

**RESOLUTION NUMBER 2011 - 052**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 817 CATHERINE STREET (RE# 00029852-000000) TO PROPERTY LOCATED AT 515 B, LOUISA STREET (RE#00028580-000102), PURSUANT TO SECTION 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

**WHEREAS**, Section 122-1339 (b) requires that the planning board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

**WHEREAS**, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and

**WHEREAS**, the sender site is a two bedroom apartment; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the receiving site is a two bedroom condominium unit; and

**WHEREAS**, the applicant proposed to operate the receiving site as one, two-bedroom transient unit; and

**WHEREAS**, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** That a transfer of transient business tax receipts, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: **ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM PROPERTY LOCATED AT 817 CATHERINE STREET (RE# 00029852-000000) TO ONE TWO BEDROOM UNIT AT PROPERTY LOCATED AT 515 LOUISA STREET, Unit B (RE#00028580-000102), PER THE ATTACHED PLANS** with the following conditions:

**Section 3.** Full, complete, and final application for all licenses and permits required for

  
Chairman  
  
Planning Director

which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This transfer of one transient business tax receipt does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

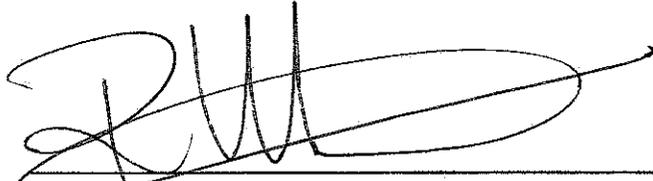
**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit 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 special meeting held this 16th day of November, 2011

  
Chairman  
  
Planning Director

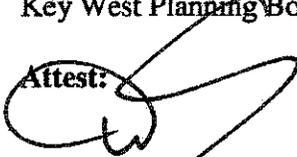
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman  
Key West Planning Board

11/22/2011  
Date

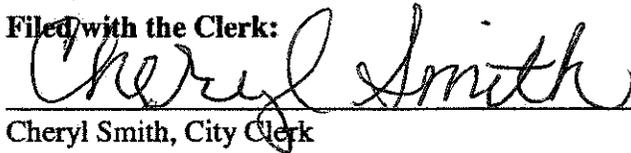
Attest:



Donald Leland Craig, AICP  
Planning Director

11/22/2011  
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

11-29-11  
Date



Chairman  
 Planning Director

**Sender Site  
Survey**

OC  
PWS





# Receiver Site Survey

ec  
RWH

# LOUISA STREET CONDOMINIUM

Doc# 1488878  
Bk# 2873 P# 2117

EXHIBIT "B"

EXHIBIT TO THE DECLARATION  
OF CONDOMINIUM OF

" LOUSIA STREET  
CONDOMINIUM"

PLOT PLAN, UNIT LOCATION &  
LEGAL DESCRIPTIONS

SHEET 1 OF 10

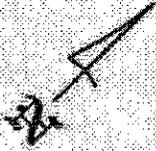
Louisa Street Condominium 515 LOUISIA ST. KEY WEST, FL. 33040				<b>FREDERICK H. HILDEBRANDT</b> ENGINEER PLANNER SURVEYOR  3182 Northside Drive Suite 101 Key West, FL 33040 (305) 293-0446 Fax: (305) 293-0231
CONDOMINIUM SURVEY			Eng. No. <b>04-216</b>	
Scale: 1" = 10'	No. 33-55 PLS	Flood Panel No. (FPM)	Des. By: FJR	
Date: 04/05/04		Flood Zone: AE	Flood Elev. 4'	
REVISIONS AND/OR ADDITIONS			Block No.: 31	

*Handwritten signature:*  
 RUK

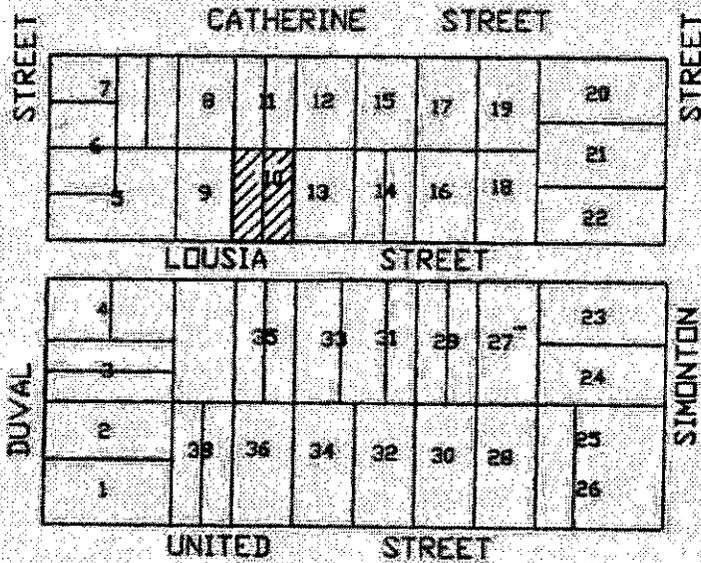
# LOUISA STREET CONDOMINIUM

## LOCATION MAP

Doc# 148876  
DKR 2073 Pam 2119



N.T.S.



SHEET 3 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

CONDOMINIUM SURVEY

Proj. No.  
04-226

Scale 1" = 10'	Rev. 15-10-20	Placed Point No. 116-11	Dist. by P.T.P.
Date 04/05/04	File	Placed Zone 4E	Point Elev. 0'
REVISIONS AND/OR ADDITIONS			Block No. 17

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

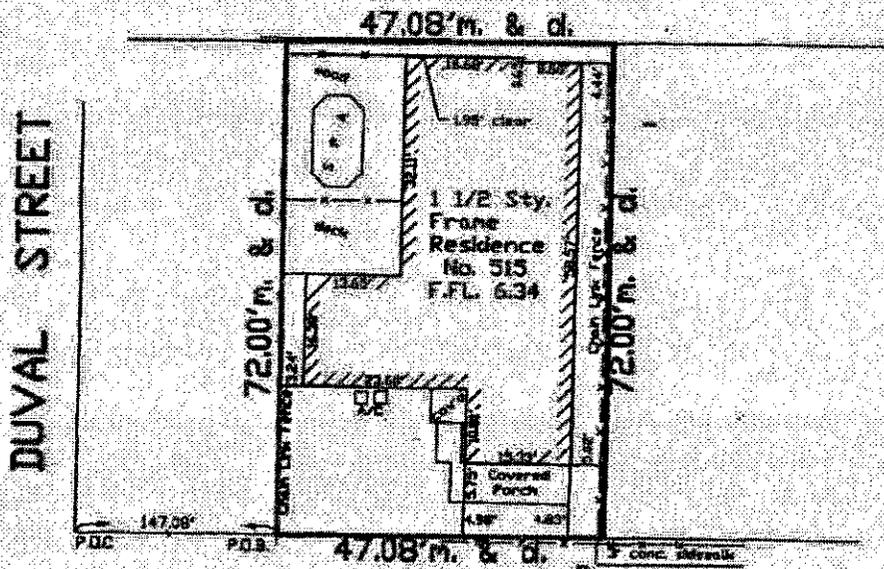
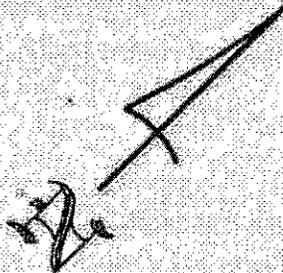
352 Northside Drive  
Suite 301  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0231

OC  
Rmk

# LOUISA STREET CONDOMINIUM

## BOUNDARY SURVEY

Doc# 1488876  
 6/18/2013 Pgs 2121



LOUISA STREET (30' R/W)

SHEET 5 OF 10

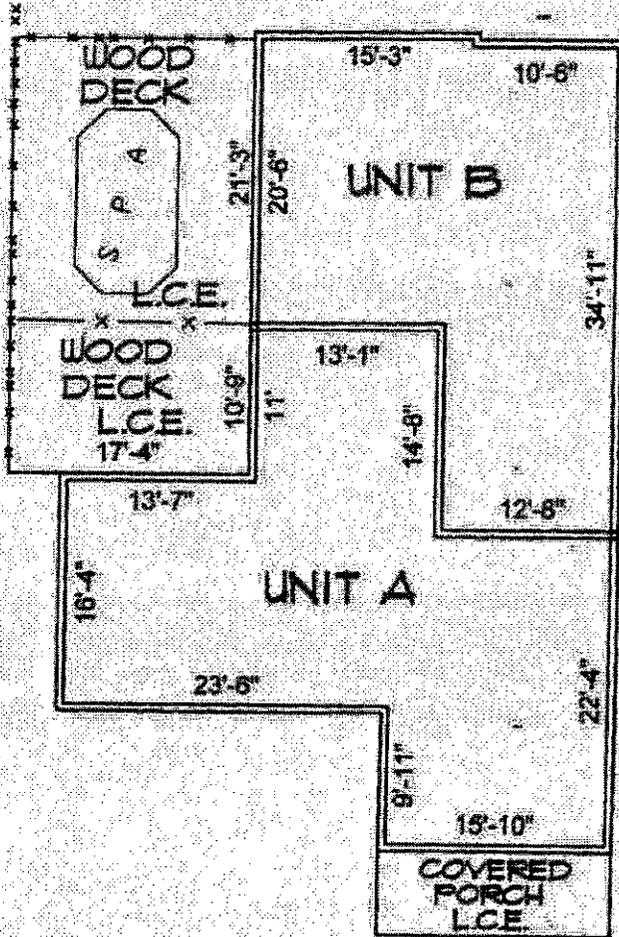
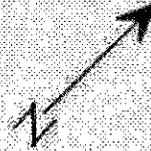
Louisa Street Condominium 515 LOUISA ST. KEY WEST, FL. 33040				<b>FREDERICK H. HILDEBRANDT</b> ENGINEER PLANNER SURVEYOR  3183 Northside Drive Suite 201 Key West, FL 33040 (305) 293-0466 Fax: (305) 293-0231			
CONDOMINIUM SURVEY			Des. No. <b>04-226</b>				
Scale 1" = 20'	Ref. 176-10-26	Flood Panel No. 176-11	Des. By. F.H.				
Date 6/18/13	Plan	Flood Zone AL	Flood Elev. 6'				
REVISIONS AND/OR ADDITIONS							
<small>City of Key West, Florida</small>							

*DC*  
*PHK*

# LOUISA STREET CONDOMINIUM

## UNITS A & B PLAN

Deed 1488878  
Bk 2073 Pg 2122



NOTE: Dimensions are 5±

SHEET 6 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. No. 20-20	Flood Proof No. 719 H	Ord. By P.T.P.
Date 04/05/04	File No.	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ACTIONS			Block No. 17

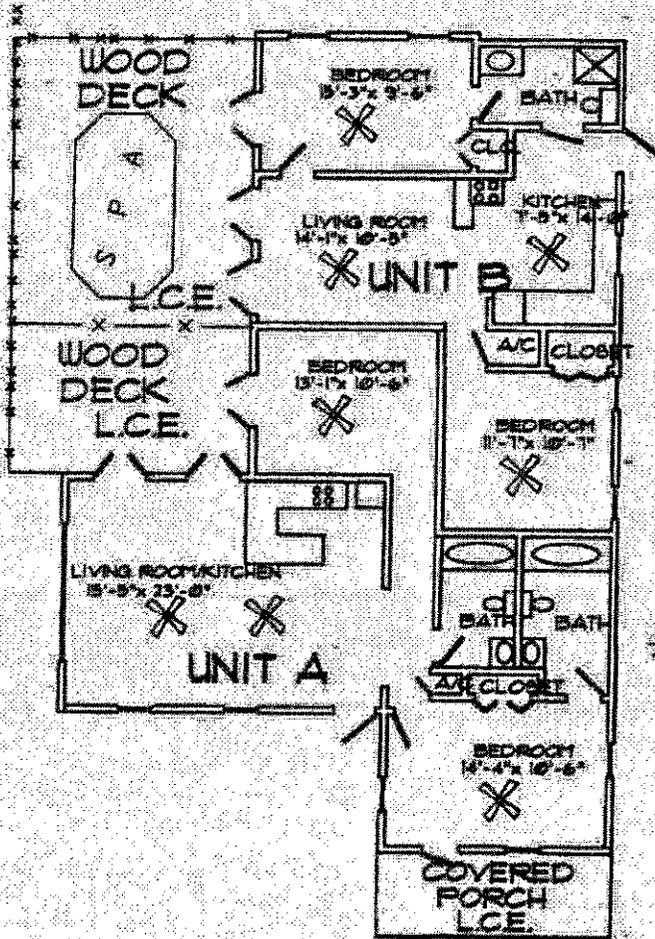
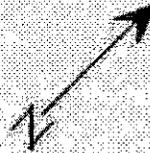
5152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 253-0466  
Fax: (305) 253-0231

QC  
PWC

# LOUISA STREET CONDOMINIUM

## UNITS A & B LAYOUT

Book 148878  
BkN 2873, Pgs 2123



UNIT B  
INTERIOR SQ. FT. 709  
EXTERIOR SQ. FT. 546  
TOTAL SQ. FT. 1255

UNIT A  
INTERIOR SQ. FT. 688  
EXTERIOR SQ. FT. 647  
TOTAL SQ. FT. 1335

NOTE: Dimensions are 5'±

SHEET 1 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. 719-39-34	Record Plat No. 1716 H	Drawn By PTF
Date 12-18-04	Prop.	Plat No. AE	Plat Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 17

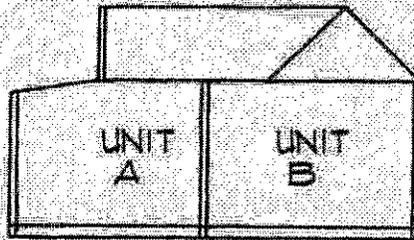
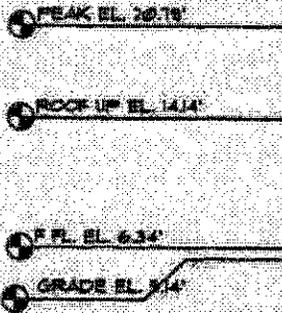
3192 Nonside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0791

*QC*  
*PKK*

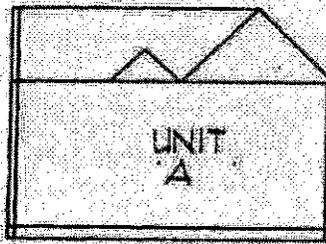
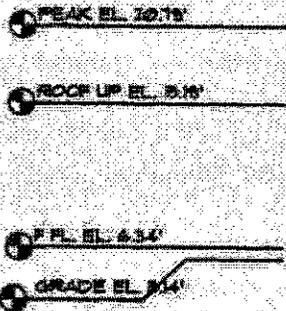
# LOUISA STREET CONDOMINIUM

## UNIT A & B ELEVATIONS

Doc# 148878  
Bk# 2873 Pgt 2124



LOOKING SOUTHWEST



LOOKING NORTHWEST

SHEET 8 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER, PLANNER, SURVEYOR

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Rev. 18-11-96	Record Panel No. 178-14	Drawn By FTR
Date 04/09/04	Title	Food Zone AE	Food Elev. 4'
REVISIONS AND/OR ADDITIONS			Block No. 47

382 Northside Drive  
Suite 301  
Key West, FL 33040  
(305) 293-0464  
Fax: (305) 293-0237

QC  
RMC