL 33040

CURRY KATHRYN ANNICE REV LIV
TR AGR 8/31/05
3100 RIVIERA DR
KEY WEST, FL 33040

MONTAGUE JOHN G
3108 RIVIERA DR
KEY WEST, FL 33041

LOCKWOOD DALE
311 MARGARET ST
KEY WEST, FL 33040

BRINGLE WILMER JOHN JR AND
LYNDA KAY
3112 RIVIERA DR
KEY WEST, FL 33040

RUTHERFORD ROBERT CARVER
3128 RIVIERA DR
KEY WEST, FL 33040

ELLIS JEFFREY W & MARLA K
320 RICHFIELD COURT
ROSWELL, GA 30075

KOHEN SHLOMO AND JOY
3200 RIVIERA DR
KEY WEST, FL 33040

KEY WEST CUSTOM LLC
3201 FLAGLER AVE
KEY WEST, FL 33040

CURRY AND SONS INC
3201 FLAGLER AVE
KEY WEST, FL 33040

ELK'S CLUB INC THE
3201 FLAGLER AVE
KEY WEST, FL 33040

SILVANO JOSEPHINE
3201 FLAGLER AVE
KEY WEST, FL 33040

VIDAL
3201 FLAGLER AVE
KEY WEST, FL 33040

HELD UN SUK
3201 FLAGLER AVE
KEY WEST, FL 33040

COKER CAROL
3201 FLAGLER AVE
KEY WEST, FL 33040

BAKALA ARTUR AND IRINA
3201 FLAGLER AVE
KEY WEST, FL 33040

MARSDEN RUTH
3201 FLAGLER AVE
KEY WEST, FL 33040

DUNIGAN TIMOTHY AND
LAURIATTE M
3201 FLAGLER AVE
KEY WEST, FL 33040

NILES RANDALL (RANDY) K
3201 FLAGLER AVE #604
KEY WEST, FL 33040

MEYERS & WARD LLC
3201 FLAGLER AVE STE 506
KEY WEST, FL 33040

MULREANY BETH
3201 FLAGLER AVENUE #612
KEY WEST, FL 33040

GEANACOPOULOS TIA
3202 EAGLE AVENUE
KEY WEST, FL 33040

RIVAS JOANNE L
3202 RIVIERA DR
KEY WEST, FL 33040

PILICH HENRYK AND URSZULA
3203 PEARL AVE
KEY WEST, FL 33040

JOHNSON LEONARD R & DANIELLE J
3207 PEARL AVE
KEY WEST, FL 33040

BLAESING WILLIAM C AND JANICE
M
3210 RIVIERA DR
KEY WEST, FL 33040

OROPEZA STEVEN P
3540 EAGLE AVE
KEY WEST, FL 33040

HUDGINS SHAWN WADE
3707 PAULA AVE
KEY WEST, FL 33040

MALONE ROBERT R JR AND KELLI D
3743 CINDY AVE
KEY WEST, FL 33040

3208 FLAGLER LLC
3908 RYALWOOD CT
VALRICO, FL 33596

FIGUEROA DEBORAH
436 POINT ALLYSON WAY
ORLANDO, FL 0

RECHER FLORENCE C REV TR 4/8/99
470 VILLAGE PL
LONGWOOD, FL 32779

COUNTY OF MONROE
500 WHITEHEAD STREET
KEY WEST, FL 33040

GALLAGHER TIM AND LYNN
508 79TH AVE
ST PETERSBURG, FL 33700

GOLAN A E TRUST UNDER WILL OF
A E GOLAN
5529 ANZA ST
SAN FRANCISCO, CA 94121

HAMMERTON GEORGE A AND
EUNICE A
596 VILLAGE DR
POMPANO BEACH, FL 33066

KOPELMAN ANDREA S
7 SEASIDE SOUTH CT
KEY WEST, FL 33040

COX OTHA P DEC OF TRUS 07/07/2000
725 BILTMORE CT
CORAL GABLES, FL 33134

COX OTHA P DEC OF TRUS 07/07/2000
725 BILTMORE CT
CORAL GABLES, FL 33134

BELOBRAIDICH WILLIAM R DDS PA
902 FLORIDA STREET
KEY WEST, FL 33040

HILLSBOROUGH CENTER
ASSOCIATES LLC
PO BOX 1177
RIDGEWOOD, NJ 0