

AGENDA

PLANNING COMMISSION
MONROE COUNTY
April 24, 2013
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
Jeb Hale
Elizabeth Lustberg
Ron Miller
William Wiatt

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mitch Harvey, Comp Plan Manager
Steven Biel, Sr. Planner
Rey Ortiz, Planner
Emily Schemper, Sr. Planner
Barbara Bauman, Planner
Timothy Finn, Planner
Matt Coyle, Planner
Gail Creech, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

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SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

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SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

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APPROVAL OF MINUTES

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MEETING

New Items:

1. A PUBLIC HEARING TO AMEND AND FINALIZE THE RANKING OF BIG PINE KEY AND NO NAME KEY SUB AREA MARKET RATE APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR THE OCTOBER 13, 2012, THROUGH JANUARY 14, 2013, ROGO (2ND QUARTER YEAR 21). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2012-137)

[2012-137 SR PC 04.24.13-Website.PDF](#)

2. Riesi Pizza LLC doing business as Roostica Wood-Fire Pizzeria, 5620 MacDonald Avenue, Stock Island, Mile Marker 5: A request for approval of a 5COP SRX (Restaurant -Beer, Wine and Liquor, no package sales) Alcoholic Beverage Special Use Permit. The subject property is legally described as Block 35, Lots 1, 2, 19 and 20, Maloney (PB1-55), Stock Island, Monroe County, Florida, having real estate numbers 00124760.000000, 00124920.000000, and 00124930.000000.

(File 2013-037)

[2013-037 SR PC 04.24.13.PDF](#)

[2013-037 FILE.PDF](#)

[2013-037 Recvd 03.21.13 Site Plan C-1.0.pdf](#)

3. Roberts & Curry III Property, doing business as Total Temperature Control, 5585 2nd Avenue, Stock Island, Mile Marker 5: A request for approval of a variance of four (4) feet from the required ten (10) foot side yard setback along the eastern property line in order to construct a stairway for access to a proposed second story within the existing building. The subject parcel is legally described as Part of Square (Block) 41, Maloney Subdivision (PB1-55), Stock Island, Monroe County, Florida, having real estate number 00125380.000100.

(File 2013-043)

[2013-043 SR PC 04.24.13.PDF](#)

[2013-043 FILE.PDF](#)

[2013-043 Recvd 4.01.13 Site Plan.pdf](#)

[2013-043 Recvd 4.01.13 Survey.PDF](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

- Update from Mayte Santamaria on Keith & Schnars progress

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



**Item #1 ROGO Re-hearing Q2Yr21 BPK-
NNK Market Rate
Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission
Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources *TS*
From: Tiffany Stankiewicz, Development Administrator
Date: April 17, 2013
Subject: Amended Residential Dwelling Unit Evaluation Report for Big Pine/No Name Key Subarea for Quarter 2, Year 21

Meeting Date: April 24, 2013

1 On February 27, 2013, the Planning Commission approved ROGO Rankings as recommended by
2 staff in Resolution P04-13. Subsequent to the meeting an error was discovered during the appeal
3 period in the Big Pine/No Name Key Subarea Market Rate rankings. The error was an incorrect
4 application date for an applicant. The error affected applicants ranked one through four. On
5 March 14, 2013, the four applicants were sent a letter certified and regular mail indicating the
6 rankings were incorrect and a re-hearing would occur on April 24, 2013. Certified service was
7 obtained on all four of the applications. Additionally, a notice was published on the Monroe
8 County web site under ROGO/NROGO System regarding the error. The correction to the date
9 revises the Market Rate Big Pine/No Name Key Subarea rankings approved by the Planning
10 Commission February 27, 2013. Therefore, this is an amended report and ranking
11 recommendation for the Big Pine/No Name Keys Subarea.

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13 1) **Applications reviewed this quarter for the Big Pine/No Name Key Sub-area:**

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	<i>Market Rate</i>	<i>Affordable Housing</i>
*Big Pine/No Name Key	37	0

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17 * 33 applications are rollovers or reapplications from previous quarters.

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20 2) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2.
21 Florida Department of Transportation, and 3. Florida Department of Community Affairs] to
22 ensure that the take of the covered species is minimized and mitigated. The
23 Permittees are responsible for meeting the terms and conditions of the ITP and
24 implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will
25 create a mitigation fee for new residences, non-residential floor area, and

institutional uses in order to ensure that development bears its fair share of the required mitigation under the Federal ITP #TE083411-0.

- 3) On August 19, 2009, the Board of County Commissioners discussed the utilized “H” mitigation credit/debit process for public and private development located on Big Pine Key and No Name Key with direction to Growth Management to pursue Regulatory Conservation as a mitigation strategy using a mitigation ordinance as a secondary approach. In the meantime the County is using the H bank for the mitigation of allocations.

II) ALLOCATION FACTORS:

- A. Pursuant to Section 138-24 the number of annual allocations available is 197.
- B. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.
- D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to ten (10) allocations over a twenty year period or $H = .022$ whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Tier Allocation type	Quarter, Year	Tier 1 Allocations Update
Limited to a maximum 10 or $H = .022$ whichever is lower over the life of the ITP.	Big Pine	03102303	Adm. Relief	Q 2 Y 16	Big Pine/No Name Keys Subarea: Used 7 out of a maximum potential of 10 or less depending on H allowance whichever comes first.
	Big Pine	97101361	Market Rate	Q 1 Y 17	
	No Name	96101472 (Not used)	Market Rate	Q 2 Y 19	
	No Name	96101470	Market Rate	Q 2 Y 20	
	No Name	96101469	Market Rate	Q 2 Y 20	
	No Name	96101464	Market Rate	Q 3 Y 20	
	No Name	96101463	Market Rate	Q 4 Y 20	
	No Name	96101473	Market Rate	Q 4 Y 20	

Based on the Code and Comprehensive Plan limits: 1) Big Pine/No Name Key Subarea new residential development in Tier 1 has three allocations remaining or $H = .022$ whichever is lower over the life of the ITP.

- F. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market Rate and 71 Affordable Housing).

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Year 21 Allocation Allotment Breakdown by Quarter (July 13, 2012 –July 12, 2013)

Area	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
<u>Big Pine/No Name Keys</u>	8	2	2	2	2
Affordable Housing:					
<u>Big Pine/No Name Keys</u>	*12				

Beginning balances:

a) *Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (6 allocations) and 2) moderate income (6 allocations); and

G. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department. Positive and negative points were granted in compliance with the evaluation criteria contained in Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine/ No Name Key Sub-areas.

Based on the total points scored, each allocation was ranked by sub-area. If applications received identical scores, they were first ranked by date and time. Please note that any excess allocations approved must be deducted from the next quarterly allocation period pursuant to Monroe County Code Section 138-26(e). There are two market rate allocations available for Quarter 2 Year 21.

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 2 Year 21:

The number of applications in the Big Pine/No Name Keys sub-area was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the LDRs, the rankings that indicate which applications received sufficient points receive an allocation award. An additional page is attached which identifies the location of each proposed allocation by island and subdivision.

The Market Rate applications that are within the quarterly allocations recommended for Quarter 2 Year 21 approval are as follows:

Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for allocation awards and the allocations are subject to mitigation availability at the time of permitting.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS AMENDED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 21, QUARTER 2 (OCTOBER 13, 2012 TO JANUARY 14, 2013)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total	
MARKET RATE DWELLING UNITS																										
1	*	12104710	Sherrill, Trent	29-Nov-12	11:15 AM	Big Pine	Pine Channel Estates Sec. 2	26	3	00248280.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20	
2	*	12104815	Luu, Tung	3-Jan-13	12:00 PM	Big Pine	Pine Channel Estates Sec. 2	39	4	00248780.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20	
3		12105028	Gardner, Stephen	8-Jan-13	8:30 AM	Big Pine	Pine Channel Estates Sec. 2	32	6	00249610.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20	
4		12105054	Jones, Bradley	10-Jan-13	9:30 AM	Big Pine	Pine Channel Estates Sec. 2	29	3	00248310.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20	
5		06101006	Leon, Enmesfo	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
6		06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
7		06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
8		06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
9		06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pl 5 & 6		00109350.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
10		96101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
11		96101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
12		96101460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	0	00319494.000100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
13		96101465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
14		96101467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
15		96101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
16		96101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	22	16
17		03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
18		06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
19	c	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&P1L126	1	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
20	c	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&P124&26	1	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
21	c	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&P124	1	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
22	c	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
23		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
24		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
25		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
26		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	2	16
27		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	14
28		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	-4	4	4	14
29		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	3	N/A	13
30		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	3	N/A	13
31		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	2	N/A	12
32		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	1	N/A	11
33		05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	10
34		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	0	N/A	10
35		05103835	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	N/A	N/A	0	0	0	3	0	0	0	0	-4	4	6	9
36		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	2	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	8
37		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	3	N/A	3

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.
 @ Indicates a ranking subject to Growth Management Division Director approval.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
 c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.
 New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS APPROVED BY THE PLANNING COMMISSION
BIG PINE KEY and NO NAME KEY - YEAR 21, QUARTER 2 (OCTOBER 13, 2012 TO JANUARY 14, 2013)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total
MARKET RATE DWELLING UNITS																									
1	*	12104815	Luu, Tung	3-Jan-13	12:00 PM	Big Pine	Pine Channel Estates Sec. 2	39	4	00248780.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
2	*	12105028	Gardner, Stephen	8-Jan-13	8:30 AM	Big Pine	Pine Channel Estates Sec. 2	32	6	00249610.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
3		12105054	Jones, Bradley	10-Jan-13	9:30 AM	Big Pine	Pine Channel Estates Sec. 2	29	3	00248310.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
4		12104710	Sherrill, Trent	29-Nov-13	11:15 AM	Big Pine	Pine Channel Estates Sec. 2	26	3	00248280.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
5		06101006	Leon, Ennesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
6		06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
7		06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
8		06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
9		06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
10		96101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
11		96101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
12		96101460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	N/A	00319494.000100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
13		96101465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
14		96101467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
15		96101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
16		96101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	22	16
17		03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
18		06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
19	c	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&Ptl126	1	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
20	c	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Ptl24&26	1	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
21	c	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Ptl24	1	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
22	c	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
23		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
24		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
25		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
26		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
27		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	14
28		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
29		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	13
30		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	13
31		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	2	N/A	12
32		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	K metes and bounds			00111880.000205	3	20	N/A	N/A	0	0	0	0	0	0	0	0	1	N/A	11
33		05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	6	10
34		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	10
35		05103835	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	N/A	N/A	0	0	0	3	0	0	0	-4	4	6	9
36		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	4	8
37		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	3

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to Growth Management Division Director approval.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perserance points pursuant to vesting provision of Ordinance 009.2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.



**Item #2 Riesi Pizza-Alcoholic Beverage
Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources
From: Matt Coyle, Planner
Date: April 15, 2013
Subject: *Request for a 5COP SRX (Restaurant, no package sales) Alcoholic Beverage Special Use Permit, Riesi Pizza LLC doing business as Roostica Wood-Fire Pizzeria, 5620 MacDonald Avenue, Stock Island, Real Estate Nos. 00124760.000000, 00124920.000000, and 00124930.000000 (File #2013-037)*
Meeting: April 24, 2013

I REQUEST:

The Applicant is requesting approval of a 5COP SRX (Restaurant, no package sales) Alcoholic Beverage Special Use Permit. The Applicant currently has a 2COP (Beer and wine, on-premises and package) Alcoholic Beverage Special Use Permit.



Subject Property (outlined in yellow) 2012

1 Location:

2 Address: 5620 MacDonald Avenue, Stock Island, mile marker 5

3 Legal Description: Block 35, Lots 1, 2, 19 and 20, McDonalds Plat Stock Island (PB1-55)

4 Real Estate Number: 00124760.000000, 00124920.000000, and 00124930.000000

5 Applicant:

6 Owner: Robert C. Mongelli

7 Business: Riesi Pizza, LLC doing business as Roostica Wood-Fire Pizzeria

8
9 **II RELEVANT PRIOR COUNTY ACTIONS:**

10
11 According to the Monroe County Property Appraiser's records, the existing building was
12 built in 1963 and consists of 5,952 SF of floor area. Staff did not locate building permits for
13 the original structure or the attached canopy; however several building permits are on file for
14 building additions and improvements.

15
16 Building Permit #28051 was issued in 1972 for the construction of a 1,750 SF one-story
17 addition (35' x 50'). The permit states that the building was utilized for commercial retail
18 uses and all subsequent permits indicate that the building was being utilized for commercial
19 retail/office uses.

20
21 Building Permit #A9325 was issued in 1982 for a 1,730 SF one-story addition (28'10'' x
22 60').

23
24 Building Permit #A10279 was issued in 1983 for a 94 SF one-story addition (4' x 16' and 4'
25 x 7'6'').

26
27 Building Permit #A16433 was issued in 1986 for a 35 SF one-story storeroom (7' x 5').
28 Plans included with the application show dining and kitchen areas and the intended use is
29 stated as a restaurant.

30
31 In 1986 the Monroe County Zoning Board approved a 2COP Alcoholic Beverage Special
32 Use Permit (Resolution #30-86).

33
34 The existing building consists of approximately 5,952 SF of floor area. The approved
35 intensity of the commercial retail (restaurant) use is low/medium intensity. In the Mixed Use
36 (MU) District, low or medium intensity commercial retail uses of greater than 2,500 SF but
37 less than 10,000 SF of floor area may be permitted with minor conditional use permit
38 approval, provided that there is access to US 1 by way of a) an existing curb cut; b) a
39 signalized intersection; or c) a curb cut that is separated from any other curb cut on the same
40 side of US 1 by at least 400 feet. Since the existing use and floor area was established prior
41 to the adoption of the current Land Development Code in 1986, the subject property is
42 deemed to have a minor conditional use permit in accordance with MCC §101-4(c).

43
44 On April 26, 2010, a Letter of Understanding was issued for the subject site detailing the
45 proposed redevelopment.

1
2 On August 12, 2011, an Administrative Variance AV11-05 was approved to decrease the
3 required off-street parking from 54.9 parking spaces to 47.7 parking spaces.
4

5 On September 2, 2011 a Minor Deviation to the site's Minor Conditional Use Permit was
6 approved to permit an outdoor seating area.
7

8 On June 14, 2012, a 2COP (Beer and wine, on-premises and package) Alcoholic Beverage
9 Special Use Permit was approved by the Monroe County Planning Department.
10

11 **III BACKGROUND INFORMATION:**

- 12
13 A. Size of Site: 25,000 SF (0.57 acres)
14 B. Land Use District: Mixed Use (MU)
15 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
16 D. Tier Designation: Tier 3
17 E. Existing Use: Office, Retail and Restaurant
18 F. Existing Vegetation / Habitat: Scarified
19 G. Community Character of Immediate Vicinity: Commercial retail, and mobile homes
20 H. Flood Zone: AE-EL 8 and AE-EL 9
21

22 **IV REVIEW OF APPLICATION:**

23
24 Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the
25 following factors as they may apply to the particular application prior to rendering its
26 decision to grant or deny the requested permit:
27

28 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*
29 *represented by property owners within 500 feet of the premises:*
30

31 The subject property is within a MU District. Commercial retail uses, which include
32 restaurants, are permitted. There are several other commercial retail businesses in the
33 vicinity as well as light industrial, residential and institutional uses. There are a number
34 of businesses in the vicinity that have Alcoholic Beverage Special Use Permits.
35

36 **Known Alcohol Beverage Special Use Approvals on File in the Vicinity**

Surrounding Property	Business Type	Type of Alcoholic Beverage License
Chevron (5220 US 1)	Retail Store	1APS Beer, package only
Chico's Cantina (5230 US 1)	Restaurant	2COP Beer and wine, on premise and package sales
CVS Pharmacy, in process (5610 US 1)	Retail Store	2APS Beer and wine, package only
Dolphin Deli (5600 Maloney Ave)	Restaurant	2COP Beer and wine, on premise and package sales

Finz Dive Center (5130 US 1)	Retail Store	2APS Beer and wine, package only
Hogfish Bar & Grill (6810 Front St)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Hogfish Catering (6810 Front St)	Caterer	13CT Caterer beer, wine and liquor on premise
Hurricane Hole (5130 US 1)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Jolly's (5390 US 1)	Retail Store	3BPS Beer, wine and liquor, package sales only
Key West Harbor Yacht Club (6000 Peninsular Ave)	Marina	4COP Beer, wine and liquor, on-premises and package
Murray Marine (5710 US 1)	Retail Store	1APS Beer, package only
Oceanside Marina (5950 Peninsula Ave)	Marina	2COP Beer and wine, on premise and package sales
Rusty Anchor (5510 3rd Ave)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Tom Thumb Food Store (5690 Maloney Ave)	Retail Store	2APS Beer and wine, package only

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A building permit issued in 1962 states that the building was utilized for industrial use. The next permit on file, issued in 1972, states that the building was utilized for commercial retail use. All subsequent permits indicate that the building was being utilized for commercial retail/office uses, including a restaurant.

In 1986, the Monroe County Zoning Board approved a 2COP Alcoholic Beverage Special Use Permit.

On June 14, 2012, a 2COP (Beer and wine, on-premises and package) Alcoholic Beverage Special Use Permit was approved by the Monroe County Planning Department.

Staff does not have any evidence that approving a 5COP SRX Alcoholic Beverage Special Use Permit will adversely affect neighboring properties or existing businesses.

Please note that no members of the community, either in support or opposition to the application, contacted the Planning and Environmental Resources Department as of the date of this report.

(2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned:

1
2 The current restaurant has existed on the site and sold alcoholic beverages since 2012. A
3 restaurant is a permitted use in the MU district. The applicant is not proposing any
4 building additions or substantial changes to the building at this time. Such work would
5 be reviewed independently and may require further review as a minor deviation or
6 amendment to the minor conditional use permit. The building is nonconforming to
7 several current land development regulations, including but not limited to land use
8 intensity requirements and setbacks. However, the building permits on file indicate that
9 the building was approved in the current configuration and are therefore lawfully
10 nonconforming. Staff shall require that the site and building be brought into compliance
11 with applicable regulation to the extents required during the building permit process.
12

13 As additional or replacement lighting is installed, it shall be required to be shuttered and
14 shielded from the surrounding properties.
15

16 At this time event music and entertainment are not associated with the site. In any event,
17 the building is air conditioned.
18

19 *(3) Access, traffic generation, road capacities, and parking requirements:*
20

21 The site may be accessed through 3rd Street or MacDonald Avenue from US 1. The
22 applicant did not submit a traffic study. However, based on studies generated for similar
23 applications, staff does not anticipate that an approved 5COP SRX Alcoholic Beverage
24 Special Use Permit will significantly increase traffic to the site and the site is already
25 approved for commercial retail/restaurant use.
26

27 The site was designed to accommodate the existing structure and its intended use. Per the
28 provisions of the Land Development Code, the granting of a 5COP SRX Alcohol
29 Beverage Special Use Permit does not increase the off-street parking requirements for the
30 site.
31

32 *(4) Demands upon utilities, community facilities and public services:*
33

34 Staff reviewed records showing the site has had a commercial retail use since as early as
35 1972. It is not anticipated that the issuance of a 5COP SRX alcohol beverage special use
36 permit will increase demands on utilities, community facilities or public services.
37

38 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*
39

40 As of the date of this report, the site, as well as the development thereon, appears to be in
41 compliance with or lawfully nonconforming to the County's restrictions, requirements
42 and regulations. There are not any open code compliance cases related to the property.
43
44
45

1 V RECOMMENDATION:

2
3 Staff recommends APPROVAL to the Planning Commission for a 5COP SRX Alcoholic
4 Beverage Special Use Permit with the following conditions (however, valid objections from
5 surrounding property owners at the public hearing may lead the Planning and Environmental
6 Resources Department to reevaluate the recommendation and or suggested conditions):
7

8 A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code
9 shall be deemed to be a privilege running with the land. The sale of the real property
10 which has been granted an Alcoholic Beverage Special Use Permit shall
11 automatically vest the purchaser thereof with all rights and obligations originally
12 granted or imposed to or on the applicant. Such privilege may not be separated from
13 the fee simple interest in the realty.

14
15 B. Alcohol service sales and consumption shall occur only within areas allowed for such
16 use and approved by the Monroe County Planning & Environmental Resources
17 Department.
18

19 C. In the event that the holder's license by the Department of Business and Professional
20 Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special
21 Use Permit approval shall be null and void as of the date of that expiration.
22 Additional approval by the Planning Commission shall be required to renew the
23 Alcoholic Beverage Special Use Permit.
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1 **Attachment: Monroe County Code Section 3-6. Alcoholic Beverages**

2
3 (a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over
4 the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic
5 beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic
6 beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and
7 surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted
8 where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the
9 county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board
10 of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same
11 heretofore existed, shall retain all rights and privileges heretofore granted under said section.
12

13 (b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to
14 sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who
15 desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners
16 under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in
17 subsection (d) below.
18

19 (c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter
20 adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be
21 classified as follows:

- 22 (1) 1APS: Beer, package only;
- 23 (2) 1COP: Beer, on-premises and package;
- 24 (3) 2APS: Beer and wine, package only;
- 25 (4) 2COP: Beer and wine, on-premises and package;
- 26 (5) 6COP: Beer, wine and liquor, on-premises and package;
- 27 (6) 6COP SRX: Restaurant, no package sales;
- 28 (7) 6COP SR: Restaurant, package sale;
- 29 (8) 6COP S: Motel, package sales;
- 30 (9) 6COP SBX: Bowling, no package sales;
- 31 (10) 6COP SPX: Boat, no package sales;
- 32 (11) 3BPS: Beer, wine and liquor, package sales only;
- 33 (12) 3M: Additional license for 6COP, over three (3) bars;
- 34 (13) 12RT: Racetrack, liquor, no package sales.
35

36 (d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit
37 hereafter made:

38 (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in
39 writing on forms provided by the director. Such applications must be signed by the owner of the real
40 property for which the permit is requested. Lessees of the premises may apply for such permits provided
41 that proper authorization from the owner of the premises is given and the application for permit is cosigned
42 by such owner.

43 (2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit
44 stating the exact classification requested along with the necessary fee, the director of planning shall
45 schedule a public hearing before the planning commission and shall advise the applicant of the date and
46 place of said public hearing.

47 (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning
48 to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case
49 of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire
50 shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be
51 provided in a newspaper of general circulation in the manner prescribed in section 110-5.

52 a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of
53 individual units, in any combination, devoted to commercial retail low-intensity uses, commercial
54 retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those

1 phrases are defined in section 101-1, with immediate off-street parking facilities, and originally
2 planned and developed as a single project. The shopping center's single project status shall not be
3 affected by the nature of the ownership of any of the individual office or commercial retail units,
4 within the shopping center.

5 (4) At the hearing before the planning commission, all persons wishing to speak for or against the
6 application shall be heard. Recommendations or other input from the director of planning may also be
7 heard prior to any decision by the planning commission.
8

9 (e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to
10 the particular application prior to rendering its decision to grant or deny the requested permit:

11 (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by
12 property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises"
13 shall mean the entire project site of a shopping center.

14 (2) The suitability of the premises in regard to its location, site characteristics and intended purpose.
15 Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and
16 construction of such permitted properties will be soundproofed. In the event music and entertainment is
17 permitted, the premises shall be air conditioned.

18 (3) Access, traffic generation, road capacities, and parking requirements.

19 (4) Demands upon utilities, community facilities and public services.

20 (5) Compliance with the county's restrictions or requirements and any valid regulations.
21

22 (f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable
23 conditions considering the criteria outlined herein.
24

25 (g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban
26 commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use;
27 industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at
28 restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing
29 contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is
30 otherwise required by the county development regulations in part II of this Code.
31

32 (h) *TransFerability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a
33 privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use
34 permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to
35 or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
36

37 (i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested
38 alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI,
39 division 2 by filing the notice required by that article within 30 days after the date of the written decision of the
40 planning commission.
41

42 (j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to
43 meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a
44 portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the
45 planning commission decides that the original decision was based on a material mistake of fact or that there exists
46 changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining
47 a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined
48 in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the
49 shopping center for which approval was sought and not the entire shopping center site itself.
50
51
52
53

File #: **2013-037**

Owner's Name: Riesi Pizza LLC

Applicant: Riesi Pizza LLC

Agent: N/A

Type of Application: Alcoholic Beverage

Key: Stock Island

RE: 00124760-000000
00124920-000000
00124930-000000

Additional Information added to File 2013-037

County of Monroe
Growth Management Division

Planning & Environmental Resources
Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners
Mayor Heather Carruthers, Dist. 3
Mayor Pro Tem David Rice, Dist. 4
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 3.21.13

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Riesi Pizza LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Sail Creech

Planning Staff

✓ 5514 STOCK ISLAND LLC
2903 HARRIS AVE
KEY WEST, FL 33040

✓ AMERIGAS EAGLE PROPANE LP
PO BOX 798
VALLEY FORGE, PA 19482-9908

✓ BARTEL JAMES J AND CORRINE M
3504 CAR DR
COMMERCE TOWNSHIP, MI 48382-1603

✓ BRINGLE STEVEN A
19 AMARYLLIS DR
KEY WEST, FL 33040

✓ CMT PROPERTY MANAGEMENT LLC
2911 STAPLES AVE
KEY WEST, FL 33040

✓ CONSOLIDATED ELECTRICAL
DISTRIBUTORS INC`
1920 WESTRIDGE DR
IRVING, TX 75038-2901

✓ COTTON OF KEY WEST LIMITED
PARTNERSHIP THE
PO BOX 2652
KEY WEST, FL 33045-2652

✓ DE MARCO PIERGIORGIO DECLARATION
OF TR DTD 6/4/99
12824 VALEWOOD DR
NAPLES, FL 34119-8501

✓ FAHEY BARBARA J
39 CORAL WAY
KEY WEST, FL 33040-5911

✓ GIL EMIGDIO A
6400 2ND ST
KEY WEST, FL 33040

✓ 5640 STORAGE LLC
PO BOX 1527
KEY WEST, FL 33040

✓ ARCHER JOHN S FAMILY LIV TR 6/16/2008
C/O HUGHES MICHELE E
1101 60TH ST SOUTH
GULFPORT, FL 33707

✓ BEHMKE JOHN AND KAY
PO BOX 344
KEY WEST, FL 33041-0344

✓ BURRIN FRED R DVM
6150 SECOND ST
KEY WEST, FL 33040-5997

✓ CONDELLA STEVE J
16 W CYPRESS TER
KEY WEST, FL 33040-6235

✓ COOPER JAMES ROBERT AND NANCY S
22 AMARYLLIS DR
KEY WEST, FL 33040-6204

✓ CREATIVE CHOICE HOMES XXVI LTD
8895 N MILITARY TRL STE 101B
WEST PALM BEACH, FL 33410-6259

✓ DEY JOSEPH S III
636 CEDAR GROVE
ORANGE, CT 6477

✓ FELLERS JUSTIN C AND NICOLE L
PO BOX 512758
PUNTA GORDA, FL 33951-2758

✓ GLASER WILLIAM D
118 CARIBBEAN DR
SUMMERLAND KEY, FL 33042

✓ ALLEN JEFFREY E AND MONICA R H/W
819 PEACOCK PLAZA STE 809
KEY WEST, FL 33040

✓ ARCHER JOHN S LIVING TRUST 06/16/08
~~C/O HUGHES MICHELE E
1101 60TH ST S
GULFPORT, FL 33707~~

✓ BONNETT MATTHEW R
5650 LAUREL AVE
KEY WEST, FL 33040-5915

✓ CLARK ROBERT L JR
10510 MOXLEY RD
DAMASCUS, MD 20872-1353

✓ CONDELLA STEVE J
PO BOX 2658
KEY WEST, FL 33045-2658

✓ CORAL HAMMOCK HOMEOWNERS ASSC
INC
C/O CHRISTIAN STERLING
201 FRONT ST UNIT 103
KEY WEST, FL 33040
DALY CAROLYN D
20781 2ND AVE WEST
CUDJOE KEY, FL 33042

✓ ENG GARY
4905 34TH ST S 5800
SAINT PETERSBURG, FL 33711

✓ GIL ANTONIO JR
5625 2ND AVE
KEY WEST, FL 33040-5947

✓ HENSON STEVE R AND DEBORAH A
5551 2ND AVE
KEY WEST, FL 33040-5945

Verified by GC 3.21.13

✓ JABOUR ROBERT AND TERESA A
1 CORAL WAY
KEY WEST, FL 33040

~~JABOUR ROBERT'S REV TR 1/04/2007
1 CORAL WAY
KEY WEST, FL 33040-5911~~

✓ JG RENTALS LLC
212 KEY HAVEN RD
KEY WEST, FL 33040

✓ KEY WEST BAPTIST TEMPLE INC
P O BOX 2298
KEY WEST, FL 33045

✓ KEY WEST TRAILERS LLC
1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801-3399

✓ KEYS FEDERAL CREDIT UNION
553 PEARY COURT RD
KEY WEST, FL 33040

✓ KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 3801

~~KWT LLC
1000 MARKEY ST
FORTSMOUTH, NH 3801~~

✓ LAKEWOOD ENTERPRISES INC
P O BOX 344
KEY WEST, FL 33041

✓ LIBERATORE STEVEN
47 CORAL WAY
KEY WEST, FL 33040

✓ MASTER GARY
2510 CANTERBURY RD STE 100
WESTLAKE, OH 44145-4658

✓ MONROE COUNTY
1100 SIMONTON ST
KEY WEST, FL 33040-3110

✓ MONROE COUNTY FIRE DEPT
PO BOX 21111 FLAGLER STA
KEY WEST, FL 33040

✓ NEWMAN THOMAS G LIV TR 11/29/05
6125 2ND ST LOT 20
KEY WEST, FL 33040-5975

✓ NOBLE DARLA LEE
18B DUSTIN AVE
HAMPTON, NH 3842

✓ NYWENING MICHAEL J AND KAE
6654 TRIDENT WAY
NAPLES, FL 34108-8242

✓ OVIDE KARTHRYN ANN
3619 EAGLE AVE
KEY WEST, FL 33040

✓ PENDER ROBERT G AND PAULA ANN
22210 ELMIRA BLVD
PORT CHARLOTTE, FL 33952

✓ QUINTANA MARGARITA
3707 DONALD AVE
KEY WEST, FL 33040-4409

✓ R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041-6032

✓ REFRESHMENT SERVICES INC
3400 SOLAR AVE
SPRINGFIELD, IL 62707-5713

~~RIESI PIZZA LLC
1025 SANDYS WAY
KEY WEST, FL 33040~~

✓ RILEY BRIAN R
14525 SW MILLIKAN WAY UNIT 18920
BEAVERTON, OR 97005-2343

✓ ROBERTS CHARLES F
5585 2ND AVE
KEY WEST, FL 33040-5945

✓ ROMAN LUBOSLAV
3404 EAGLE AVE
KEY WEST, FL 33040-4652

✓ ROSSI MARK
24 HILTON HAVEN RD
KEY WEST, FL 33040

✓ SAWYER DEBRA
21 ASTER TERR
KEY WEST, FL 33040

✓ SCARDINA VINCENT A
1107 KEY PLAZA STE 317
KEY WEST, FL 33040

✓ SCROGGINS HAROLD S AND DONNA
18784 SE JUPITER DR
JUPITER, FL 33458

✓ SELLERS TARA L
5 CORAL WAY
KEY WEST, FL 33040-5911

SILVERKING RENTAL PROPERTIES LLC
5510 3RD AVE
KEY WEST, FL 33040-6032

SIMONS JUDITH T/C
✓ PO BOX 2554
KEY WEST, FL 33045-2554

SKINNER GEORGIANNA
✓ 52 CORAL WAY UNIT 138
KEY WEST, FL 33040-5913

SLOANS LANDING LLC
201 FRONT ST STE 224
KEY WEST, FL 33040

SMITH KIT CARSON LEE
✓ PO BOX 11
KEY WEST, FL 33041-0011

SPECIAL ACQUISITIONS INC
✓ 6435 NAPLES BLVD
NAPLES, FL 34109-2016

STAR OF THE SEA FOUNDATION INC
✓ 5640 MACDONALD AVE
KEY WEST, FL 33040

STIAG CORAL HAMMOCK LLC
✓ 1223 WHITE ST STE 104
KEY WEST, FL 33040-3365

SUNSET PARTY CAT INC
✓ 6300 3RD ST
KEY WEST, FL 33040

SVENNINGSEN ROY A
✓ 41 CORAL WAY
KEY WEST, FL 33040-S911

SWIFT EDWIN O
✓ 201 FRONT ST STE 224
KEY WEST, FL 33040-8348

TAYLOR JOHN CLIFTON AND VALERIE H
✓ 44 CORAL WAY
KEY WEST, FL 33040

TELCOM SYSTEMS LTD
✓ 450 NE 1ST RD
HOMESTEAD, FL 33030

TINES JEANETTE R LIVING TR AGREE
✓ DTD 4/9/03
26 UPPER CONWAY LN
CHESTERFIELD, MO 63017

TOM THUMB FOOD STORES INC
✓ 97 W OKEECHOBEE RD
HIALEAH, FL 33010-4721

TOMITA TIMOTHY
✓ 1415 LAIRD ST
KEY WEST, FL 33040

TRUJILLO DONALD E
✓ 1415 FLAGLER AVE
KEY WEST, FL 33040

TUFO RONALD
✓ 2945 S WATERTOWER DR
CRETE, IL 60417

TYCLAY LP
✓ 3908 RYALWOOD CT
VALRICO, FL 33596-6493

VAN LOON DAVID AND ANGELA
✓ WARDLOW
21 SAPPHIRE DR
KEY WEST, FL 33040-5642

VINTNER RESERVE LLC
✓ 274 SPRUCE ST
MORGANTOWN, WV 26505

VOYTIK GARY J
✓ 2700 WEST SIDE DR NW STE 309
CLEVELAND, TN 37312

WATERS EDGE COLONY INC
✓ 2625 GULFVIEW DR
KEY WEST, FL 33040-3983

WEST ALEC ROSS INC
✓ 797 NE 206TH ST STE 22
MIAMI, FL 33179-2403

WSMP SOUTHEAST COLORADO LP
✓ PO BOX U
COLUMBIA, MO 65205

ZILKO MILDRED
✓ 117 YALE ST
ROSLYN HEIGHTS, NY 11577-2429

HENSON STEVE R AND DEBORAH A
✓ 1415 ATLANTIC BLVD
KEY WEST, FL 33040

End of Additional File 2013-037

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
MAR 21 2013
MONROE CO. PLANNING DEPT

Alcoholic Beverage Special Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to being scheduled for review by the Planning Commission

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 3 / 21 / 13
Month Day Year

Applicant/Agent:

RIESI PIZZA LLC ROBERT C. MONGELLI
Name/Entity Contact Person (If Different than Name/Entity)
5620 MAC DONALD AVE KEY WEST FL. 33040
Mailing Address (Street, City, State and Zip Code)
305 923-6000 MICHELLE@RUSTICA.COM
Daytime Phone Email Address

Property Owner:

RIESI PIZZA LLC ROBERT C. MONGELLI
Name/Entity Contact Person (If Different than Name/Entity)
5620 MAC DONALD AVE KEY WEST FL. 33040
Mailing Address (Street, City, State and Zip Code)
305 923 6000 MICHELLE@RUSTICA.COM
Daytime Phone Email Address

Property Lessee (if applicable)

~~Name/Entity Contact Person (If Different than Name/Entity)
Mailing Address (Street, City, State and Zip Code)
Daytime Phone Email Address~~

APPLICATION

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

35 PBI-55 LOTS 1-2 STOCK ISLAND MALONEY SUB STOCK ISLAND
Block Lot Subdivision Key (Island)

00124760.000000 / 00124920.000000 / 00129430.000000
Real Estate (RE) Number

5620 MAC DONALD AVE STOCK ISLAND FL. 32040
Street Address (Street, City, State and Zip Code)

Requested FL Department of Business & Professional Regulation License Type: 5 COP SRX

Existing FL Department of Business & Professional Regulation License Type (if any): 2 COP

Land Use of the Property: COMM. RETAIL / RESTAURANT

Land Use District (Zoning) Designation: MIXED USE MU

Name of Entity Requesting License: RIESI PIZZA LLC

Name of Business(es) to Utilize License: ROOSTIKA PIZZERIA

All of the following must be submitted in order to have a complete application submittal:

- Complete alcoholic beverage special use permit application (unaltered and unbound)
Correct fee (check or money order to Monroe County Planning & Environmental Resources)
Current Proof of ownership (i.e. Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Boundary Survey, prepared by a Florida registered surveyor -or- Site Plan, preferably prepared by a Florida registered architect, engineer or landscape architect- 8 sets. At a minimum, the boundary survey or site plan should include the following:
Boundary lines of site, including all property lines and mean high-water lines
Locations and dimensions of all existing structures and drives
Adjacent roadways
Location and dimensions of all parking spaces, parking aisles and access drives
Typed name and address mailing labels of all property owners within a 500 foot radius of the property.

If deemed necessary to complete a proper review of the application, the Planning & Environmental Resources Department reserves the right to request additional information, including, but not limited to:

- Notarized Agent Authorization Letter (note: authorization is needed from all owners of the property)
Copy of Property Lease
Monroe County Business Tax (formerly known as Occupational License)
Traffic Impact Study, prepared by a licensed traffic engineer

APPLICATION

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate:

Signature of Applicant: Robert C. Mongelli Date: 3-19-13

Printed Name of Applicant: ROBERT C. MONGELLI (RIESI PIZZA LLC)

Sworn before me this 19th day of March, 2013



BRITNEY R. BERMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE829110
Expires 8/22/2016

[Signature]

Notary Public
My Commission Expires
8/22/16

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Prepared by and return to:
True Title Agency, Inc.
PO Box 420321
Summerland Key, FL 33042
305-872-4005
File Number: 2010-126

Doc# 1783596
Bk# 2459 Pg# 431

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 31st day of March, 2010 between Ronald Harvey Faust and his wife, JoAnn Virginia Faust as Trustees of the RONALD HARVEY FAUST LIVING TRUST dated May 22, 2006, as to an undivided one-half interest, and JoAnn Virginia Faust and her husband, Ronald Harvey Faust, as Trustees of the JOANN VIRGINIA FAUST LIVING TRUST dated May 22, 2006, as to an undivided one-half interest whose post office address is 695 N.W. Spring Hollow Blvd., Lake City, FL 32055 of the County of Columbia, State of Florida, grantor*, and RIESI PIZZA, LLC, a Florida limited liability company whose post office address is 1025 Sandys Way, Key West, FL 33040 of the County of Monroe, State of Florida, 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:

On the island of Stock Island, and known as Lots 1, 2, 19, and 20, Block 35, according to George L. McDonald's Plat of Stock Island recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

Parcel ID# 00124760-000000, 00124920-000000, 00124930-000000

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, 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:

Paula J. Land
Witness Name: Paula J. Land

Ronald Harvey Faust trustee
Ronald Harvey Faust, Trustee of the RONALD HARVEY FAUST LIVING TRUST dated May 22, 2006

Jennifer A. Parramore
Witness Name: Jennifer A. Parramore

JoAnn Virginia Faust trustee
JoAnn Virginia Faust, Trustee of the RONALD HARVEY FAUST LIVING TRUST dated May 22, 2006

Katherine B. Hewitt
Witness Name: Katherine B. Hewitt

JoAnn Virginia Faust trustee
JoAnn Virginia Faust, Trustee of the JOANN VIRGINIA FAUST LIVING TRUST dated May 22, 2006

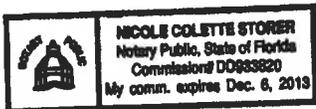
Ronald Harvey Faust trustee
Witness Name: Ronald Harvey Faust

Ronald Harvey Faust trustee
Ronald Harvey Faust, Trustee of the JOANN VIRGINIA FAUST LIVING TRUST dated May 22, 2006

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 29 day of March, 2010 by Ronald Harvey Faust and JoAnn Virginia Faust, Trustees, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Nicole Collette Storer
Notary Public
Printed Name: Nicole Collette Storer
My Commission Expires: 12.6.2013

Monroe County Property Record Card (165)

Alternate Key: 1158887
 Effective Date: 2/11/2013 12:11:29 PM
 Roll Year 2013
 Run: 02/11/2013 12:11 PM

RIESI PIZZA LLC
 1025 SANDY'S WAY
 KEY WEST FL 33040

Parcel 00124760-000000-35-67-25 Nbhnd 10060
 Alt Key 1158887 Mill Group 110A
 Affordable Housing No PC 2500
 FEMA Injunction
 Inspect Date Next Review
 Business Name
 Physical Addr 5620 MACDONALD AVE, SOUTH STOCK ISLAND

Associated Names	DBA	Role
RIESI PIZZA LLC,		Owner

Legal Description
 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 1 AND 2 BLK 35 OR506-853 OR780-83/84 OR783-1826D/C OR826-1360 OR1307-1212 OR2280-903/05 OR2459-431

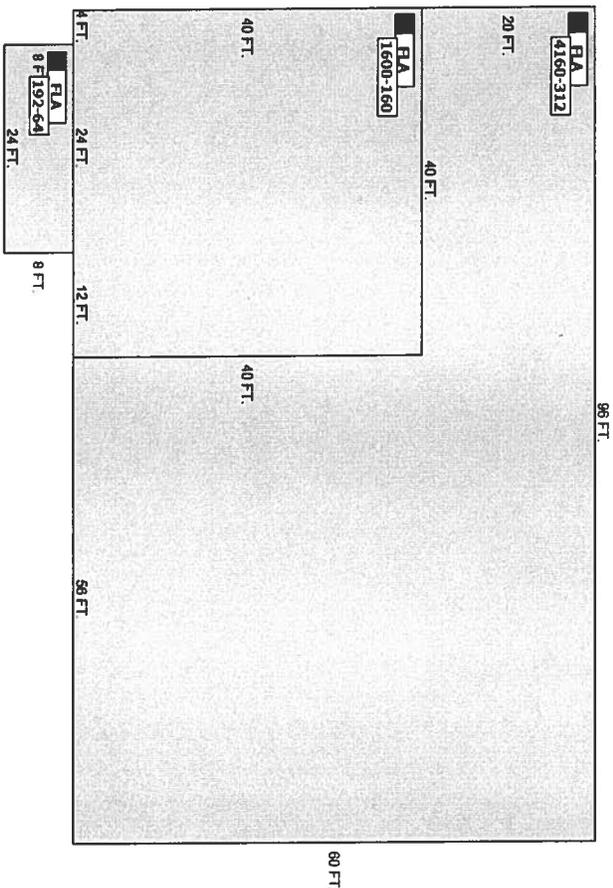
Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
17986	100D	100	125	Yes	12,500.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (165)

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Building Sketch 41880



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	536	Functional Obs	0.00
Effective Age	14	Condition	E	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	5952	Quality Grade	300	Year Built	1963		
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	30

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1982		4,160	000	0.00
FLA	2	12	1	1982		1,600	001	0.00
FLA	3	12	1	1982		192	002	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Exterior Finish	Area %	Wall Rate	RCN
1	9718	SERVICE SHOPS-B-	60.00	N	N	3150	C.B.S.	100.00		

Monroe County Property Record Card (165)

Alternate Key: 1158887
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 Roll Year 2013
 Run: 02/11/2013 12:11 PM

1	9719	1 STORY STORES	40.00	N	N
2	9720	RESTAURANT & CAFETR	100.00	Y	N
3	9721	DRVIN/FAST-D-	100.00	Y	N

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
9	CL2:CH LINK FENCE	360	SF	0.00	60	6	1979	1980	1	30		
8	CL2:CH LINK FENCE	320	SF	0.00	20	16	1962	1963	1	30		
7	AC2:WALL AIR COND	1	UT	0.00	0	0	1975	1976	3	20		
6	UB2:UTILITY BLDG	35	SF	0.00	7	5	1986	1987	5	50		
5	AP2:ASPHALT PAVING	2,000	SF	0.00	0	0	1975	1976	2	25		
4	AP2:ASPHALT PAVING	4,182	SF	0.00	0	0	1975	1976	2	25		
3	PT3:PATIO	180	SF	0.00	0	0	1975	1976	2	50		
2	AC2:WALL AIR COND	3	UT	0.00	0	0	1993	1994	3	20		
14	AC2:WALL AIR COND	3	UT	0.00	0	0	1989	1990	2	20		
13	PT3:PATIO	640	SF	0.00	16	40	1989	1990	2	50		
12	CC2:COM CANOPY	480	SF	0.00	16	30	1989	1990	1	40		
11	AC2:WALL AIR COND	2	UT	0.00	0	0	1994	1995	2	20		
10	CL2:CH LINK FENCE	132	SF	0.00	22	6	1993	1994	1	30		
1	PT3:PATIO	120	SF	0.00	0	0	1975	1976	2	50		
Total Depreciated Value												

Appraiser Notes

DOLPHIN DELI, PAR VENDING, SOUTHERNMOST FASTENERS & HILLTOP LAUNDRY 2000-12-28 THE T/G ROOF COVER WAS REPLACED WITH RUBBER ROLLED ROOF COVER.

Monroe County Property Record Card (165)

Alternate Key: 1158887 Roll Year 2013
 Effective Date: 2/11/2013 12:11:29 PM Run: 02/11/2013 12:11 PM

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10107002	Jan 5 2011 12:00AM		53,891	Commercial	BUILDING REPAIRS
11100348	Feb 11 2011 12:00AM		1,000	Commercial	MISC ELECTRIC
11101530	Apr 6 2011 12:00AM		6,000	Commercial	PAINT EXTERIOR AND INTERIOR
12101295	May 1 2012 12:00AM	Jun 12 2012 12:00AM	2,000	Commercial	SIGN AND CONCRETE PAD
12100452	May 2 2012 12:00AM	Jun 12 2012 12:00AM	2,400	Commercial	FIRE SUPPRESSION SYSTEM
11103787	Sep 7 2011 12:00AM		178,027	Commercial	INTERIOR RENOVATION
11106191	Feb 9 2012 12:00AM	Dec 11 2012 12:00AM	8,000	Commercial	REPLACE ROOF
12101899	Jun 12 2012 12:00AM	Dec 11 2012 12:00AM	5,000	Commercial	PAVING AND STRIPING
12100245	Mar 28 2012 12:00AM	Jan 2 2013 12:00AM	7,500	Commercial	GRAVEL PARKING, CAR STOPS AND ADA HANDICAP PARKING AREAS
95-0529	Jun 1 1995 12:00AM	Oct 1 1995 12:00AM	3,500	Commercial	ROOFING
992806	Nov 29 1999 12:00AM	Jan 1 2001 12:00AM	7,500	Commercial	ROOFING T/G
04100309	Jan 27 2004 12:00AM	May 17 2005 12:00AM	8,200	Commercial	COMERCIAL MISC.

Monroe County Property Record Card (165)

Alternate Key: 1158887
 Effective Date: 2/1/2013 12:11:29 PM
 Roll Year 2013
 Run: 02/11/2013 12:11 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2012F	C	350,000	0	537,301	15,380	902,681	902,681	0	N	902,681
2011F	C	350,000	0	467,768	15,737	833,505	833,505	0	N	833,505
2010F	C	294,210	0	467,768	16,027	778,005	778,005	0	N	778,005
2009F	C	600,000	0	486,732	16,384	1,103,116	968,376	0	N	1,103,116
2008F	C	375,000	0	488,672	16,670	880,342	880,342	0	N	880,342
2007F	C	500,000	0	322,243	16,964	839,207	839,207	0	N	839,207
2006F	C	459,376	0	322,243	17,302	798,921	798,921	0	N	798,921
2005F	C	250,000	0	338,982	17,845	606,827	606,827	0	N	606,827
2004F	C	125,000		334,522	18,321	477,843	477,843	0	N	477,843
2003F	C	125,000		334,522	18,866	478,388	478,388	0		478,388
2002F	C	125,000		334,522	19,340	478,862	478,862	0		478,862
2001F	C	87,500		334,522	19,962	441,984	441,984	0		441,984
2000F	C	87,500		308,065	11,095	406,660	406,660	0		406,660
1999F	C	81,250		308,065	11,489	400,804	400,804	0		400,804
1998F	C	66,250		205,377	11,845	283,472	283,472	0		283,472
1997F	C	66,250		205,377	12,249	283,876	283,876	0		283,876
1996F	C	66,250		177,721	6,896	250,867	250,867	0		250,867
1995F	C	66,250		167,847	6,078	240,175	240,175	0		240,175
1994F	C	66,250		189,032	5,905	261,187	261,187	0		261,187
1993F	C	33,125		189,032	5,932	228,089	228,089	0		228,089
1992F	C	33,125		189,032	5,078	227,235	227,235	0		227,235
1991F	C	33,125		189,032	5,091	227,248	227,248	0		227,248
1990F	C	25,875		189,110	5,103	220,088	220,088	0		220,088
1989F	C	25,875		189,110	5,116	220,101	220,101	0		220,101
1988F	C	25,875		175,741	5,016	206,632	206,632	0		206,632
1987F	C	25,875		171,708	4,511	202,094	202,094	0		202,094
1986F	C	23,359		172,597	4,511	200,467	200,467	0		200,467
1985F	C	20,313		167,254	4,511	192,078	192,078	0		192,078
1984F	C	20,313		163,565	4,511	188,389	188,389	0		188,389
1983F	C	20,313		140,542	4,511	165,366	165,366	0		165,366
1982F	C	14,063		45,846	4,511	64,420	64,420	0		64,420

Monroe County Property Record Card (165)

Alternate Key: 1158887
Effective Date: 2/11/2013 12:11:29 PM
Roll Year 2013
Run: 02/11/2013 12:11 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
826	1360	10/1/1980	Warranty Deed	3	U	1	40,000
2459	431	3/29/2010	Warranty Deed	0	05	1	735,000

Monroe County Property Record Card (165)

Alternate Key: 1159042
 Effective Date: 2/11/2013 12:12:09 PM
 Roll Year 2013
 Run: 02/11/2013 12:12 PM

RIESI PIZZA LLC
 1025 SANDY'S WAY
 KEY WEST FL 33040

Parcel 00124920-000000-35-67-25 Nbhhd 10060
 Alt Key 1159042 Mill Group 110A
 Affordable Housing No PC 4900
 FEMA Injunction
 Inspect Date Next Review
 Business Name
 Physical Addr VACANT LAND, SOUTH STOCK ISLAND

Associated Names
 Name _____ DBA _____
 RIESI PIZZA LLC, _____ Role _____
 Owner

Legal Description
 BK 35 LT 19 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 OR506-853 OR659-362/65P OR780-83-84 OR783-1826/D/C OR826-1360 OR1307-1212 OR2280-903/05 OR2459-431

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
18010	1M0D	50	125	Yes	6,250.00	SF	0.00	1.00	1.00	1.00	1.15			N		
Total Just Value																

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	UB2:UTILITY BLDG	480	SF	0.00	40	12	1995	1996	1	50		
1	CL2:CH LINK FENCE	6,250	SF	0.00	0	0	1975	1976	1	30		
Total Depreciated Value												

Monroe County Property Record Card (165)

Alternate Key: 1159042
 Effective Date: 2/11/2013 12:12:09 PM
 Roll Year 2013
 Run: 02/11/2013 12:12 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2012F	C	28,750	0	0	6,823	35,573	23,397	0	N	35,573
2011F	C	14,375	0	0	6,895	21,270	21,270	0	N	21,270
2010F	C	13,455	0	0	6,967	20,422	20,422	0	N	20,422
2009F	C	25,000	0	0	7,039	32,039	32,039	0	N	32,039
2008F	C	31,250	0	0	7,111	38,361	38,361	0	N	38,361
2007F	C	81,250	0	0	6,708	87,958	87,958	0	N	87,958
2006F	C	62,500	0	0	6,780	69,280	69,280	0	N	69,280
2005F	C	62,500	0	0	6,852	69,352	69,352	0	N	69,352
2004F	C	33,125		0	6,924	40,049	40,049	0	N	40,049
2003F	C	33,125		0	6,996	40,121	40,121	0		40,121
2002F	C	33,125		0	7,068	40,193	40,193	0		40,193
2001F	C	33,125		0	7,140	40,265	40,265	0		40,265
2000F	C	33,125		0	4,141	37,266	37,266	0		37,266
1999F	C	33,125		0	4,180	37,305	37,305	0		37,305
1998F	C	33,125			2,375	22,250	22,250	0		22,250
1997F	C	33,125			2,375	22,250	22,250	0		22,250
1996F	C	33,125			2,375	22,250	22,250	0		22,250
1995F	C	33,125		0	2,375	35,500	35,500	0		35,500
1994F	C	33,125		0	2,375	35,500	35,500	0		35,500
1993F	C	33,125		0	2,553	35,678	35,678	0		35,678
1992F	C	33,125		0	510	33,635	33,635	0		33,635
1991F	C	33,125		0	510	33,635	33,635	0		33,635
1990F	C	22,500		0	510	23,010	23,010	0		23,010
1989F	C	22,500		0	510	23,010	23,010	0		23,010
1988F	C	22,500		0	510	23,010	23,010	0		23,010
1987F	C	22,500		0	510	23,010	23,010	0		23,010
1986F	C	20,313		0	510	20,823	20,823	0		20,823
1985F	C	17,813		0	510	18,323	18,323	0		18,323
1984F	C	17,813		0	510	18,323	18,323	0		18,323
1983F	C	17,813		0	510	18,323	18,323	0		18,323
1982F	C	6,255		0	510	6,765	6,765	0		6,765

Monroe County Property Record Card (165)

Alternate Key: 1159042
Effective Date: 2/11/2013 12:12:09 PM
Roll Year 2013
Run: 02/11/2013 12:12 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
826	1360	10/1/1980	Warranty Deed	3	U	V	40
2459	431	3/29/2010	Warranty Deed	0	05	V	735,000

Monroe County Property Record Card (165)

Alternate Key: 1159051
 Effective Date: 2/1/2013 12:17:24 PM
 Roll Year 2013
 Run: 02/1/2013 12:17 PM

RIESI PIZZA LLC
 1025 SANDYS WAY
 KEY WEST FL 33040

Parcel 00124930-000000-35-67-25
 Alt Key 1159051
 Affordable Housing No
 FEMA Injunction
 Inspect Date
 Business Name
 Physical Addr 5611 1ST AVE, SOUTH STOCK ISLAND

Nbhd 10060
 Mill Group 110A
 PC 4900
 Next Review

Associated Names
 Name DBA Role
 RIESI PIZZA LLC, Owner

Legal Description
 BK 35 LT 20 STOCK ISLAND MALONEY SUB DIVISION PB1-55 OR506-853 OR659-362/65P OR780-83-84 OR783-1826D/C OR826-1360 OR1307-1212 OR2280-903/05 OR2459-431

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
18011	1MOD	50	125	Yes	6,250.00	SF	0.00	1.00	1.00	1.00	1.15			N		
Total Just Value																

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	CL2:CH LINK FENCE	750	SF	0.00	150	5	1985	1986	2	30		
1	CL2:CH LINK FENCE	6,250	SF	0.00	0	0	1975	1976	2	30		
Total Depreciated Value												

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10102631	May 6 2010 12:00AM		500	Commercial	LAND CLEAR
	10102632	May 21 2010 12:00AM		0	Commercial	FENCE AND RETAINING WALLS

Monroe County Property Record Card (165)

Alternate Key: 1159051
 Effective Date: 2/1/2013 12:17:24 PM
 Roll Year 2013
 Run: 02/11/2013 12:17 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2012F	C	28,750	0	0	5,600	34,350	21,972	0	N	34,350
2011F	C	14,375	0	0	5,600	19,975	19,975	0	N	19,975
2010F	C	13,455	0	0	5,600	19,055	19,055	0	N	19,055
2009F	C	25,000	0	0	5,600	30,600	30,600	0	N	30,600
2008F	C	31,250	0	0	5,600	36,850	36,850	0	N	36,850
2007F	C	81,250	0	0	5,404	86,654	86,654	0	N	86,654
2006F	C	62,500	0	0	5,404	67,904	67,904	0	N	67,904
2005F	C	62,500	0	0	5,404	67,904	67,904	0	N	67,904
2004F	C	33,125		0	5,404	38,529	38,529	0	N	38,529
2003F	C	33,125		0	5,448	38,573	38,573	0		38,573
2002F	C	33,125		0	5,506	38,631	38,631	0		38,631
2001F	C	33,125		0	5,549	38,674	38,674	0		38,674
2000F	C	33,125		0	3,274	36,399	36,399	0		36,399
1999F	C	33,125		0	3,308	36,433	36,433	0		36,433
1998F	C	33,125			3,833	23,780	23,780	0		23,780
1997F	C	33,125			3,869	23,780	23,780	0		23,780
1996F	C	33,125			3,905	23,780	23,780	0		23,780
1995F	C	33,125		0	3,941	37,066	37,066	0		37,066
1994F	C	33,125		0	3,977	37,102	37,102	0		37,102
1993F	C	33,125		0	4,225	37,350	37,350	0		37,350
1992F	C	33,125		0	573	33,698	33,698	0		33,698
1991F	C	33,125		0	573	33,698	33,698	0		33,698
1990F	C	22,500		0	573	23,073	23,073	0		23,073
1989F	C	22,500		0	573	23,073	23,073	0		23,073
1988F	C	22,500		0	573	23,073	23,073	0		23,073
1987F	C	22,500		0	573	23,073	23,073	0		23,073
1986F	C	20,313		0	573	20,886	20,886	0		20,886
1985F	C	17,813		0	573	18,386	18,386	0		18,386
1984F	C	17,813		0	573	18,386	18,386	0		18,386
1983F	C	17,813		0	573	18,386	18,386	0		18,386
1982F	C	6,255		0	573	6,828	6,828	0		6,828

Monroe County Property Record Card (165)

Alternate Key: 1159051
Effective Date: 2/11/2013 12:17:24 PM
Roll Year 2013
Run: 02/11/2013 12:17 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
826	1360	10/1/1980	Warranty Deed	3	U	V	40
2459	431	3/29/2010	Warranty Deed	0	05	V	735,000

**2012 / 2013
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2013**

Business Name: ROOSTICA PIZZERIA

RECEIPT# 29140-108617

Owner Name: RIESI PIZZA LLC, MONGELLI MANAGEMENT
Mailing Address: 5620 MACDONALD AVE
KEY WEST, FL 33040

Business Location: 5620 MACDONALD AVE
KEY WEST, FL 33040
Business Phone: CAFES RESTAURANTS (RESTAURANT)
Business Type:

Rooms: 151 Seats: 151 Employees: Machines: Stalls:

STATE LICENSE: SEAS428161

Number of Machines:		For Vending Business Only			Vending Type:	
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
120.00	0.00	120.00	18.00	0.00	0.00	138.00

Paid 000-12-00000410 11/15/2012 138.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY PLANNING
AND ZONING REQUIREMENTS.

AC#666145

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS
SEQ# 112110900234

DATE	BATCH NUMBER	LICENSE NBR	NBR. OF SEATS
11/09/2012	126015242	SEA5428161	151

The SEATING FOOD SERVICE (2010)
 Named below IS LICENSED
 Under the provisions of Chapter 509 FS.
 Expiration date: OCT 1, 2013

NON-
TRANSFERABLE

MONGELLI MANAGEMENT INC
 ROOSTICA PIZZERIA
 5620 MACDONALD AVE #2
 KEY WEST FL 33040

RICK SCOTT
 GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
 SECRETARY



THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK • PATENTED PAPER

AC# 6324756

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

SEQ# L12083100649

DATE	BATCH NUMBER	LICENSE NBR	SERIES
08/31/2012	120095207	BEV5403376	2G0P

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 F.S.
Expiration date: MAR 31, 2013

RIESI PIZZA LLC
ROOSTICA
5620 MCDONALD AVENUE UNIT #2
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS							
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help		
Previous on List	Next on List	Return To List				<input type="text" value="Entity Name Search"/>	<input type="button" value="Submit"/>
Events	No Name History						
Detail by Entity Name							
<u>Florida Limited Liability Company</u>							
RIESI PIZZA, LLC							
<u>Filing Information</u>							
Document Number	L10000032242						
FE/EIN Number	272204071						
Date Filed	03/23/2010						
State	FL						
Status	ACTIVE						
Last Event	LC AMENDMENT						
Event Date Filed	03/29/2010						
Event Effective Date	NONE						
<u>Principal Address</u>							
5620 MACDONALD AVENUE KEY WEST FL 33040							
Changed 03/09/2011							
<u>Mailing Address</u>							
1025 SANDYS WAY KEY WEST FL 33040							
<u>Registered Agent Name & Address</u>							
MONGELLI, ROBERT C 1025 SANDYS WAY KEY WEST FL 33040 US							
<u>Manager/Member Detail</u>							
Name & Address							
Title MGRM							
MONGELLI MANAGEMENT, INC. 1025 SANDYS WAY KEY WEST FL 33040							
Title MGR							
MONGELLI, ROBERT C 1025 SANDYS WAY KEY WEST FL 33040							
Title MGR							
MONGELLI, MICHELLE A 1025 SANDYS WAY KEY WEST FL 33040							

6:50:31 PM 10/12/2012

Licensee Details

Licensee Information

Name: **RIESI PIZZA LLC (Primary Name)**
ROOSTICA (DBA Name)

Main Address: **1025 SANDYS WAY**
KEY WEST Florida 33040

County: **MONROE**

License Mailing:

LicenseLocation: **5620 MCDONALD AVENUE UNIT #2**
KEY WEST FL 33040

County: **MONROE**

License Information

License Type: **Retail Beverage**

Rank: **2COP**

License Number: **BEV5403376**

Status: **Current,Active**

Licensure Date: **07/05/2012**

Expires: **03/31/2013**

Special Qualifications **Qualification Effective**

Temporary **07/05/2012**

Invoice Sent **08/03/2012**

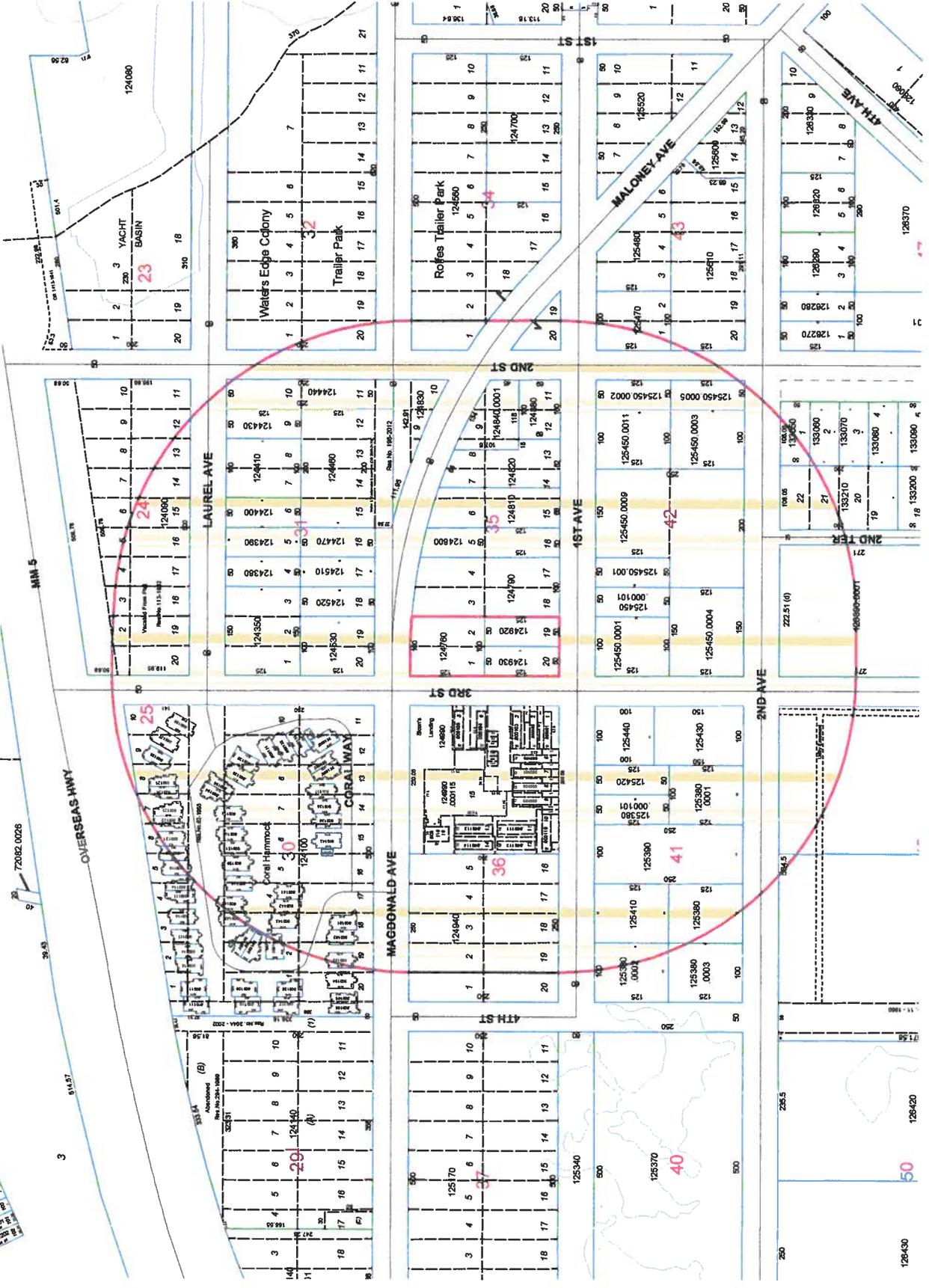
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Monroe County Property Appraiser - Radius Report

AK: 1158224	Parcel ID: 00124090-000000	Physical Location: 5610 OVERSEAS HWY	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 LOT 1		THRU 20 SQR 24 AND ADJ PART OF
Owners Name:	KEYS FEDERAL CREDIT UNION		
Address::	553 PEARY COURT RD	KEY WEST, FL 33040	
AK: 1158682	Parcel ID: 00124560-000000	Physical Location: 6125 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	BK 34 LT 1 THRU 10 AND 16 THRU 20 STOCK ISLAND MAL		ONEY SUB PB1-55 OR394-1038E OR
Owners Name:	NEWMAN THOMAS G LIV TR 11/29/05		
Address::	6125 2ND ST LOT 20	KEY WEST, FL 33040-5975	
AK: 1158933	Parcel ID: 00124810-000000	Physical Location: 5650 MALONEY AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 6 & 15 & W'LY		18' 7 & 14 SQR 35 OR542-128 OR99
Owners Name:	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		
Address::	1920 WESTRIDGE DR	IRVING, TX 75038-2901	
AK: 1158941	Parcel ID: 00124820-000000	Physical Location: 5684-5686 MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E'LY 3		6' LOTS 7 & 14 & PT LOTS 8 & 13 SQ
Owners Name:	SCARDINA VINCENT A		
Address::	1107 KEY PLAZA STE 317	KEY WEST, FL 33040	
AK: 1158666	Parcel ID: 00124540-000000	Physical Location: 5700 LAUREL AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 1 THRU 7 & AD		J BAY BTM LOTS 11 TO 21 INC SQR
Owners Name:	WATERS EDGE COLONY INC		
Address::	2625 GULFVIEW DR	KEY WEST, FL 33040-3983	
AK: 1158569	Parcel ID: 00124440-000000	Physical Location: 6150 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 10 AND 11 AND A PORTION OF MACDONALD AVE		STOCK ISLAND MALONEY SUB PB1-
Owners Name:	BURRIN FRED R DVM		
Address::	6150 SECOND ST	KEY WEST, FL 33040-5997	
AK: 1160601	Parcel ID: 00126410-000000	Physical Location: 5501 3RD AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 S		QR 49 & E 14.5' OF E1/2 OF SQR 50 (
Owners Name:	CREATIVE CHOICE HOMES XXVI LTD		
Address::	8895 N MILITARY TRL STE 101B	WEST PALM BEACH, FL 33410-6259	
AK: 1158585	Parcel ID: 00124460-000000	Physical Location: VACANT LOTS ON MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	BK 31 LTS 12-13-14-15 AND PT MACDONALD AVE STOCK I		SLAND MALONEY SUB PB1-55 G57-4
Owners Name:	MONROE COUNTY		
Address::	1106 SIMONTON ST	KEY WEST, FL 33040-3110	
AK: 1158968	Parcel ID: 00124830-000000	Physical Location: 6180 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	SQR 35 PT LT 8, 9 AND 10 AND A PORTION OF MACDONAL		D AVE STOCK ISLAND MALONEY SL
Owners Name:	MONROE COUNTY FIRE DEPT		
Address::	PO BOX 21111 FLAGLER STA	KEY WEST, FL 33040	
AK: 1158925	Parcel ID: 00124800-000000	Physical Location: 5640 MALONEY AVE	SOUTH STOCK ISLAND
Legal Description:	BK 35 LTS 5 AND 16 STOCK ISLAND MALONEY SUB SUBDI		VISION PB1-55 OR390-383/384 OR1
Owners Name:	STAR OF THE SEA FOUNDATION INC		
Address::	5640 MACDONALD AVE	KEY WEST, FL 33040	
AK: 1158917	Parcel ID: 00124790-000000	Physical Location: 5630 MALONEY AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOT 3		PT 4 & LOT 17 & 18 BLK 35 OR239-2
Owners Name:	QUINTANA MARGARITA		
Address::	3707 DONALD AVE	KEY WEST, FL 33040-4409	
AK: 1158232	Parcel ID: 00124100-000000	Physical Location: 5510 OVERSEAS HWY	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 ALL OF SQRS 25 & 3		0 & THAT PT OF LAUREL AVE LYING
Owners Name:	CORAL HAMMOCK HOMEOWNERS ASSC INC C/O CHRISTIAN STERLING		
Address::	201 FRONT ST UNIT 103	KEY WEST, FL 33040	
AK: 1158593	Parcel ID: 00124470-000000	Physical Location: VACANT LOT ON MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 16 STOCK ISLAND MALONEY SUB PB1-55 G54-51		9 G62-503 OR325-312/313 OR339-29
Owners Name:	R AND S OF KEY WEST INC		
Address::	PO BOX 6032	KEY WEST, FL 33041-6032	

AK: 1159557	Parcel ID: 00125390-000000	Physical Location: 5580 2ND AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E 100	FT OF W300 FT SQR 41 OR348-391-5
Owners Name:	COTTON OF KEY WEST LIMITED PARTNERSHIP THE	
Address::	PO BOX 2652	KEY WEST, FL 33045-2652
AK: 9081098	Parcel ID: 00124100-000128	Physical Location: 55 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 128	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	FELLERS JUSTIN C AND NICOLE L	
Address::	PO BOX 512758	PUNTA GORDA, FL 33951-2758
AK: 1159069	Parcel ID: 00124940-000000	Physical Location: 5510 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 1 THRU 5 & 16	THRU 20 BLK 36 OR419-924/929 OR
Owners Name:	REFRESHMENT SERVICES INC	
Address::	3400 SOLAR AVE	SPRINGFIELD, IL 62707-5713
AK: 9007043	Parcel ID: 00124990-000107	Physical Location: UNIT 7, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description:	SLOAN'S LANDING CONDOMINIUM UNIT 7 & 3.5054% COMMO	N ELEMENTS OR2007-947/52 OR201
Owners Name:	KWT LLC	
Address::	1000 MARKET ST	PORTSMOUTH, NH 03801
AK: 9007065	Parcel ID: 00124990-000109	Physical Location: UNIT 9, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description:	SLOAN'S LANDING CONDOMINIUM UNIT 9 & 3.5054% COMMO	N ELEMENTS OR2007-947/52 OR201
Owners Name:	KWT LLC	
Address::	1000 MARKET ST	PORTSMOUTH, NH 03801
AK: 9077387	Parcel ID: 00124100-000136	Physical Location: 48 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 136	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	ENG GARY	
Address::	4905 34TH ST S 5800	SAINT PETERSBURG, FL 33711
AK: 1158887	Parcel ID: 00124760-000000	Physical Location: 5620 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 1	AND 2 BLK 35 OR506-853 OR780-83
Owners Name:	RIESI PIZZA LLC	
Address::	1025 SANDYS WAY	KEY WEST, FL 33040
AK: 9007142	Parcel ID: 00124990-000116	Physical Location: VACANT LAND SOUTH STOCK ISLAND
Legal Description:	UNIT 16 SLOANS LANDING CONDOMINIUM AND 4.3116% COM	MON ELEMENTS
Owners Name:	SWIFT EDWIN O	
Address::	201 FRONT ST STE 224	KEY WEST, FL 33040-8348
AK: 9079271	Parcel ID: 00124100-000137	Physical Location: 50 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 137	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	VOYTIK GARY J	
Address::	2700 WEST SIDE DR NW STE 309	CLEVELAND, TN 37312
AK: 1159689	Parcel ID: 00125450-000500	Physical Location: 6336 2ND ST SOUTH STOCK ISLAND
Legal Description:	PART SQR 42 STOCK ISLAND MALONEY SUB PB1-55 OR501-	145 OR746-13 OR1379-1843/45C OR
Owners Name:	SIMONS JUDITH T/C	
Address::	PO BOX 2554	KEY WEST, FL 33045-2554
AK: 1159531	Parcel ID: 00125380-000200	Physical Location: 5514 FIRST AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 41 (100 X	125) OR512-623 OR522-453 OR2313
Owners Name:	5514 STOCK ISLAND LLC	
Address::	2903 HARRIS AVE	KEY WEST, FL 33040
AK: 9079276	Parcel ID: 00124100-000139	Physical Location: 54 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 139	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	LAKEWOOD ENTERPRISES INC	
Address::	P O BOX 344	KEY WEST, FL 33041
AK: 9077383	Parcel ID: 00124100-000132	Physical Location: 40 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 132	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	VINTNER RESERVE LLC	
Address::	274 SPRUCE ST	MORGANTOWN, WV 26505
AK: 9080061	Parcel ID: 00124100-000144	Physical Location: 10 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	UNIT 144 CORAL HAMMOCK PT MALONEY SUB PB1-55 OR198	9-61/107DEC OR2075-1851/53 OR250
Owners Name:	SILVERKING RENTAL PROPERTIES LLC	
Address::	5510 3RD AVE	KEY WEST, FL 33040-6032

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AK: 9081103	Parcel ID: 00124100-000152	Physical Location: 26 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 152		CORAL HAMMOCK OR1989-61/107DI
Owners Name: JABOUR ROBERT S REV TR 1/04/2007		
Address:: 1 CORAL WAY		KEY WEST, FL 33040-5911
AK: 9082040	Parcel ID: 00124100-000126	Physical Location: 51 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 126		CORAL HAMMOCK OR1989-61/107D
Owners Name: STIAG CORAL HAMMOCK LLC		
Address:: 1223 WHITE ST STE 104		KEY WEST, FL 33040-3365
AK: 9006988	Parcel ID: 00124990-000182	Physical Location: 2 SOLANS LANDING 2 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 2 & 3.5054% COMMO		N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC		
Address:: 1000 MARKET ST UNIT 300		PORTSMOUTH, NH 03801-3399
AK: 9007032	Parcel ID: 00124990-000106	Physical Location: 6 SLOANS LANDING 6 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 6 & 3.5054% COMMO		N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC		
Address:: 1000 MARKET ST UNIT 300		PORTSMOUTH, NH 03801-3399
AK: 1158488	Parcel ID: 00124350-000000	Physical Location: 5600 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 1		- 2 & 3 BLK 31 G57-446/447 OR650-24
Owners Name: SMITH KIT CARSON LEE		
Address:: PO BOX 11		KEY WEST, FL 33041-0011
AK: 1159646	Parcel ID: 00125450-000200	Physical Location: 6310 2ND ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR460-		644/645 OR647-54-Q/C OR798-2362 (
Owners Name: JG RENTALS LLC		
Address:: 212 KEY HAVEN RD		KEY WEST, FL 33040
AK: 9070700	Parcel ID: 00124100-000120	Physical Location: 39 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 120 CORAL HAMMOCK		OR1989-61/107DEC OR1999-2191/9:
Owners Name: FAHEY BARBARA J		
Address:: 39 CORAL WAY		KEY WEST, FL 33040
AK: 9071701	Parcel ID: 00124100-000121	Physical Location: 41 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 121 CORAL HAMMOCK		OR1989-61/107DEC OR2000-1119/2'
Owners Name: SVENNINGSEN ROY A		
Address:: 41 CORAL WAY		KEY WEST, FL 33040-5911
AK: 1158631	Parcel ID: 00124510-000000	Physical Location: 5635 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 17 STOCK ISLAND MALONEY SUB PB1-55 G63-33		8-339 G75-543-544 OR771-528 OR88:
Owners Name: SPECIAL ACQUISITIONS INC		
Address:: 6435 NAPLES BLVD		NAPLES, FL 34109-2016
AK: 1158658	Parcel ID: 00124530-000000	Physical Location: 5611 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 19 & 20 SQ 31		OR28-495/498 OR416-121 OR734-73
Owners Name: R AND S OF KEY WEST INC		
Address:: PO BOX 6032		KEY WEST, FL 33041
AK: 1159000	Parcel ID: 00124880-000000	Physical Location: 6200 2ND ST SOUTH STOCK ISLAND
Legal Description: PT LT 11 AND PT 12 SQR 35 STOCK ISLAND MALONEY SUB		SUBDIVISION PB1-55 OR382-1000/0
Owners Name: ROSS ALEC		
Address:: 797 NE 206TH ST		MIAMI, FL 33179-2403
AK: 1159638	Parcel ID: 00125450-000101	Physical Location: 5630 1ST AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR649-59		3 OR829-2305 OR1039-2169 OR1994
Owners Name: ZILKO MILDRED		
Address:: 117 YALE ST		ROSLYN HEIGHTS, NY 11577-2429
AK: 1159549	Parcel ID: 00125380-000300	Physical Location: 5551 2ND AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PART SQR 41 OR561-		645 OR581-698 OR2130-1127/28 OR2
Owners Name: HENSON STEVE R AND DEBORAH A		
Address:: 1415 ATLANTIC BLVD		KEY WEST, FL 33040
AK: 1159590	Parcel ID: 00125430-000000	Physical Location: 5587 2ND AVE SOUTH STOCK ISLAND
Legal Description: E 100 FT SQR 41 STOCK ISLAND MALONEY SUB PB1-55 OR		435-909 OR1558-2362/63/PET OR155
Owners Name: OVIDE KARTHRYN ANN		
Address:: 3619 EAGLE AVE		KEY WEST, FL 33040

AK: 9007098	Parcel ID: 00124990-000112	Physical Location: UNIT 12, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description:	SLOAN'S LANDING CONDOMINIUM UNIT 12 & 4.0443% COMM	ON ELEMENTS OR1759-2026/30 OR
Owners Name:	KWT LLC	
Address::	1000 MARKET ST	PORTSMOUTH, NH 03801
AK: 9074781	Parcel ID: 00124100-000131	Physical Location: 38 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	UNIT 131 CORAL HAMMOCK PT MALONEY SUB PB1-55 OR19	89-61/107DEC OR2037-2407/09 OR20
Owners Name:	BARTEL JAMES J AND CORRINE M	
Address::	3504 CAR DR	COMMERCE TOWNSHIP, MI 48382-1603
AK: 9079287	Parcel ID: 00124100-000142	Physical Location: 6 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 142	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	DALY CAROLYN D	
Address::	20781 2ND AVE WEST	CUDJOE KEY, FL 33042
AK: 1158518	Parcel ID: 00124380-000000	Physical Location: 5640 LAUREL AVE SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 4 STOCK ISLAND MALONEY SUB SUBDIVISION PB	1-55 OR180-276/277 OR320-419 OR7
Owners Name:	SPECIAL ACQUISITIONS INC	
Address::	6435 NAPLES BLVD	NAPLES, FL 34109-2016
AK: 1158551	Parcel ID: 00124430-000000	Physical Location: 5671 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 9 STOCK ISLAND MALONEY SUB PB1-55 OR16-50	-51 OR416-121 OR734-730 OR750-86
Owners Name:	R AND S OF KEY WEST INC	
Address::	PO BOX 6032	KEY WEST, FL 33041-6032
AK: 1159743	Parcel ID: 00125450-001100	Physical Location: 5680 FIRST AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR555-49	4 OR647-732/749 OR751-1008 PROB,
Owners Name:	CONDELLA STEVE J	
Address::	16 W CYPRESS TER	KEY WEST, FL 33040-6235
AK: 9074770	Parcel ID: 00124100-000130	Physical Location: 36 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	PT MALONEY SUB PB1-55 A/K/A UNIT 130 CORAL HAMMOCK	OR1989-61/107DEC OR2037-2487/86
Owners Name:	DEY JOSEPH S III	
Address::	363 CEDAR GROVE	ORANGE, CT 06477
AK: 9074792	Parcel ID: 00124100-000151	Physical Location: 24 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	PT MALONEY SUB PB1-55 A/K/A UNIT 151 CORAL HAMMOCK	OR1989-61/107DEC OR2034-1339/4
Owners Name:	RILEY BRIAN R	
Address::	14525 SW MILLIKAN WAY UNIT 18920	BEAVERTON, OR 97005-2343
AK: 9077402	Parcel ID: 00124100-000140	Physical Location: 56 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 140	CORAL HAMMOCK OR1989-61/107DI
Owners Name:	NOBLE DARLA LEE	
Address::	18B DUSTIN AVE	HAMPTON, NH 03842
AK: 1159051	Parcel ID: 00124930-000000	Physical Location: 5611 1ST AVE SOUTH STOCK ISLAND
Legal Description:	BK 35 LT 20 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR506-853 OR659-362/65P OF
Owners Name:	RIESI PIZZA LLC	
Address::	1025 SANDYS WAY	KEY WEST, FL 33040
AK: 1159514	Parcel ID: 00125380-000100	Physical Location: 5585 2ND AVE SOUTH STOCK ISLAND
Legal Description:	PT SQR 41 STOCK ISLAND MALONEY SUB PB1-55 OR560-	631 OR608-7 OR650-519 OR835-2234
Owners Name:	ROBERTS CHARLES F	
Address::	5585 2ND AVE	KEY WEST, FL 33040-5945
AK: 9080037	Parcel ID: 00124100-000102	Physical Location: 3 CORAL WAY SOUTH STOCK ISLAND
Legal Description:	PT MALONEY SUB PB1-55 A/K/A UNIT 102 CORAL HAMMOCK	OR1989-61/107DEC OR2072-585/587
Owners Name:	SAWYER DEBRA	
Address::	21 ASTER TERR	KEY WEST, FL 33040
AK: 9007087	Parcel ID: 00124990-000111	Physical Location: UNIT 11, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description:	SLOAN'S LANDING CONDOMINIUM UNIT 11 & 4.0443% COMM	ON ELEMENTS OR2007-947/52 OR20
Owners Name:	KWT LLC	
Address::	1000 MARKET ST	PORTSMOUTH, NH 03801
AK: 9007109	Parcel ID: 00124990-000113	Physical Location: UNIT 13, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description:	SLOAN'S LANDING CONDOMINIUM UNIT 13 & 4.0443% COMM	ON ELEMENTS OR2007-947/52 OR20
Owners Name:	KWT LLC	
Address::	1000 MARKET ST	PORTSMOUTH, NH 03801

AK: 9079266	Parcel ID: 00124100-000135	Physical Location: 46 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 135		CORAL HAMMOCK OR1989-61/107DI
Owners Name: GLASER WILLIAM D		
Address:: 118 CARIBBEAN DR		SUMMERLAND KEY, FL 33042
AK: 1159671	Parcel ID: 00125450-000400	Physical Location: 6391 3RD ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR396-21		1-212 OR465-708-709 OR744-635 RE
Owners Name: COOPER JAMES ROBERT AND NANCY S		
Address:: 22 AMARYLLIS DR		KEY WEST, FL 33040-6204
AK: 9077367	Parcel ID: 00124100-000123	Physical Location: 45 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 123		CORAL HAMMOCK OR1989-61/107DI
Owners Name: VAN LOON DAVID AND ANGELA WARDLOW		
Address:: 21 SAPPHIRE DR		KEY WEST, FL 33040-5642
AK: 9074506	Parcel ID: 00124100-000149	Physical Location: 20 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 149 CORAL HAMMOCK		OR1989-61/107DEC OR2016-675/67;
Owners Name: MASTER GARY		
Address:: 2510 CANTERBURY RD STE 100		WESTLAKE, OH 44145-4658
AK: 9075529	Parcel ID: 00124100-000134	Physical Location: 44 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 134 CORAL HAMMOCK		OR1989-61/107DEC OR2043-1227/12
Owners Name: TAYLOR JOHN CLIFTON AND VALERIE H		
Address:: 44 CORAL WAY		KEY WEST, FL 33040
AK: 9077407	Parcel ID: 00124100-000154	Physical Location: 30 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 154		CORAL HAMMOCK OR1989-61/107DI
Owners Name: ALLEN JEFFREY E AND MONICA R H/W		
Address:: 819 PEACOCK PLAZA STE 809		KEY WEST, FL 33040
AK: 1158526	Parcel ID: 00124390-000000	Physical Location: 5650 E LAUREL AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 5 MALONEY SUB SUBDIVISION PB1-55 STOCK IS		LAND OR34-31-32 OR1111-2422D/C (
Owners Name: BONNETT MATTHEW R		
Address:: 5650 LAUREL AVE		KEY WEST, FL 33040-5915
AK: 1167665	Parcel ID: 00133210-000000	Physical Location: 6409 2ND TER SOUTH STOCK ISLAND
Legal Description: A RESUB OF A PART OF BLK 48 PB3-86 STOCK ISLAND LO		TS 19 THRU 22 OR147-528 OR370-66
Owners Name: HENSON STEVE R AND DEBORAH A		
Address:: 5551 2ND AVE		KEY WEST, FL 33040-5945
AK: 9077371	Parcel ID: 00124100-000124	Physical Location: 47 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 124		CORAL HAMMOCK OR1989-61/107DI
Owners Name: LIBERATORE STEVEN		
Address:: 47 CORAL WAY		KEY WEST, FL 33040
AK: 9074869	Parcel ID: 00124100-000150	Physical Location: 22 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 150 CORAL HAMMOCK		OR1989-61/107DEC OR2026-370/37;
Owners Name: BEHMKE JOHN AND KAY		
Address:: PO BOX 344		KEY WEST, FL 33041-0344
AK: 9075441	Parcel ID: 00124100-000133	Physical Location: 42 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 133 CORAL HAMMOCK		OR1989-61/107DEC OR2043-888/88
Owners Name: SCROGGINS HAROLD S AND DONNA		
Address:: 18784 SE JUPITER DR		JUPITER, FL 33458
AK: 9077396	Parcel ID: 00124100-000138	Physical Location: 52 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 138		CORAL HAMMOCK OR1989-61/107DI
Owners Name: SKINNER GEORGIANNA		
Address:: 52 CORAL WAY UNIT 138		KEY WEST, FL 33040-5913
AK: 1158534	Parcel ID: 00124400-000000	Physical Location: 5660 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 6 STOCK ISLAND MALONEY SUB PB1-55 OR2-1		57/158 OR1559-1502D/C OR1922-466
Owners Name: ROMAN LUBOSLAV		
Address:: 3404 EAGLE AVE		KEY WEST, FL 33040-4652
AK: 1160598	Parcel ID: 00126400-000000	Physical Location: 5501 3RD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E1/2 S		QR 49 OR493-596/597 OR510-846 OF
Owners Name: CREATIVE CHOICE HOMES XXVI LTD		
Address:: 8895 N MILITARY TRL STE 101B		WEST PALM BEACH, FL 33410-6259

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AK: 1167509	Parcel ID: 00133050-000000	Physical Location: 6400 2ND ST SOUTH STOCK ISLAND
Legal Description: BK LT 1 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL		AND OR205-209/212 OR1157-319 OR
Owners Name: GIL EMIGDIO A		
Address:: 6400 2ND ST		KEY WEST, FL 33040
AK: 9077363	Parcel ID: 00124100-000118	Physical Location: 35 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 118 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB		PB1-55 OR1989-61/107DEC OR2044
Owners Name: CLARK ROBERT L JR		
Address:: 10510 MOXLEY RD		DAMASCUS, MD 20872-1353
AK: 9006999	Parcel ID: 00124990-000103	Physical Location: UNIT 3, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 3 & 4.0443% COMMO		N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC		
Address:: 1000 MARKET ST		PORTSMOUTH, NH 03801
AK: 9077412	Parcel ID: 00124100-000155	Physical Location: 32 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 155		CORAL HAMMOCK OR1989-61/107DI
Owners Name: LAKEWOOD ENTERPRISES INC		
Address:: P O BOX 344		KEY WEST, FL 33041
AK: 1158640	Parcel ID: 00124520-000000	Physical Location: 5625 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 18 STOCK ISLAND MALONEY SUB PB1-55 G54-		519 G56-401 G65-269 OR2045-353/54
Owners Name: ROSSI MARK		
Address:: 24 HILTON HAVEN RD		KEY WEST, FL 33040
AK: 1159506	Parcel ID: 00125380-000000	Physical Location: 5565 2ND AVE SOUTH STOCK ISLAND
Legal Description: PT SQR 41 STOCK ISLAND MALONEY SUB SUBDIVISION PB1		-55 OR22-389/392 OR568-281 OR685
Owners Name: DE MARCO PIERGIORGIO DECLARATION OF TR DTD 6/4/99		
Address:: 12824 VALEWOOD DR		NAPLES, FL 34119-8501
AK: 9007120	Parcel ID: 00124990-000114	Physical Location: 14 SLOANS LANDING 14 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 14 & 4.0443% COMM		ON ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC		
Address:: 1000 MARKET ST UNIT 300		PORTSMOUTH, NH 03801-3399
AK: 9074583	Parcel ID: 00124100-000148	Physical Location: 18 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 148 CORAL HAMMOCK		OR1989-61/107DEC OR2029-2330/23
Owners Name: NYWENING MICHAEL J AND KAE		
Address:: 6654 TRIDENT WAY		NAPLES, FL 34108-8242
AK: 9074858	Parcel ID: 00124100-000147	Physical Location: 16 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 147 CORAL HAMMOCK		OR1989-61/107DEC OR2026-364/365
Owners Name: LAKEWOOD ENTERPRISES INC		
Address:: PO BOX 344		KEY WEST, FL 33041-0344
AK: 1159760	Parcel ID: 00125470-000000	Physical Location: 5702 1ST AVE SOUTH STOCK ISLAND
Legal Description: BK 43 LT 1&2 STOCK ISLAND MALONEY SUB PB1-55 OR231		-210 OR801-1387D/C RE:125460-0001
Owners Name: KEY WEST BAPTIST TEMPLE INC		
Address:: P O BOX 2298		KEY WEST, FL 33045
AK: 8573588	Parcel ID: 00126390-000100	Physical Location: 6401 3RD ST SOUTH STOCK ISLAND
Legal Description: 5 67 25 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-5		5 N1/2 OF W1/2 SQ 48 OR806-1865
Owners Name: WSMP SOUTHEAST COLORADO LP		
Address:: PO BOX U		COLUMBIA, MO 65205
AK: 1167517	Parcel ID: 00133060-000000	Physical Location: 6410 2ND ST SOUTH STOCK ISLAND
Legal Description: LOT 2 A RESUB OF A PART OF BL 48 PB3-86 STOCK ISLA		ND OR197-118/119 OR534-990D/C OR
Owners Name: BRINGLE STEVEN A		
Address:: 19 AMARYLLIS DR		KEY WEST, FL 33040
AK: 1159522	Parcel ID: 00125380-000101	Physical Location: 1ST AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PART SQR 41 50'X12		5 OR572-312 OR826-136 OR924-147
Owners Name: ARCHER JOHN S FAMILY LIV TR 6/16/2008 C/O HUGHES MICHELE E		
Address:: 1101 60TH ST SOUTH		GULFPORT, FL 33707
AK: 9080767	Parcel ID: 00124100-000103	Physical Location: 5 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 103 CORAL HAMMOCK		OR1989-61/107DEC OR2083-1585/87
Owners Name: SELLERS TARA L		
Address:: 5 CORAL WAY		KEY WEST, FL 33040-5911

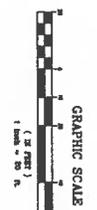
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AK: 9070689	Parcel ID: 00124100-000119	Physical Location: 37 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 119 CORAL HAMMOCK		OR1989-61/107DEC OR2002-16/18
Owners Name: TRUJILLO DONALD E		
Address:: 1415 FLAGLER AVE		KEY WEST, FL 33040
AK: 9074759	Parcel ID: 00124100-000129	Physical Location: 34 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 129 CORAL HAMMOCK		OR1989-61/107DEC OR2037-2397/23
Owners Name: DEY JOSEPH S III		
Address:: 636 CEDAR GROVE		ORANGE, CT 06477
AK: 1158984	Parcel ID: 00124840-000100	Physical Location: 5690 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 8 9 10 11		12 & 13 SQR 35 OR575-205 OR840-4
Owners Name: TOM THUMB FOOD STORES INC		
Address:: 97 W OKEECHOBEE RD		HIALEAH, FL 33010-4721
AK: 9077376	Parcel ID: 00124100-000125	Physical Location: 49 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 125		CORAL HAMMOCK OR1989-61/107DI
Owners Name: TINES JEANETTE R LIVING TR AGREE DTD 4/9/03		
Address:: 26 UPPER CONWAY LN		CHESTERFIELD, MO 63017
AK: 9007076	Parcel ID: 00124990-000110	Physical Location: 6200 3RD ST UNIT 10 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 10	OR2007-947/52	OR2011-527/31 OR2015-1309 OR221
Owners Name: KWT LLC		
Address:: 1000 MARKET ST		PORTSMOUTH, NH 03801
AK: 9079281	Parcel ID: 00124100-000141	Physical Location: 4 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 141		CORAL HAMMOCK OR1989-61/107DI
Owners Name: TOMITA TIMOTHY		
Address:: 1415 LAIRD ST		KEY WEST, FL 33040
AK: 1158542	Parcel ID: 00124410-000000	Physical Location: 5670 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOT 7 SQR 31 & LOT		8 SQR 31 G67-18 G73-110 OR624-8E
Owners Name: CMT PROPERTY MANAGEMENT LLC		
Address:: 2911 STAPLES AVE		KEY WEST, FL 33040
AK: 1159735	Parcel ID: 00125450-001000	Physical Location: 5640 1ST ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR526-		618 OR1001-982 OR1095-1034 OR10
Owners Name: 5640 STORAGE LLC		
Address:: PO BOX 1527		KEY WEST, FL 33040
AK: 1159581	Parcel ID: 00125420-000000	Physical Location: 5582 FIRST AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUBDIVISION PB1-55 PART SQR 4		1 OR353-57-58 OR435-905-906 OR9
Owners Name: ARCHER JOHN S LIVING TRUST 06/16/08 C/O HUGHES MICHELE E		
Address:: 1101 60TH ST S		GULFPORT, FL 33707
AK: 9080033	Parcel ID: 00124100-000101	Physical Location: 1 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 101 CORAL HAMMOCK		OR1989-61/107DEC OR2075-2283/23
Owners Name: JABOUR ROBERT AND TERESA A		
Address:: 1 CORAL WAY		KEY WEST, FL 33040
AK: 9081107	Parcel ID: 00124100-000153	Physical Location: 28 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 153 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB		PB1-55 OR1989-61/107DEC OR2096
Owners Name: CLARK ROBERT L JR		
Address:: 10510 MOXLEY RD		DAMASCUS, MD 20872-1353
AK: 9007010	Parcel ID: 00124990-000104	Physical Location: 4 SLOANS LANDING 4 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 4 & 4.0443% COMMO		N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC		
Address:: 1000 MARKET ST UNIT 300		PORTSMOUTH, NH 03801-3399
AK: 9007021	Parcel ID: 00124990-000105	Physical Location: 5 SLOANS LANDING 5 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 5 & 4.0443% COMMO		N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC		
Address:: 1000 MARKET ST UNIT 300		PORTSMOUTH, NH 03801-3399
AK: 9079258	Parcel ID: 00124100-000122	Physical Location: 43 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 122		CORAL HAMMOCK OR1989-61/107DI
Owners Name: PENDER ROBERT G AND PAULA ANN		
Address:: 22210 ELMIRA BLVD		PORT CHARLOTTE, FL 33952

AK: 9079291	Parcel ID: 00124100-000143	Physical Location: 8 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 143	CORAL HAMMOCK OR1989-61/107DI	
Owners Name: TUFO RONALD		
Address:: 2945 S WATERTOWER DR	CRETE, IL 60417	
AK: 1159620	Parcel ID: 00125450-000100	Physical Location: 6301 3RD ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR431-10	27/1028 OR881-2332 OR1410-2326/3;	
Owners Name: AMERIGAS EAGLE PROPANE LP		
Address:: PO BOX 798	VALLEY FORGE, PA 19482-9908	
AK: 1159727	Parcel ID: 00125450-000900	Physical Location: 5650 FIRST AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR495-83	4 OR503-734 OR512-718 OR524-332	
Owners Name: CONDELLA STEVE J		
Address:: PO BOX 2658	KEY WEST, FL 33045-2658	
AK: 1159573	Parcel ID: 00125410-000000	Physical Location: 5522 FIRST AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 NE'LY	100 FT OF WLY 200 FT SQR 41 OR3;	
Owners Name: TELCOM SYSTEMS LTD		
Address:: 450 NE 1ST RD	HOMESTEAD, FL 33030	
AK: 1159603	Parcel ID: 00125440-000000	Physical Location: 6300 3RD ST SOUTH STOCK ISLAND
Legal Description: PT ELY 100 FT SQR 41 STOCK ISLAND MALONEY SUB SUBD	IVISION PB1-55 OR398-141/142 OR1;	
Owners Name: SUNSET PARTY CAT INC		
Address:: 6300 3RD ST	KEY WEST, FL 33040	
AK: 9081094	Parcel ID: 00124100-000127	Physical Location: 53 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 127 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB	PB1-55 OR1989-61/107DEC OR2096	
Owners Name: TYCLAY LP		
Address:: 3908 RYALWOOD CT	VALRICO, FL 33596-6493	
AK: 9006977	Parcel ID: 00124990-000101	Physical Location: UNIT 1, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 1 & 3.5054% COMMO	N ELEMENTS OR2007-947/52 OR201	
Owners Name: KWT LLC		
Address:: 1000 MARKEY ST	FORTSMOUTH, NH 03801	
AK: 9007054	Parcel ID: 00124990-000108	Physical Location: UNIT 8, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 8 & 3.5054% COMMO	N ELEMENTS OR2007-947/52 OR201	
Owners Name: KWT LLC		
Address:: 1000 MARKET ST	PORTSMOUTH, NH 03801	
AK: 9007131	Parcel ID: 00124990-000115	Physical Location: 5574 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 15 & 42.3016% COM	MON ELEMENTS OR2007-947/52	
Owners Name: SLOAN'S LANDING LLC		
Address:: 201 FRONT ST STE 224	KEY WEST, FL 33040	
AK: 1159042	Parcel ID: 00124920-000000	Physical Location: VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK 35 LT 10 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR506-853 OR659-362/65P OF	
Owners Name: RIESI PIZZA LLC		
Address:: 1025 SANDYS WAY	KEY WEST, FL 33040	
AK: 1159654	Parcel ID: 00125450-000300	Physical Location: 5625 SECOND AVE SOUTH STOCK ISLAND
Legal Description: PT SQR 42 STOCK ISLAND MALONEY SUB PB1-55 OR462-9	95/96 OR1167-1493/94 OR2290-1767/	
Owners Name: GIL ANTONIO JR		
Address:: 5625 2ND AVE	KEY WEST, FL 33040-5947	
AK: 1159891	Parcel ID: 00125610-000000	Physical Location: 5727 2ND AVE SOUTH STOCK ISLAND
Legal Description: SQR 43 PT LTS 14-15 AND ALL LTS 16 THRU 20 STOCK	ISLAND MALONEY SUB PB1-55 OR;	
Owners Name: KEY WEST BAPTIST TEMPLE INC		
Address:: P O BOX 2298	KEY WEST, FL 33045	

8

LEGEND	
MU	MATCH USE
---	SETBACK LINE
---	PROPERTY LINE
⑤	PAVING SPACE

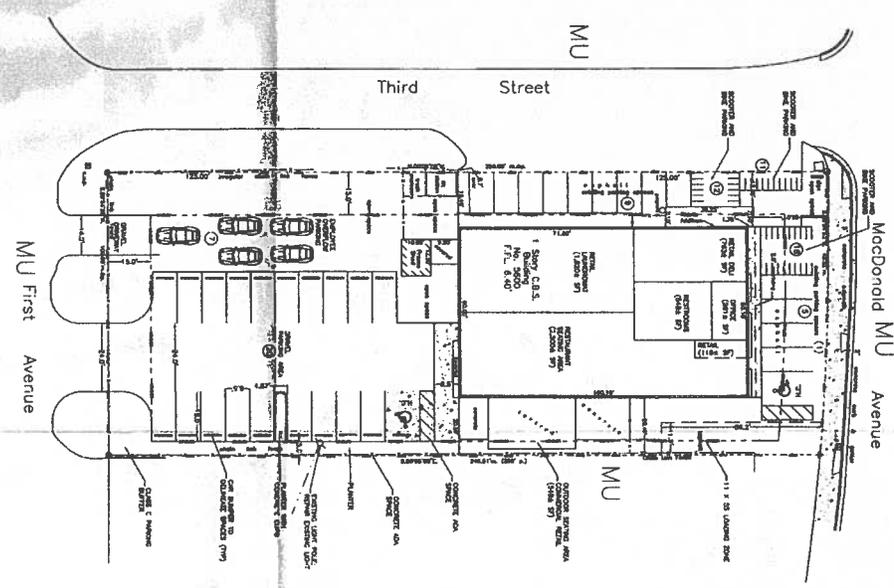


SITE OWNER INFORMATION

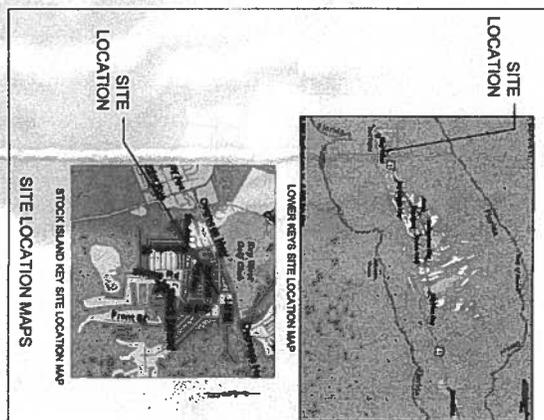
RIESI PIZZA LLC
 1025 SANDY WAY
 KEY WEST, FLORIDA
 R29 1669 526
 M.M. 24.3

INDEX OF DRAWINGS

C-1.0 SITE PLAN



SITE PLAN
 SCALE: 1"=20 FT (ARCH D)



Item	Required / Permitted	Provided / Proposed
Total Area	N/A	24,931 SF (0.57 Acres)
Open Space	0.114 acres (20%)	0.114 acres
Density: Commercial Retail	5,233 SF	6,010 SF
Parking	56.5	36
Front Setback	15 ft	15 ft
Rear Setback	15 ft	15 ft
East Side Setback	5 ft	5 ft
West Side Setback	15 ft	15 ft

Property Legal Description:
 STOCK ISLAND MALDEN SUB SURDIVISION, PLS 1, 55 LOTS 1 AND 2, BK 35, ORS00C-003
 OR720-03004 OR7703-10250C OR626-1360 OR 307-1212 OR62200-003005
 OR62459-431

REVISIONS
 02/13/2017
 02/14/2017
 02/14/2017
 02/14/2017

Architect: Esquith LLC
 201 First Street, Suite 201
 Key West, Florida 33001
 Phone: 305.236.1888
 Fax: 305.236.1888
 www.esquithllc.com

Engineer: J. B. Ellis
 1000 N. Duval Street
 Key West, Florida 33001
 Phone: 305.236.1888
 Fax: 305.236.1888
 www.jbellis.com

RIESI PIZZA LLC
 800 MACDONALD AVENUE
 STOCK ISLAND, FLORIDA

C-1.0
 SITE PLAN
 DATE: APRIL 1, 2011



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

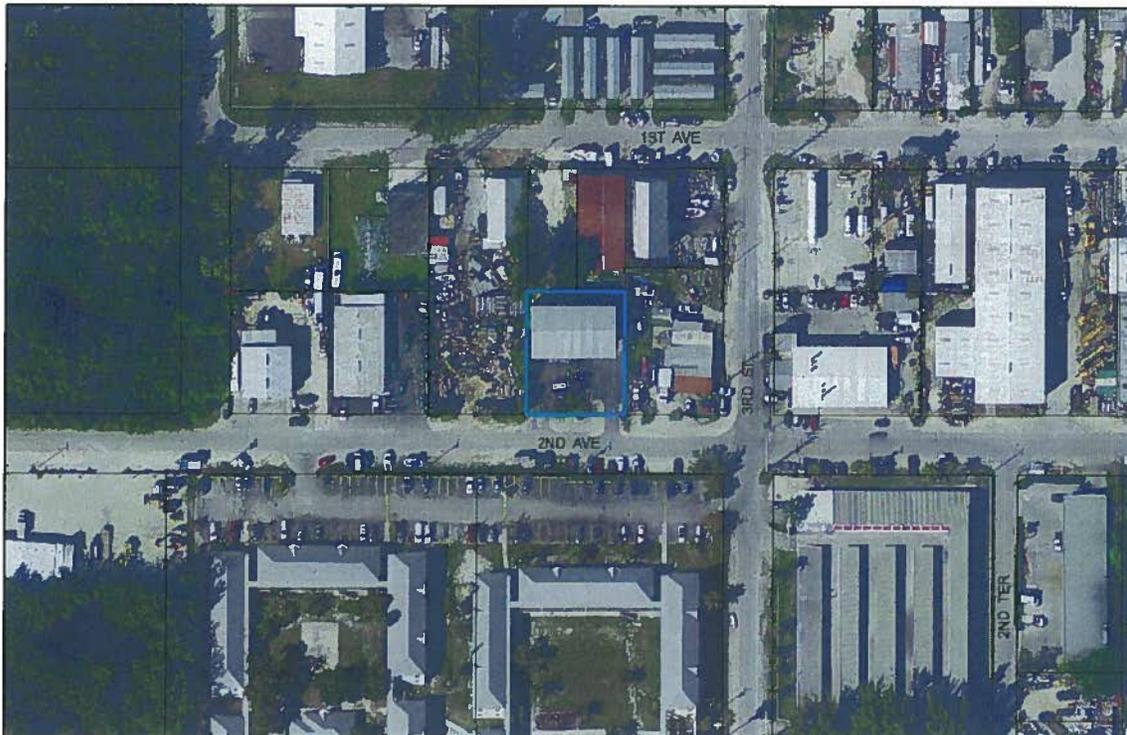
We strive to be caring, professional and fair

To: Monroe County Planning Commission
Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources
From: Steven Biel, Sr. Planner
Date: April 15, 2013
Subject: *Request for a variance for an access stairway at 5585 2nd Avenue, Part of Square (Block) 41, Maloney Subdivision (PB1-55), Stock Island, Monroe County, Florida, having real estate number 00125380.000100*

Meeting: April 24, 2013

REQUEST:

The applicant is requesting a variance of four feet (4') from the required ten-foot (10') side yard setback along the eastern property line in order to construct a stairway for access to proposed apartments within the second story of the existing 3,400 SF warehouse building which is currently occupied by Total Temperature Control. As a result, the side yard setback along the eastern property line would be six feet (6').



Subject Property (outlined, 2012)

1
2
3
4
5
6
7
8
9

10
11

1 Location:

2 Address: 5585 2nd Avenue, Stock Island, mile marker 5 (Atlantic Ocean side of US 1)
3 Legal Description: Part of Square (Block) 41, Maloney Subdivision (PB1-55), Stock
4 Island, Monroe County, Florida
5 Real Estate Number: 00125380.000100
6

7 Applicant:

8 Owner: Charles F. Roberts & Leo M. Curry III
9 Agent: N/A
10

11 I RELEVANT PRIOR COUNTY ACTIONS:
12

13 The site was initially developed with a light industrial use of 1,246 SF prior to 1986 and was
14 therefore deemed to have a minor conditional use permit in accordance with MCC §101-4(c).
15

16 On May 11, 2001, the Planning Department issued a letter of understanding (LOU) for the
17 subject property regarding a proposed redevelopment. Following a pre-application
18 conference held on July 29, 2003, an amendment to the 2001 LOU was issued on August 1,
19 2003.
20

21 On November 24, 2003, the Director of Planning issued Development Order #15-03,
22 approving the redevelopment of the site's existing 1,246 SF of light industrial floor area to a
23 3,400 SF light industrial metal warehouse building. The redevelopment was subject to an
24 NROGO allocation of 2,154 SF of floor area. Development Order #15-03 was recorded in the
25 official records of Monroe County on January 23, 2004.
26

27 On July, 12, 2004, Building Permit #031-5306 was issued for replacement of the existing
28 1,246 SF building with a 3,400 SF light industrial building with 680 SF of decking and 340
29 SF of walkway. The certificate of occupancy for this redevelopment was issued on August
30 25, 2010.
31

32 On January 29, 2013 the Development Review Committee (DRC) reviewed a request by the
33 applicant for an amendment to the site's minor conditional use permit in order to construct a
34 new second story within the existing 3,400 SF, one-story building. The additional floor area
35 would be utilized for residential use, in the form of four new, deed-restricted affordable
36 dwelling units. The first floor of the building would remain utilized for warehouse and office
37 use. During the DRC meeting, among other issues discussed, it was determined that the
38 proposed development would need a 4' variance to the required 10' side yard setback along
39 the eastern property line in order to accommodate the stairway providing access to the
40 proposed second-story residential units. The amendment to the minor conditional use permit
41 cannot be issued until the required variance has been approved, and all other issues discussed
42 at the DRC meeting are resolved.
43

44 II BACKGROUND INFORMATION:
45

46 A. Size of Site: 12,500 SF (0.287 acres)

- 1 B. Land Use District: Mixed Use (MU)
- 2 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
- 3 D. Tier Designation: Tier 3
- 4 E. Existing Use: Light Industrial
- 5 F. Existing Vegetation / Habitat: Scarified
- 6 G. Community Character of Immediate Vicinity: Mixed use consisting of light industrial,
- 7 commercial office, and residential
- 8 H. Flood Zone: AE-EL 8

9

10 **III REVIEW OF APPLICATION:**

11

12 As set forth in MCC §130-186, the required non-shoreline setbacks in the MU land use

13 district are as follows: Front yard – 15’; Rear yard – 10’; and Side yard – 10’ / 15’ (where 10’

14 is the required side yard for one side and 15’ is the minimum combined total of both side

15 yards).

16

17 The subject property measures 100’ by 125’, and is located on the northern side of 2nd

18 Avenue. The property has a required 15’ front yard setback along 2nd Avenue, a required 10’

19 rear yard setback along the northern property line, a required 5’ side yard setback along the

20 western property line, and a required 10’ side yard setback along the eastern property line.

21

22 As shown on the boundary survey by J. Lynn O’Flynn, Inc., dated March 27, 2013, the site is

23 currently developed in compliance with all required setbacks.

24

25 As shown on the proposed site plan by James C. Reynolds, dated, signed and sealed March 4,

26 2013, the proposed stairway would extend 4’ into the required 10’ side yard setback on the

27 eastern side of the property. The stairway would connect to a second floor balcony running

28 along the back of the building, providing primary access to each of the four proposed

29 affordable dwelling units. The rear balcony would comply with rear yard setback

30 requirements.

31

32 *Pursuant to MCC §102-187, the Planning Commission may grant a variance if the applicant*

33 *demonstrates that all of the following standards are met:*

34

35 *A. The applicant demonstrates a showing of good and sufficient cause:*

36

37 The applicant is requesting a setback variance for the purpose of constructing a stairway

38 to provide primary access to four proposed affordable dwelling units on the second floor

39 of the existing building. For security reasons, the stairway cannot be located within the

40 existing ground floor commercial building, and there are not any reasonable alternatives

41 for providing separate access to these dwelling units within the as-of-right buildable area

42 of the site. Therefore, the applicant demonstrates a showing of good and sufficient cause.

43

44 *B. Failure to grant the variance would result in exceptional hardship to the applicant:*

45

1 The applicant is not proposing to expand the footprint of the existing building. The
2 requested variance is only for a stairway to provide access to proposed affordable
3 dwelling units. Without the requested variance, the applicant will be unable to develop
4 these affordable housing units. The proposed affordable units are supported by the
5 Monroe County Year 2010 Comprehensive Plan and the *Master Plan for the Future*
6 *Development of Stock Island & Key Haven*. Therefore, failure to grant the variance
7 would result in exceptional hardship to the applicant.
8

- 9 C. *Granting the variance will not result in increased public expenses, create a threat to*
10 *public health and safety, create a public nuisance, or cause fraud or victimization of the*
11 *public:*
12

13 The proposed stairway would be separated from the neighboring property by an existing
14 fence and is set back significantly from 2nd Avenue (over 60 feet). Therefore, assuming
15 an adjacent property owner does not provide a valid objection to this application, granting
16 the variance will not result in increased public expenses, create a threat to public health
17 and safety, create a public nuisance, or cause fraud or victimization of the public.
18

19 Note: staff will review all comments from surrounding property owners following
20 notification of the application (which occurs after the date of this staff report) and at the
21 public hearing. Valid objections from surrounding property owners may lead the
22 Planning and Environmental Resources Department to reevaluate its recommendation.
23

- 24 D. *The property has unique or peculiar circumstances, which apply to this property, but*
25 *which do not apply to other properties in the same zoning district:*
26

27 The property is currently developed with a 3,400 SF, one-story warehouse-style building.
28 The applicant desires to construct a new second story within the existing building to be
29 utilized for residential use, in the form of four new, deed-restricted affordable dwelling
30 units. The requested variance for the access stairway is necessary to accomplish this
31 development. The Board of County Commissioners has shown support for affordable
32 housing as well as the Monroe County Year 2010 Comprehensive Plan and the *Master*
33 *Plan for the Future Development of Stock Island & Key Haven*. Not many properties in
34 the MU district have the ability to provide affordable housing as encouraged by the
35 Comprehensive Plan.
36

37 Staff believes that due to the opportunity to add a second floor within the existing
38 building and the desire of the applicant to provide affordable housing, the property does
39 have a unique or peculiar circumstance that many properties in the MU district do not
40 share.
41

- 42 E. *Granting the variance will not give the applicant any special privilege denied other*
43 *properties in the immediate neighborhood in terms of the provisions of this chapter or*
44 *established development patterns:*
45

1 Staff has researched Planning Commission variances in the immediate area and was able
2 to find only one waiver since 1999 which was for an air conditioning unit located in a
3 required setback (Planning Commission Resolution #P52-04). Therefore, staff has found
4 that the granting of the variance would not give the applicant special privileges denied to
5 other properties in the immediate vicinity.
6

7 *F. Granting the variance is not based on disabilities, handicaps or health of the applicant or*
8 *members of his family:*
9

10 Staff has no knowledge that the variance would be based on disabilities, handicaps or
11 health of the applicant or members of his family.
12

13 *G. Granting the variance is not based on the domestic difficulties of the applicant or his*
14 *family:*
15

16 Staff has no knowledge that the variance would be based on the domestic difficulties of
17 the applicant or his family.
18

19 *H. The variance is the minimum necessary to provide relief to the applicant:*
20

21 The existing building was constructed right at the 10' side yard setback along the eastern
22 property line. The site plan submitted with the variance application shows the stairway
23 having a width of 4'. Therefore, the applicant is requesting the minimum necessary to
24 provide relief.
25

26 **IV RECOMMENDATION:**
27

28 Staff recommends APPROVAL to the Planning Commission for a variance of 4' from the
29 required 10' side yard setback along the eastern property line in order to construct a stairway
30 for access to four proposed second story affordable dwelling units within the existing
31 building with the following conditions (if necessary, following the consideration of public
32 input, staff reserves the right to modify the following conditions or request additional
33 conditions):
34

- 35 1. This variance is based on the design and location of the stairway as shown on the
36 proposed site plan (Sheet 1 of 1) submitted with the variance application, drawn by James
37 C. Reynolds, Reynolds Engineering Services, Inc., dated, signed and sealed March 4,
38 2013. All work including structural requirements shall be done within the footprint
39 shown on the submitted site plan. Work not specified or alterations to the site plan may
40 not be carried out without additional Planning & Environmental Resources Department
41 approval.
42
- 43 2. This variance is only for a stairway providing access to second floor affordable dwelling
44 units. In the event the proposed affordable dwelling units are not approved and/or built,
45 this variance becomes null and void.
46

- 1 3. This variance does not waive the required side yard setback for any future structures.
- 2
- 3 4. The applicant shall apply for and receive a building permit(s) for the stairway.
- 4
- 5 5. Prior to issuance of a building permit, a revised site plan shall be submitted noting the
- 6 correct setbacks under the project statistics.
- 7

8 V PLANS REVIEWED:

- 9
- 10 1. Site Plan (Sheet 1 of 1) by James C. Reynolds, Reynolds Engineering Services, Inc.,
- 11 dated March 4, 2013.
- 12 2. Boundary Survey by J. Lynn O'Flynn, Inc., dated March 27, 2013

File #: **2013-043**

Owner's Name: Roberts, Charles F.
Curry, Leo M. III T/C

Applicant: Roberts/Curry
aka Total Temperature Control

Agent: N/A

Type of Application: Variance-PC

Key: Stock Island

RE: 00125380-000100

Additional Information added to File 2013-043

County of Monroe
Growth Management Division

Planning & Environmental Resources
Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners
Mayor Heather Carruthers, Dist. 3
Mayor Pro Tem David Rice, Dist. 4
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 4.01.13

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Variance - PC
Type of application

Roberts/Curry to the Monroe County Planning Department.
Project / Name

Thank you.

Sail Creech

Planning Staff

✓ 5514 STOCK ISLAND LLC
✓ 2903 HARRIS AVE
KEY WEST, FL 33040

✓ AMERIGAS EAGLE PROPANE LP
✓ PO BOX 798
VALLEY FORGE, PA 19482-9908

✓ ARCHER JOHN S LIVING TRUST 06/16/08
✓ C/O HUGHES MICHELE E
1101 60TH ST S
GULFPORT, FL 33707

✓ COOPER JAMES ROBERT AND NANCY S
✓ 22 AMARYLLIS DR
KEY WEST, FL 33040-6204

✓ COTTON OF KEY WEST LIMITED
✓ PARTNERSHIP THE
PO BOX 2652
KEY WEST, FL 33045-2652

✓ CREATIVE CHOICE HOMES XXVI LTD
✓ 8895 N MILITARY TRL STE 101B
WEST PALM BEACH, FL 33410-6259

✓ DE MARCO PIERGIORGIO DECLARATION
✓ OF TR DTD 6/4/99
12824 VALEWOOD DR
NAPLES, FL 34119-8501

✓ HENSON STEVE R AND DEBORAH A
✓ 1415 ATLANTIC BLVD
KEY WEST, FL 33040

✓ KEY WEST TRAILERS LLC
✓ 1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801-3399

✓ KWT LLC
✓ 1000 MARKET ST
PORTSMOUTH, NH 3801

✓ OVIDE KARTHRYN ANN
✓ 3619 EAGLE AVE
KEY WEST, FL 33040

✓ REFRESHMENT SERVICES INC
✓ 3400 SOLAR AVE
SPRINGFIELD, IL 62707-5713

✓ RIESI PIZZA LLC
✓ 1025 SANDYS WAY
KEY WEST, FL 33040

✓ ROBERTS CHARLES F
✓ 5585 2ND AVE
KEY WEST, FL 33040-5945

✓ SLOANS LANDING LLC
✓ 201 FRONT ST STE 224
KEY WEST, FL 33040

✓ SUNSET PARTY CAT INC
✓ 6300 3RD ST
KEY WEST, FL 33040

✓ SWIFT EDWIN O
✓ 201 FRONT ST STE 224
KEY WEST, FL 33040-8348

✓ TELCOM SYSTEMS LTD
✓ 450 NE 1ST RD
HOMESTEAD, FL 33030

✓ WSMP SOUTHEAST COLORADO LP
✓ PO BOX U
COLUMBIA, MO 65205

✓ ZILKO MILDRED
✓ 117 YALE ST
ROSLYN HEIGHTS, NY 11577-2429

Verified by GC 4.01.13

End of Additional File 2013-043

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT RECEIVED



APR - 1 2013
MONROE CO. PLANNING DEPT

Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Planning Commission Variance Application Fee: \$1,608.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

54.00

Date of Submittal: 3 / 28 / 13
Month Day Year

Property Owner:

Charles F. Roberts : Leo M. Curry III
Name

Agent (if applicable):

Name

5585 2nd Ave Key West FL 33040
Mailing Address (Street, City, State, Zip Code)

Mailing Address (Street, City, State, Zip Code)

305-296-7634
Daytime Phone

Daytime Phone

totaltemp@a@bellsouth.net
Email Address

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Pt SQR 41 Stock Island Maloney
Block Lot Subdivision

Stock Island
Key

00125380-000100
Real Estate (RE) Number

1159514
Alternate Key Number

5585 2nd Ave Key West FL 33040
Street Address (Street, City, State, Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Mixed Use

Present Land Use of the Property: office light industrial

Total Land Area: 12500sqft

Please provide the standard required by the land development regulations: Side yard set back 10 feet
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Side yard set back 6 feet
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

1) The applicant shall demonstrate a showing of good and sufficient cause:

Egress Stairs are necessary within the side yard setback to provide access to the proposed apartments in the existing space within the structure above the warehouse

2) Failure to grant the variance would result in exceptional hardship to the applicant:

yes. Development of the affordable housing apartments above the warehouse cannot be achieved without the variance.

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

yes, those issues will not occur as a result of the variance

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

yes, the manner in which the building was constructed will not allow access for the apartments without a variance

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

yes, Granting the variance will not give the applicant any special privilege denied other properties in the neighborhood.

APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

Granting the variance is not based on disabilities, health, or handicaps to the applicant or his family.

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

Granting the variance is not based on domestic difficulties of the applicant or his family.

- 8) The variance is the minimum necessary to provide relief to the applicant:

The variance is the minimum necessary to provide relief to the applicant

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Complete variance application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map; on site plan
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Land use district of site and any adjacent land use districts;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Type of ground cover (i.e. concrete, asphalt, grass, rock);
 - Adjacent roadways;
 - Setbacks as required by the land development regulations;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

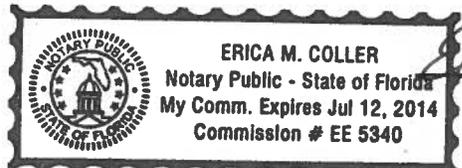
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 3/19/2013

Sworn before me this 19th day of March, 2013



Erica M Coller
Notary Public
My Commission Expires
July 12, 2014

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

COUNTY OF MONROE
CERTIFICATE OF OCCUPANCY

OWNER: ROBERTS CHARLES F & CURRY LEO

PERMIT NUMBER: 03105306

THIS IS TO CERTIFY THAT THE BUILDING LOCATED AT:

5585 SECOND AVENUE, MALONEY SUB, STOCK ISLAND
RE NUMBER:00125380000100

FOR WHICH PERMIT HAS HERETOFORE BEEN ISSUED, HAS BEEN COMPLETED ACCORDING TO PLANS AND SPECIFICATIONS FILED IN THE OFFICE OF THE MONROE COUNTY BUILDING DEPARTMENT, AND THAT THE PROPOSED USE OF THE BUILDING, TO WIT, AS A: ADDITION-COMMERCIAL COMPLIES WITH ALL THE BUILDING AND HEALTH LAWS AND ORDINANCES OF MONROE COUNTY AND IS APPROVED FOR THIS USE.

THE FOLLOWING INSPECTIONS HAVE BEEN MADE AND APPROVED:

A/C DUCTWORK	AUGERS
CERTIFICATE OF ELEVATION	COLUMN
ELECTRICAL - SLAB ROUGH	FILL
FINAL A/C	FINAL BUILDING
FINAL ELECTRIC	FINAL LANDSCAPING
FINAL PLUMBING	FINAL ROOF
FIREMARSHAL APPROVAL	FRAMING
GRADE BEAM/SLAB	GROUND ROUGH PLUMBING
GROUND SLAB	NOTICE OF COMMENCEMENT RCRD
PLANNER FINAL	ROUGH ELECTRIC - TOTAL
ROUGH PLUMBING - TOTAL	SEWER CONNECTION
WINDOWS	

THIS IS PROJECT WAS SUBJECT TO "NROGO"
AND APPROVED UNDER A "MINOR CONDITIONAL
USE DEVELOPMENT ORDER #15-03.

OCCUPANCY OF BUILDING IS "WAREHOUSE"

DATED: 08/25/2010

CERTIFICATE NUMBER:

1141321


BUILDING OFFICIAL


BUILDING INSPECTOR

Paul Tugwell
PLUMBING INSPECTOR

Walter Jenkins
ELECTRICAL INSPECTOR

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

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

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1159514 Parcel ID: 00125380-000100

Ownership Details

Mailing Address:
 ROBERTS CHARLES F
 5585 2ND AVE
 KEY WEST, FL 33040-5945

All Owners:
 CURRY LEO M III T/C, ROBERTS CHARLES F

Property Details

PC Code: 25 - REPAIR SERV SHOP (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5585 2ND AVE SOUTH STOCK ISLAND
Legal Description: PT SQR 41 STOCK ISLAND MALONEY SUB PB1-55 OR560-631 OR608-7 OR650-519 OR835-2234 OR862-1037 OR919-2102 OR921-1681C OR939-505 OR988-211/212 OR1041-329/330 OR1353-1252/53

Click Map Image to open interactive viewer

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	125	12,500.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1296
Year Built: 2005

Building 1 Details

Building Type	Condition G	Quality Grade 300
Effective Age 7	Perimeter 194	Depreciation % 8
Year Built 2005	Special Arch 0	Grnd Floor Area 1,296
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type GABLE/HIP
Heat 1
Heat Src 1

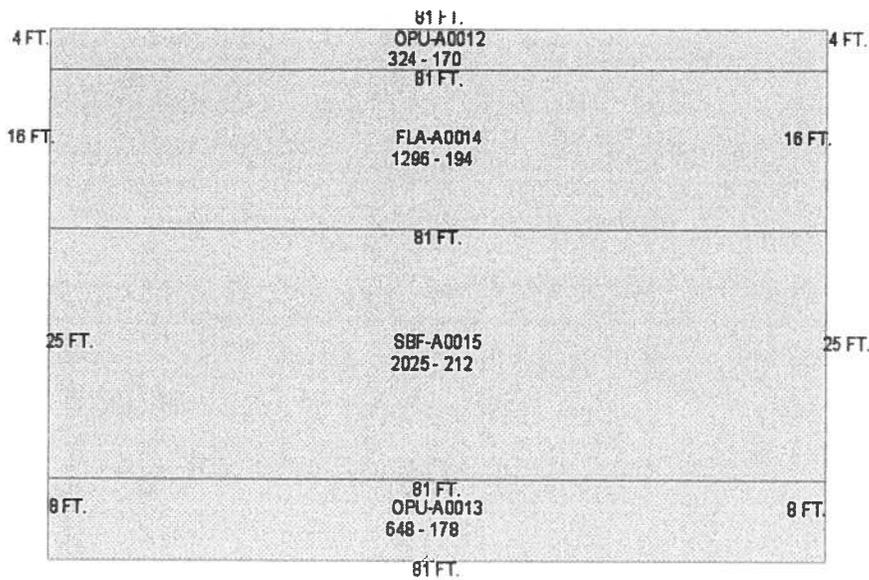
Roof Cover METAL
Heat 2
Heat Src 2

Foundation CONCRETE SLAB
Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPU	8:METAL/ALUM	1	2005				324
2	OPU	8:METAL/ALUM	1	2005				648
3	FLA	8:METAL/ALUM	1	2005	Y			1,296
4	SBF	8:METAL/ALUM	1	2005	N			2,025

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	WAREHOUSE/MARINA D	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %

3180	METAL SIDING	100
------	--------------	-----

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	700 SF	100	7	1969	1970	2	30
2	CL2:CH LINK FENCE	1,350 SF	225	6	1969	1970	2	30

Appraiser Notes

"TOTAL TEMPERATURE CONTROL" 305-296-7634 BILL RYAN BAILBONDS PLOWMAN APPLAINCE'S REMOVED THE LANDVALUE OVERRIDE FOR THE 1999 TAX ROLL. DISCOVERED THE BUILDING AND THE MISCELLANEOUS IMPROVEMENTS FOR THE FIRST TIME FOR THE 1999 TAX ROLL. 005/039 2001-03-22 MADE NO VALUE CHANGES ATER THE NBHD CHECK FOR THE 2001 TAX ROLL.. DUG

RE: 12540 COMBINED PER OWNERS REQUEST 7-28-89 JMH

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-5306	07/12/2004	12/30/2005	150,000		ADDITION-COMERCIAL

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
2012	136,152	1,640	350,000	487,792	487,792	0	487,792
2011	139,112	1,640	350,000	490,752	478,458	0	490,752
2010	139,112	1,640	294,210	434,962	434,962	0	434,962
2009	142,071	1,640	600,000	743,711	573,838	0	743,711
2008	145,031	1,640	375,000	521,671	521,671	0	521,671
2007	124,515	1,582	500,000	626,097	626,097	0	626,097
2006	125,786	1,582	459,376	586,744	586,744	0	586,744
2005	57,977	20,846	250,000	328,823	328,823	0	328,823
2004	57,969	21,221	125,000	204,190	204,190	0	204,190
2003	57,969	21,595	125,000	204,564	204,564	0	204,564
2002	57,969	21,969	125,000	204,938	204,938	0	204,938
2001	57,969	22,344	87,500	167,813	167,813	0	167,813
2000	56,406	12,191	87,500	156,097	156,097	0	156,097
1999	56,406	12,485	81,250	150,141	150,141	0	150,141
1998	0	0	66,250	39,750	39,750	0	39,750
1997	0	0	66,250	39,750	39,750	0	39,750

1996	0	0	66,250	39,750	39,750	0	39,750
1995	0	0	66,250	66,250	66,250	0	66,250
1994	0	0	66,250	66,250	66,250	0	66,250
1993	0	0	66,250	66,250	66,250	0	66,250
1992	0	0	66,250	66,250	66,250	0	66,250
1991	0	0	66,250	66,250	66,250	0	66,250
1990	0	0	45,000	45,000	45,000	0	45,000
1989	0	0	45,000	45,000	45,000	0	45,000
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	87,500	87,500	87,500	0	87,500
1984	0	0	18,750	18,750	18,750	0	18,750
1983	0	0	18,750	18,750	18,750	0	18,750
1982	0	0	12,500	12,500	12,500	0	12,500

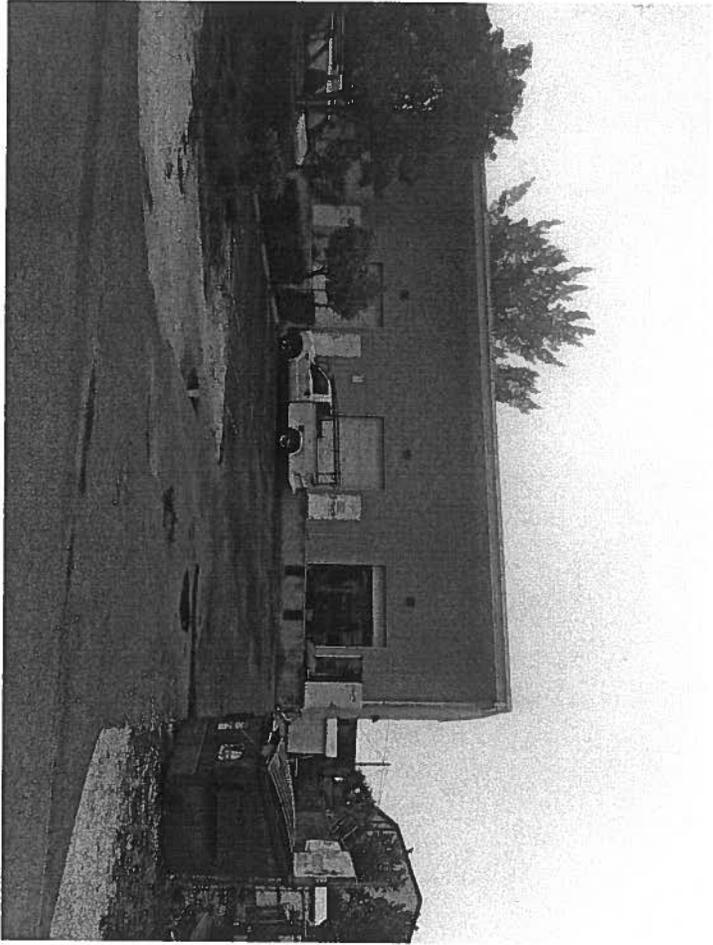
Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

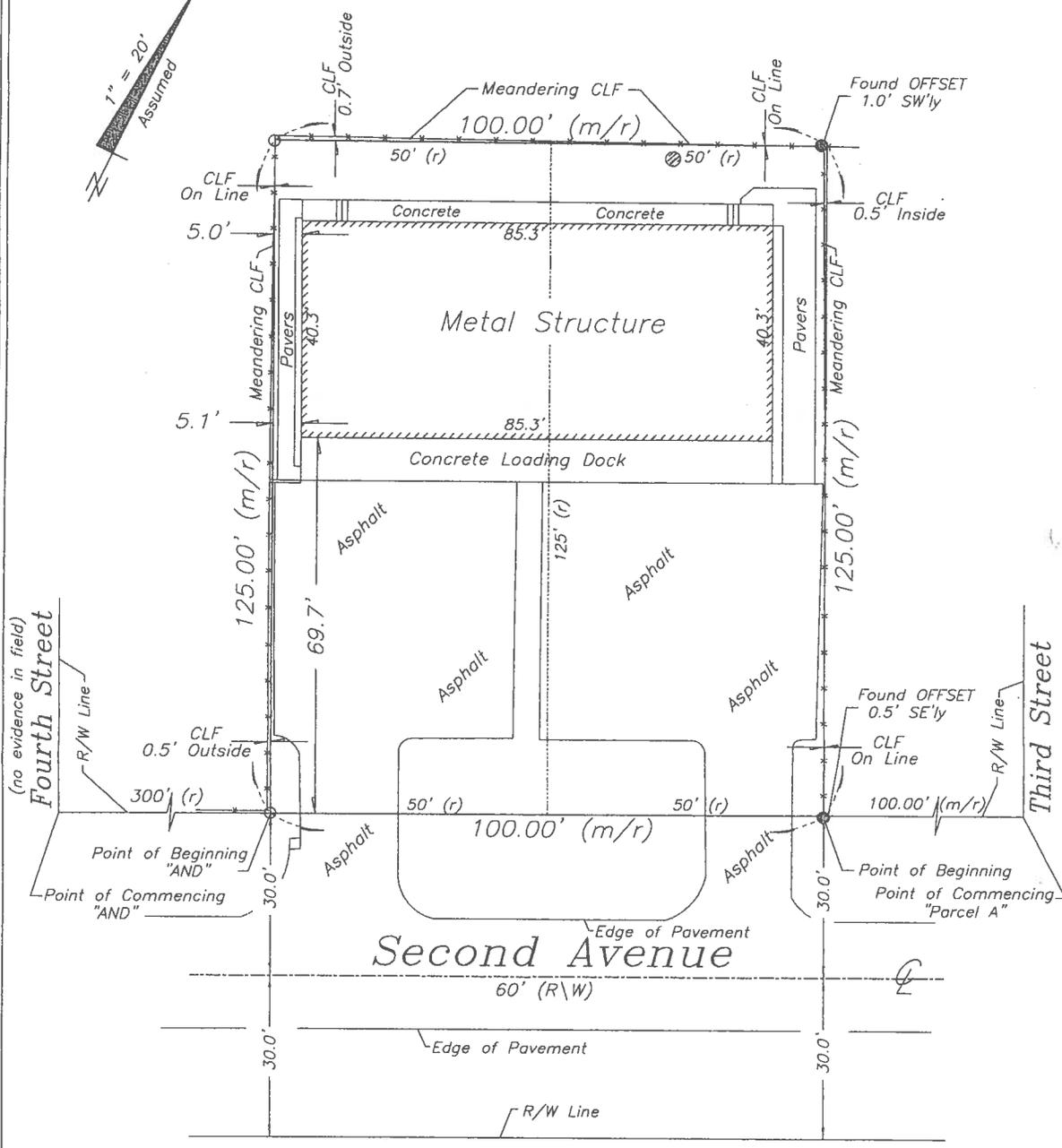
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/1/1995	1353 / 1252	160,000	<u>WD</u>	<u>U</u>
2/1/1988	1041 / 329	1	<u>WD</u>	<u>M</u>
9/1/1986	988 / 211	1	<u>WD</u>	<u>M</u>
8/1/1984	919 / 2102	50,000	<u>WD</u>	<u>Q</u>
9/1/1982	862 / 1037	15,000	<u>WD</u>	<u>Q</u>

This page has been visited 252,427 times.

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



Boundary Survey Map of part of Block 4 I,
McDonald's Subdivision, Stock Island, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

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Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Block 41,
McDonald's Subdivision, Stock Island, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 5585 Second Avenue, Stock Island, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 27, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

The parcel of land herein described is located on STOCK ISLAND, Monroe County, Florida, and is part of Block 41 according to McDONALD'S 1906 SURVEY of Part of Stock Island, recorded in Plat Book 1 at Page 55, Monroe County Official Records, and is more particularly described as follows: BEGIN at the Southeast corner of said Block 41 and run thence West along the North line of SECOND AVENUE a distance of One Hundred (100) feet to a point which is the POINT OF BEGINNING; run thence at right angles Northerly a distance of One Hundred Twenty-Five (125) feet to a point; run thence at right angles and Westerly a distance of Fifty (50) feet to a point; run thence at right angles and Southerly a distance of One Hundred Twenty-Five (125) feet to a point on the North line of SECOND AVENUE; run thence Easterly along the Northerly line of SECOND AVENUE a distance of Fifty (50) feet back to the POINT OF BEGINNING.

AND:

A parcel of land on STOCK ISLAND, Monroe County, Florida, and being a part of Block 41 of McDONALD'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida, and being described as follows: COMMENCING at the Southwest corner of the said Block 41, and run thence Easterly along the Southerly boundary of the said Block 41 for a distance of Three Hundred (300) feet to the POINT OF BEGINNING of the Parcel of land being described herein; thence continue Easterly along the Southerly boundary of the said Block 41 for a distance of Fifty (50) feet; thence run at right angles and Northerly for a distance of One Hundred Twenty-Five (125) feet; thence run at right angles and Westerly for a distance of Fifty (50) feet; thence run at right angles and southerly for a distance of One Hundred Twenty-Five (125) feet back to the POINT OF BEGINNING.

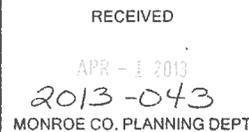
BOUNDARY SURVEY FOR: Charles F. Roberts;

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

March 27, 2013



Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8288

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

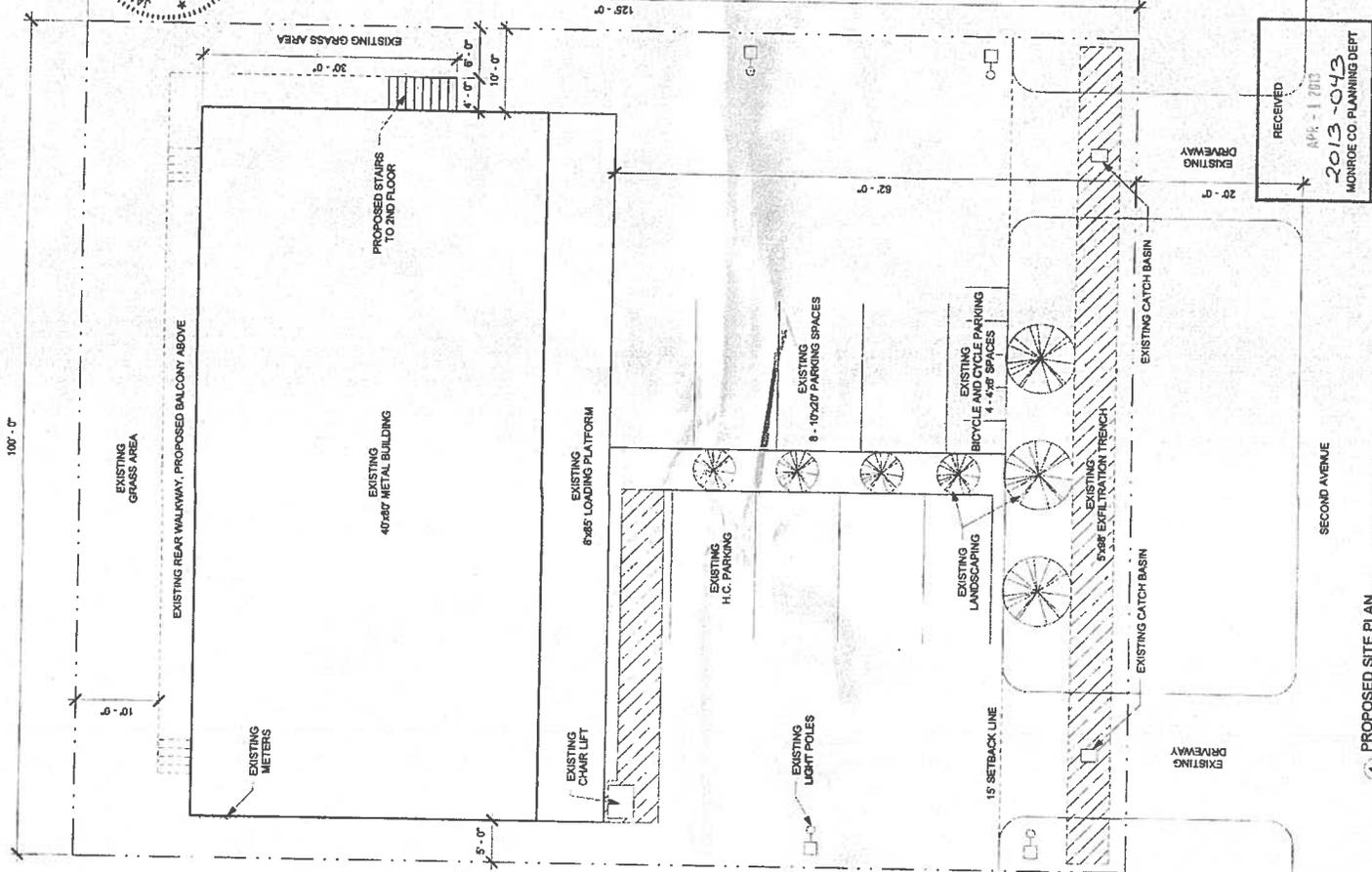


SITE LOCATION MAP
NOT TO SCALE

PROJECT STATISTICS:

ADDRESS: 5585 2ND AVENUE
KEY WEST, FL 33040
REAL ESTATE NO.: 00123380-000100

CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
MU (MIXED USE)			
FLOOD ZONE			
AE B			
SIZE OF SITE			
12,500 SF			
HEIGHT			
35'-0"	30'-0"	N/A	NONE
SETBACK 1: FRONT	62'-0"	N/A	NONE
SETBACK 2: STREET SIDE SETBACK	10'-0"	6'-0"	4'-0"
SETBACK 3: SIDE SETBACK	10'-0"	N/A	NONE
SETBACK 4: REAR SETBACK	34% (4,420 SF)	36% (4,432 SF)	NONE
BUILDING COVERAGE			
40%			



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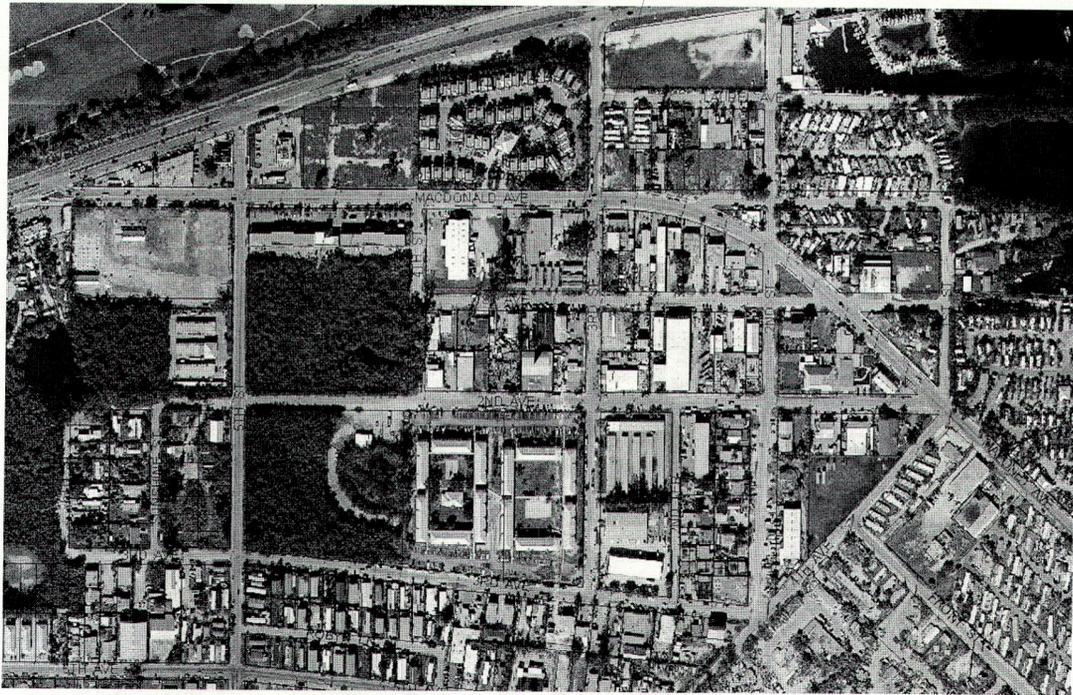
PROPOSED SITE PLAN
1" = 10'-0"

TOTAL TEMP, INC.
5585 2ND AVENUE
KEY WEST, FL 33040



JAMES G. REYNOLDS
MECHANICAL ENGINEERING
ONE SOUTH PALM BLVD., SUITE 207
KEY WEST, FL 33040
PHONE: 305.344.0887
FAX: 305.344.0887

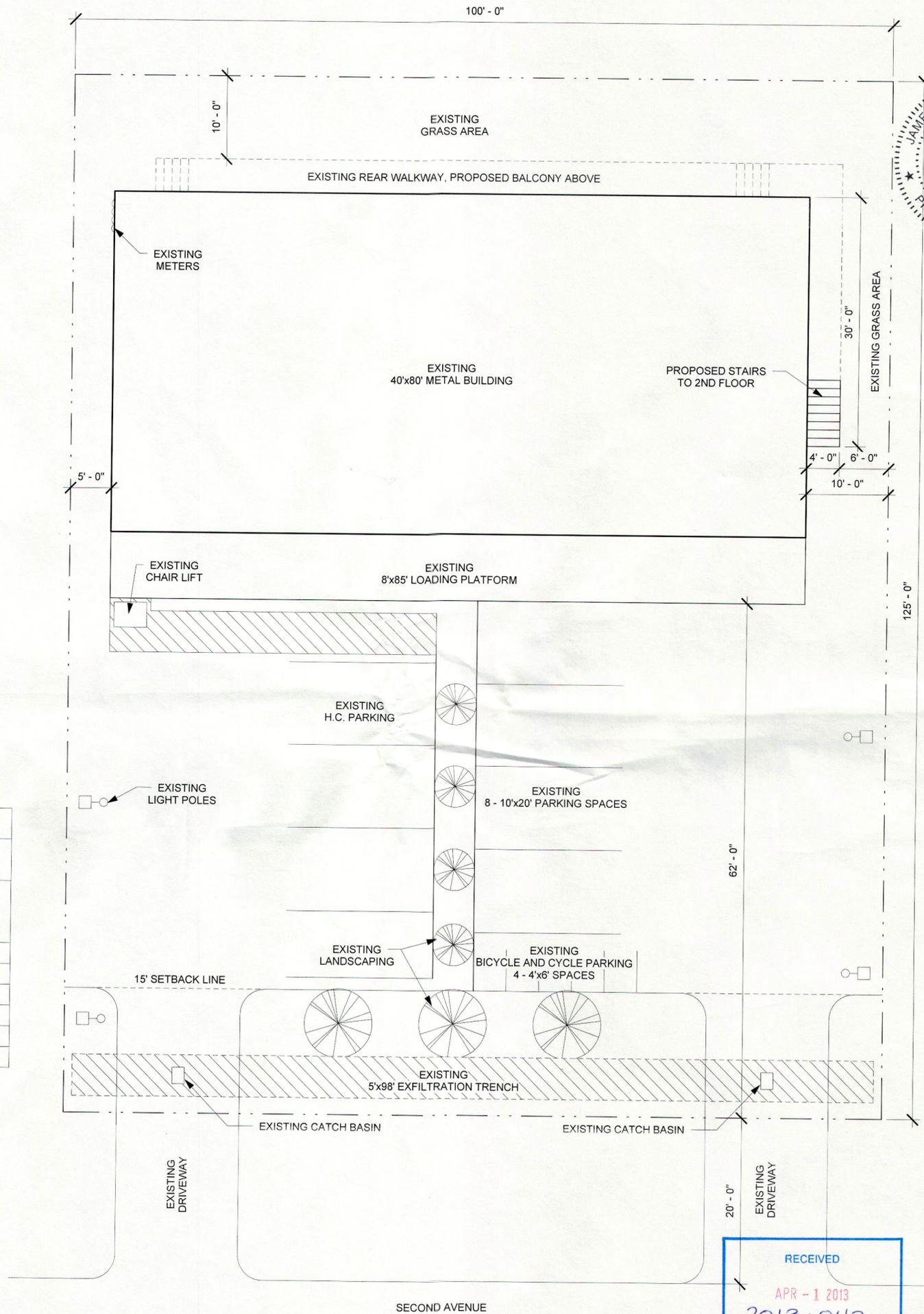
Drawn By: [Blank] Checked By: [Blank]
Project No.: [Blank] Scale: [Blank]
AutoCad File No.: [Blank]
Title: **SITE PLAN**
Sheet Number: **1 of 1**
Date: MAR 4, 2013



SITE LOCATION MAP
NOT TO SCALE

PROJECT STATISTICS:

ADDRESS: 5585 2ND AVENUE KEY WEST, FL 33040. REAL ESTATE NO.: 00125380-000100	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	MU (MIXED USE)			
FLOOD ZONE	AE 8			
SIZE OF SITE	12,500 SF			
HEIGHT	35'-0"	30'-0"	N/A	NONE
SETBACK 1: FRONT	25'-0"	62'-0"	N/A	NONE
SETBACK 2: STREET SIDE SETBACK	20'-0"	62'-0"	N/A	NONE
SETBACK 3: SIDE SETBACK	20'-0"	10'-0"	6'-0"	4'-0"
SETBACK 4: REAR SETBACK	35'-0" (ABUTTING AN ALLEY)	10'-0"	N/A	NONE
BUILDING COVERAGE	40%	34% (4,420 SF)	36% (4,452 SF)	NONE



TOTAL TEMP, INC.
5585 2ND AVENUE
KEY WEST, FL 33040

REYNOLDS ENGINEERING SERVICES, INC.
Cert. of Auth. No. 26597
22330 LaFlite Drive
Cudjoe Key, FL 33042
phone: 305-384-5987
info@reynoldsenr.com

JAMES C. REYNOLDS
LICENSE
No. 46685
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JAMES C. REYNOLDS
PE # 46685

Drawn By: LWL
Checked by: JCR
Project No.:
Scale: SEE DWGS
AutoCad File No.:

Title:
SITE PLAN

Sheet Number:

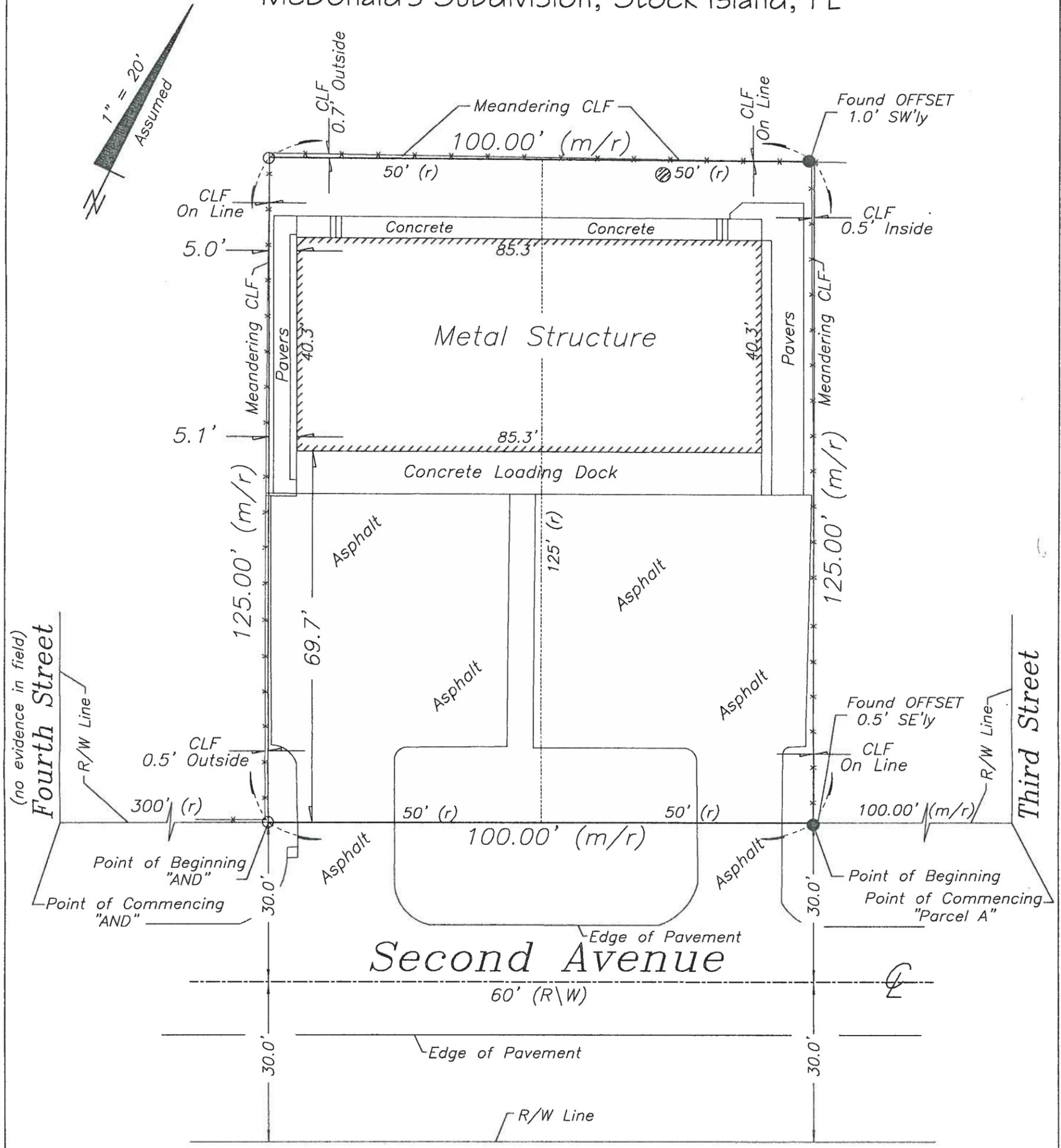
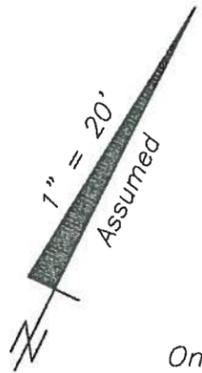
1 of 1

Date: MAR 4, 2013

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1 PROPOSED SITE PLAN
1" = 10'-0"

Boundary Survey Map of part of Block 41, McDonald's Subdivision, Stock Island, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
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Professional Surveyor & Mapper
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(305) 296-7422 FAX (305) 296-2244

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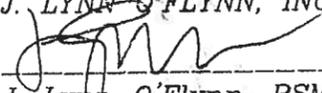
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BOUNDARY SURVEY FOR: Charles F. Roberts;

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
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