

**APPLICATION FOR CAPITAL PROJECT FUNDING**

**This application is to request funding from the following District:**

- District I:** Key West – (shall encompass the city limits of Key West)
- District II:** Lower Keys – (from city limits of Key West to west end of Seven Mile Bridge)
- District III:** Marathon – (from west end of Seven Mile Bridge to Long Key Bridge)
- District IV:** Islamorada – (between Long Key Bridge and Mile Marker 90.939)
- District V:** Key Largo – (from Mile Marker 90.940 to the Dade/Monroe County Line and any portions of mainland Monroe County)

**APPLICANT ORGANIZATION:** Monroe County Board of County Commissioners  
(Registered business name EXACTLY as it appears on [www.sunbiz.org](http://www.sunbiz.org). **Attach as Exhibit A**)

**Type of Applicant:**             Non-Profit             Governmental Entity

**Project Title:**            West Martello HVAC and Electrical Upgrade - Supplemental

**FEDERAL EMPLOYER’S IDENTIFICATION NUMBER OF APPLICANT’S ORGANIZATION**  
**59-6000749**

**DESIGNATED PROJECT CONTACT PERSON:**

Please provide a contact for general correspondence for this project. The person listed below should be able to accept responsibility for receipt of information including agreement and reimbursement information.

Name and Title:            Cary Vick, Interim Director Project Management  
Telephone/Mobile Number: 305-504-3119  
Email Address:            Vick-Cary@MonroeCounty-FL.gov  
Address:                    1100 Simonton Street, Suite 2-216  
                                      Key West, FL 33040

**Website for Facility:**            www.keywestgardenclub.com

**LOCATION OR ADDRESS OF PROJECT:** Provide physical (postal service) address, RE# and legal description (lot, block, subdivision) and attach map.

1100 Atlantic Blvd., Key West, FL 33040  
RE#00058800-000000  
KW PT TR 27 RR-342/343 W-G33-276/280

**WHICH OF THE FOLLOWING APPLIES TO YOUR FACILITY?**

- Publicly owned and operated     Owned and operated by a non-profit organization
- Publicly owned and operated by a non-profit organization

**WHICH OF THE FOLLOWING BEST DESCRIBES YOUR FACILITY?**

- Convention Center     Sports Stadium     Sports Arena     Coliseum
- Auditorium     Aquarium     Museum     Zoological Park
- Nature Center     Fishing Pier     \*Beach or Beach Park Facility, channel, estuary or lagoon
- Public Facilities in accordance with conditions set forth in F.S. 125.0104(5)(a)(6)

**WHICH OF THE FOLLOWING APPLIES TO YOUR PROJECT?**

- Acquire     Construct     Extend     Enlarge     Remodel
- Repair     Improve

**\*IF YOU CHECKED THE BOX FOR BEACH OR BEACH PARK FACILITY, WHICH OF THE FOLLOWING APPLIES:**

- Improve     Renourishment     Restoration     Erosion Control
- Maintenance     Construct     Repair

If the TDC/County requires a Conservation Easement Deed or mortgage note requiring repayment of TDC monies in the event of transfer of ownership or change in use of the premises, would you be agreeable to executing same?

- Yes     No

**CODE ENFORCEMENT:** Does your organization/property have any outstanding code violations and/or fines/costs or liens? (please note that pursuant to Section 2-25(e), Monroe County Code, organizations with outstanding code compliance fines are not eligible to receive grants or contracts from the county until such time as the fines are resolved through payment or settlement).  Yes  No. If you have answered yes, please explain below:

Please only complete the section of page 12 or 13 which corresponds to your type of application  
Please refer to information on page 8 regarding total project cost prior to filling out these sections

**Non-Profit Organizations**

Payment may be up to one hundred percent (100%) reimbursement of the total cost of each segment of the project, subject to the maximum reimbursement amount of expenditures for each segment (if the project work is segmented) as set forth in the agreement. Applicant must be prepared to pay the entire cost of each segment of work in advance of seeking the up to one hundred percent (100%). For purposes of this application no more than fifty percent (50%) of out of pocket cost for non-profits shall be of in-kind services and materials, and no in-kind services shall be reimbursed. If the TDC Funds Requested are allocated at less than 100% of the total project cost, only then may the organization request to allow additional in-kind services after submission of the application, which must be entered into the final agreement. The project may be broken down into 2 or 3 segments. When one segment is completed, reimbursement of the TDC portion of that completed segment cost can be applied for through the TDC. For acquisition of property, see importation information on page 6.

Total Project Cost:	TDC Funds Requested: (up to 100% of Total Project Cost)	Organizations' Out of Pocket Cost: (Total Project Cost less TDC Funds Requested)	Confirmed In-Kind Services: (Up to 50% of Out of Pocket Cost)	Confirmed/Available Hard Dollar Funds: (Total Project Cost Less In-Kind Services)	Organizations' Financial Investment: (Out of Pocket Cost Less In-Kind Services)
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

In the space below list all in-kind services and goods and their values. These values are subject to negotiation with the TDC/County Please refer to page 5 of this application.

**Governmental Entities**

Payment may be up to one hundred (100%) reimbursement of the total cost of each segment of the project, subject to the cap on expenditures for that segment as set forth in the agreement. Applicant must be prepared to pay the entire cost of each segment in advance of seeking up to 100% reimbursement. The project may be broken down into 2 or 3 segments. For acquisition of property see important information on page 6.

Total Project Cost:	TDC Funds Requested: (Up to 100% of total Project Cost)	Governmental Agency's Out of Pocket Cost: (Total Project Cost less TDC Funds Requested)	I have highlighted the line item(s) in the budget for this specific project. Enclose portion of line item budget as proof of funding for <b>Exhibit B</b> <input type="checkbox"/>
\$125,000	\$125,000	\$0	

**Public Facilities**

**Segment #1 – Study**

Payment will be 100% reimbursement of the total project cost of the study segment of the project, subject to the cap on expenditures for that segment as set forth in the agreement. Applicant must be prepared to pay the entire cost of this segment in advance of seeking reimbursement. The project may be broken down into additional segments. For acquisition of property see importation information on page 6.

Total Study Cost:	TDC Funds Requested: (up to 100% of Total Study Cost)	Governmental Agency's Out of Pocket Cost: (Total Project Cost less TDC Funds Requested)	I have highlighted the line item(s) in the budget for this specific project. Enclose portion of line item budget as proof of funding for <b>Exhibit B</b> <input type="checkbox"/>
\$ _____	\$ _____	\$ _____	

Estimated Completion date for study:

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**Segment #2 – Project**

Payment will be up to 70% reimbursement of the physical project segment, subject to the cap on expenditures for that segment as set forth in the agreement. Applicant must be prepared to pay the entire cost of each segment in advance of seeking reimbursement. The project may be broken down into additional segments. For acquisition of property see importation information on page 6.

Total Project Cost: (not including study)	TDC Funds Requested: (up to 70% of Total Project Cost)	Governmental Agency's Out of Pocket Cost: (Total Project Cost less TDC Funds Requested)	I have highlighted the line item(s) in the budget for this specific project. Enclose portion of line item budget as proof of funding for <b>Exhibit B</b> <input type="checkbox"/>
\$ _____	\$ _____	\$ _____	

TDC requires confirmation in writing that the project funds are in place at the time of this application for grant funds (see Performance Guarantee on page 4). **Enclose proof of funding as Exhibit B.**

In the space below list the specific items/services, and the estimated dollar amount for each of those items/services on which your requested TDC funds will be spent on (please do not include warranty fees, items relating to administrative, office, or retail space as part of your budget. Design may only be included for Public Facilities Category Projects):

On 7/21/2022 the TDC awarded the County \$250,000 for this project with a completion date of 9/30/24 (TDC #2888). The project was advertised in 2023 and all bids were significantly higher than this amount - the lowest bid was from SeaTech = \$337,455. Const. Admin. costs will be \$3,480, meaning there is a minimum shortfall of \$90,935. The County requested that the original \$250,000 be moved into FY25. The project will be rebid in FY25.

Given the shortfall of \$90,935 and the probable escalation since the 2023 bids, the County is requesting supplemental funding of \$125,000 in this application. This raises the total project cost to \$375,000.

The project design remains the same as originally presented for the 2022 award and consists of the following: 2 air conditioning units (mini-split with air handlers and condensers) 2 new impact rated windows, 3 new impact rated doors, framing and insulation of Gun Ports, a new 400A Electric service, and new KES utility service (overhead). This design has been submitted and approved by HARC and the City Building Dept.

1. Use:

a) Original use of structure/facility and date of construction:

Fortification - started in 1866 and continued in 1904. Seawall in 1985.

b) Present Use:

Museum / Garden Club

c) Proposed Use:

The building and grounds will continue to be used as a museum and Garden Club

d) Attach photograph of existing site as **Exhibit C.**

e) Historic designation: Indicate whether the property has been listed in the National Register, is located in a National Register district, is a locally designated historic landmark or is located in a locally designated historic district. If located within a historic district, provide the official name of the district. This information is available from the planning agency having jurisdiction over the property.

West Martello Fort is listed on the National Register of Historic Places

2. All Capital projects funded by the TDC shall be owned and operated by a governmental entity or non-profit organization. Applicant shall provide proof of property ownership, long term lease or service contracts for consideration of funding and should show sufficient expertise or financial capability to operate such facilities (**Enclose as Exhibit D**).

Ownership or other interest in property by applicant:

- a) Official records reference for ownership documentation
- b) If not owned by applicant, provide long term lease of property or service contract and provide notarized consent letter from owner for use of property as outlined in this application.

3. If proposed project calls for transfer of title of real property to County, at least two (2) current real estate appraisals and one (1) environmental assessment shall be provided (**Enclose as Exhibit E**). The TDC/County shall ascertain, prior to acceptance of any donation or prior to the purchase, that the property will pose no environmental hazard or liability for same, to County. The TDC/County must also ascertain permissible governmental interest in the transfer of title. Indicate any such proposed title transfers here:

N/A

4. This paragraph applies only to an acquisition funding request, but you will still need to complete items 5-13, whether this is a new construction or renovations, additions, or exhibits. Indicate the area of the property to be acquired in acres:

**N/A**

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In evaluating applications for acquisition funding, an important consideration is the appropriateness of the size of the site to be acquired. Determinations of the appropriateness of the site size will be made on a case-by-case basis and will depend on the characteristics for which the property is considered to be significant. Sufficient property should be acquired to assure that the historic relationship of a structure or archaeological site to its surrounding environment is preserved as applicable. However, it is important that no more property than is necessary to achieve established preservation objectives be included in the acquisition project application. As these factors are critical to favorable consideration of your grant application and will have substantial impact on the cost of the required application documentation, we encourage prospective applicants to consult with the staff of the TDC administrative office prior to initiating the required documentation.

5. Protection of Property: Indicate any type of state or federal protection currently afforded the property. It may be that more than one type may be applicable. Provide citations for applicable local protective ordinances. Include copies of property-specific restrictive legal instruments in an attachment (**Enclose as Exhibit F**). By signing and submitting this application, the proposer **warrants** that **all** restrictions are disclosed. Failure to include every restriction on the property may result in immediate termination of any agreement and demand for return of any monies paid thereunder.

The West Martello is listed on the National Register of Historic Places which, by federal law, imposes protective restrictions on the property. The County has entered into an agreement with the Division of Historical Resources (via NPS) that require protective covenants be recorded on this property. This project will comply with all applicable protections (see Exhibit F).

6. Is the property threatened by imminent destruction, deterioration or other loss which may include demolition, vacancy, severe deterioration, loss of structural integrity, encroaching development, adverse environmental conditions, vandalism, etc.? Be specific regarding the nature of immediacy of the threat. If so, describe in detail:

The doors and windows are deteriorated. Several masonry repair projects conducted in 2019 through 2022 rehabilitated and stabilized the masonry walls, which are now sound. The County was honored to receive an Award of Excellence on March 12, 2022 from the Historic Florida Keys Foundation recognizing the on-going efforts for preservation of this important historical resource.

7. a) Are there any building restrictions on the site? If so, describe. Attach copies of all recorded easement and restrictive covenants. By signing and submitting this application, the proposer **warrants** that **all** restrictions are disclosed. Failure to include **every** restriction on the property may result in immediate termination of any agreement and demand for return of any monies paid thereunder (**Enclose as Exhibit G**).

As required by the National Register, the Project will follow strict Historic Preservation standards and will foster appreciation for the history of the Florida Keys and Key West. All required local permits, including the City of Key West and Historic Architectural Review Commission (HARC), will be obtained. See response to Question 5.

b) Is the proposed project compatible with the County’s and/or the Municipality’s Concurrency Requirements under the existing and proposed Land Use Comprehensive Plan?

- Yes                       No

Describe below how you have ascertained such compatibility. Note if your description does not provide information about existing permits and/or review by the appropriate Planning Department, your application shall be rejected. Please list all permits required to complete this project.

County has made improvements to the property to maintain compliance with code regulations, uses of the building have remained unchanged for more than 20 years. The project will follow strict historic preservation standards and will foster an appreciation for Key West’s history. All required permits, as outlined by the City and HARC, will be obtained.

c) Does the site contain endangered or threatened species of flora or fauna?

- Yes                       No                      If yes, attach explanation as **Exhibit H**

d) Indicate whether or not the project will be accessible to the handicapped per Chapter 553, Part V Florida Statutes and the Americans with Disabilities Act of 1990, Public Law 101-336, as amended.

- Yes                       No                      If no, attach explanation as **Exhibit I**

e) Explain how your facility will utilize recycling within the work of your proposed project:

Historic Materials will be repurposed wherever possible.

f) Public accessibility and use: Indicate the extent to which the property is currently or will be scheduled to be open to the public each year (hours per day, days per week and weeks per year) upon project completion. Estimate the number of persons who will use or visit the completed facility annually. Explain how this estimate was derived. For archaeological projects, if the site will not be accessible to the public, estimate the number of persons annually who will be exposed to the interpretive materials and reports resulting from the project. Include details on how was your estimate was derived?

West Martello is open to the public from 9:30 am - 5:00 pm, 7 days a week all year long with the exception of Christmas and New Year's Day.  
On average, not including years impacted by the COVID pandemic, the West Martello has about 50,000 to 70,000 visitors per year. The admissions continue to increase and the break down of admissions from earlier years is as follows: 55,063 in FY14, 60,064 in FY15, 69,750 in FY16, 73,909 in FY17. It should be noted that the 2017 admissions were up even with the downtime associated with Hurricane Irma.

g) Is there currently signage for this project/facility on U.S.1?  
 Yes  No

If No, are there plans to install signage and if so, do you have FDOT approval? Explain below:

N/A

h) If the project/facility is located in a Historic District, is there currently signage for the project/facility in the Historic District?

Yes  No  Not located in a Historical District

i) Does the project/facility require any parking variances? Explain how this was determined in the space below.

Yes  No

The West Martello is part of the Clarence Higgs Beach Park. A 2011 Master Plan for the park evaluated re-design options for roads and parking. The park is zoned PS (public services including recreation and open space), The Master Plan found no additional parking spaces nor a variance were required

8. Describe present physical condition of site (attach legal description per property tax records). Indicate the present condition of the property by checking the appropriate term below:

Excellent: The property is habitable and occupied; no repairs are needed. All physical evidence indicates that the property is under continuous maintenance. Application is for expansion and enhancement.

Good: The property is habitable and occupied; only replacement or cosmetic repairs are needed (e.g. peeling paint, missing ornamental features, windows, doors, some deteriorated mortar, etc.) Property is maintained but in need of minor repair.

Fair: The property is habitable but may be vacant. Both the structural integrity (foundation, framing, etc.) and weather tight integrity of the property (siding, walls, roofing, etc.) are in jeopardy because of prolonged neglect.

Poor: The property is uninhabitable and vacant. Major structural repairs are needed. Weather tight integrity has been lost. The property is derelict, abandoned and not habitable without major rehabilitation work.

List any specific factors or problems which contribute to the present condition of the property:

The facility was constructed from 1863 to 1873. Due to its age, historical usage, the marine environment, and tourist traffic; the structures have deteriorated. This project will improve the interior spaces of the museum and provide for a better experience for the partons of one of Key West's exceptional historic forts. The West Martello is a free tourist attraction and is subject to countless photographs and attention from passersby with an average of 65,000 visitors a year.

9. Status of project planning: (Any work initiated prior to approval of an Agreement by the Monroe County Board of County Commissioners will be at applicants' own cost):

- |  |  |
|--|--|
| <input type="checkbox"/> Not yet initiated                           | <input type="checkbox"/> Initiated   |
| <input type="checkbox"/> Schematics Completed                        | <input type="checkbox"/> Design development completed                        |
| <input checked="" type="checkbox"/> Construction documents completed | <input checked="" type="checkbox"/> Permits have been obtained (if required) |

10. Name and Address of Project Consultant (architect, engineer, contractor, etc)  
Bender and Associates, Architects 410 Angela Street, Key West

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Enclose preliminary plans or architectural documents completed to date – 1 set (**Enclose as Exhibit J**)

11. Has an Agreement for architectural services or construction services been executed?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes (cost will not be reimbursed by TDC)        | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Project does not require architectural services |  |

12. It is the County's policy **not to fund operations and maintenance cost** of facilities. Describe the means by which the structure(s) affected by this project will be maintained subsequent to restoration/rehabilitation. Include sources and estimated amounts of funding for such maintenance.

Maintenance of the building is funded and provided by the Monroe County Facilities Maintenance Department. TDC funds will not be used for O&M expenses

13. How will this project positively impact the visitor experience in Monroe County? Please site examples.

It will provide visitors to the historic fort and Musuem a comfortable and welcoming experience for years to come. The facility offers visitors the opportunity to learn about the history of the Fort and its role in the Civil War and beyond. By visiting the different areas of the Fort, it provides history buffs with the true feeling of what the soldiers may have experienced as they gazed onto the sea during the Civil War days. The tropical gardens allow visitors to experience the beauty of the colorful foliage and tranquility of this truly secluded eden that offers an inviting and serene experience for the visitor different from other Key West attractions.

This AC project, which includes new impact rated windows and doors, as well as a new electrical service panel, will improve the comfort and safety of visitors and staff alike. These improvements will allow holding additional indoor events during the warmer months, and generally increase the attractiveness of the West Martello Fort and Museum as both a primary and secondary destination for tourists visiting Key West.

14. Applicant must demonstrate the ability to complete the project as proposed and to maintain and operate the project as a viable and long-term tourist attraction that is open to the public. Included in this demonstration should be a proposed operational budget and marketing program to promote this facility as a tourist attraction. (**Attach as Exhibit K.1 the proposed operational budget of the facility and as Exhibit K.2. the marketing plan and/or promotional efforts for the facility**).

15. Estimated Project completion date:  
No later than 09/30/2025

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**Pictures of the West Martello**



3' Entrance Door to be Replaced



3' Side Door to be Replaced



8' Back Door to be Replaced

**Pictures of the West Martello**



Break Room Window to be Replaced

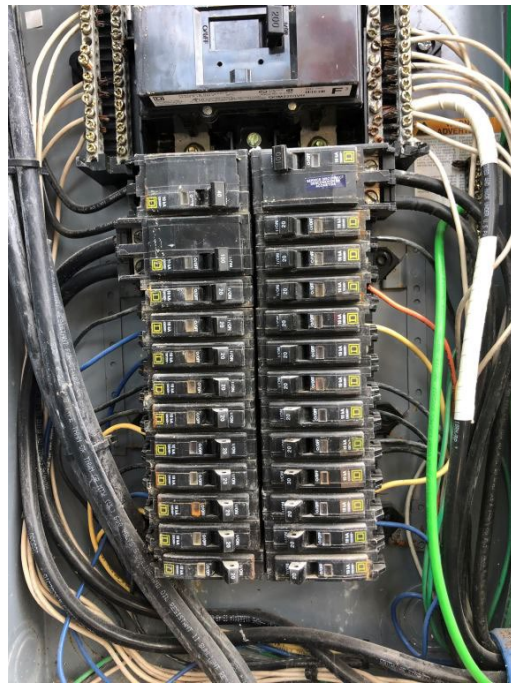


Meeting Room Window to be Replaced

**Pictures of the West Martello**



Main Electrical Panel to be replaced



Main Electrical Panel – no available circuits & undersized conductors

**EXHIBIT D**



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

**Summary**

Parcel ID 00058800-000000  
 Account# 1059293  
 Property ID 1059293  
 Millage Group 10KW  
 Location Address 1000 ATLANTIC Blvd, KEY WEST  
 Legal Description KW PT TR 27 RR-342/343 W-458/459 G33-276/280  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32250  
 Property Class COUNTY (8600)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No



**Owner**

[MONROE COUNTY FLORIDA](#)  
 500 Whitehead St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$1,116,315	\$1,116,315	\$1,116,315	\$1,116,315
+ Market Misc Value	\$522,033	\$522,033	\$522,033	\$522,033
+ Market Land Value	\$27,069,371	\$27,069,371	\$27,069,371	\$27,069,371
= Just Market Value	\$28,707,719	\$28,707,719	\$28,707,719	\$28,707,719
= Total Assessed Value	\$28,707,719	\$28,707,719	\$28,707,719	\$28,707,719
- School Exempt Value	(\$28,707,719)	(\$28,707,719)	(\$28,707,719)	(\$28,707,719)
= School Taxable Value	\$0	\$0	\$0	\$0

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	489,755.00	Square Foot	0	0

**Buildings**

Building ID 40272  
 Style  
 Building Type RESTAURANT & CAFETR / 21C  
 Gross Sq Ft 4286  
 Finished Sq Ft 3218  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 314  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 35  
 Interior Walls  
 Exterior Walls C.B.S.  
 Year Built 1949  
 EffectiveYearBuilt 1994  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 400  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,218	3,218	0
PTO	PATIO	192	0	0
PDO	PATIO DIN OPEN	876	0	0
<b>TOTAL</b>		<b>4,286</b>	<b>3,218</b>	<b>0</b>

Building ID	40273	Exterior Walls	C.B.S.
Style		Year Built	1990
Building Type	COUNTY BLDGS A / 86A	EffectiveYearBuilt	1994
Gross Sq Ft	1003	Foundation	
Finished Sq Ft	1003	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	131	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	2
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,003	1,003	0
<b>TOTAL</b>		<b>1,003</b>	<b>1,003</b>	<b>0</b>

Building ID	40274	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1865
Building Type	COUNTY BLDGS B / 86B	EffectiveYearBuilt	1982
Gross Sq Ft	5365	Foundation	
Finished Sq Ft	3775	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	FAIR	Flooring Type	
Perimeter	372	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	50	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,590	0	0
FLA	FLOOR LIV AREA	3,775	3,775	0
<b>TOTAL</b>		<b>5,365</b>	<b>3,775</b>	<b>0</b>

Building ID	40275	Exterior Walls	BRICK
Style		Year Built	2002
Building Type	COUNTY BLDGS A / 86A	EffectiveYearBuilt	2001
Gross Sq Ft	420	Foundation	
Finished Sq Ft	384	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	94	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	2
Depreciation %	26	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	36	0	0
FLA	FLOOR LIV AREA	384	384	0
<b>TOTAL</b>		<b>420</b>	<b>384</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1967	1968	1	1020 SF	1
SEAWALL	1967	1968	1	5670 SF	4
ASPHALT PAVING	1971	1972	1	30425 SF	2
TIKI	1975	1976	1	1560 SF	5
RW2	1981	1982	1	104 SF	5
TIKI	1981	1982	1	1045 SF	2
CONC PATIO	1986	1987	1	1280 SF	2
ASPHALT PAVING	1986	1987	1	35040 SF	3
CH LINK FENCE	1986	1987	1	8064 SF	1
CH LINK FENCE	1986	1987	1	9080 SF	3
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1
TIKI	1989	1990	1	80 SF	1

ASPHALT PAVING	1990	1991	1	15540 SF	2
WOOD DOCKS	1990	1991	1	3224 SF	4
ASPHALT PAVING	1992	1993	1	8121 SF	2
CONC PATIO	1995	1996	1	345 SF	2
ASPHALT PAVING	1997	1998	1	38150 SF	2
CH LINK FENCE	1997	1998	1	660 SF	1
UTILITY BLDG	1997	1998	1	96 SF	3
FENCES	1999	2000	1	160 SF	2
CONC PATIO	1999	2000	1	48 SF	2
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
TIKI	1999	2000	1	50 SF	1
WOOD DECK	2000	2001	1	625 SF	2
FENCES	2001	2002	1	240 SF	2
FENCES	2002	2003	1	540 SF	2
WROUGHT IRON	2011	2012	1	444 SF	5

Permits

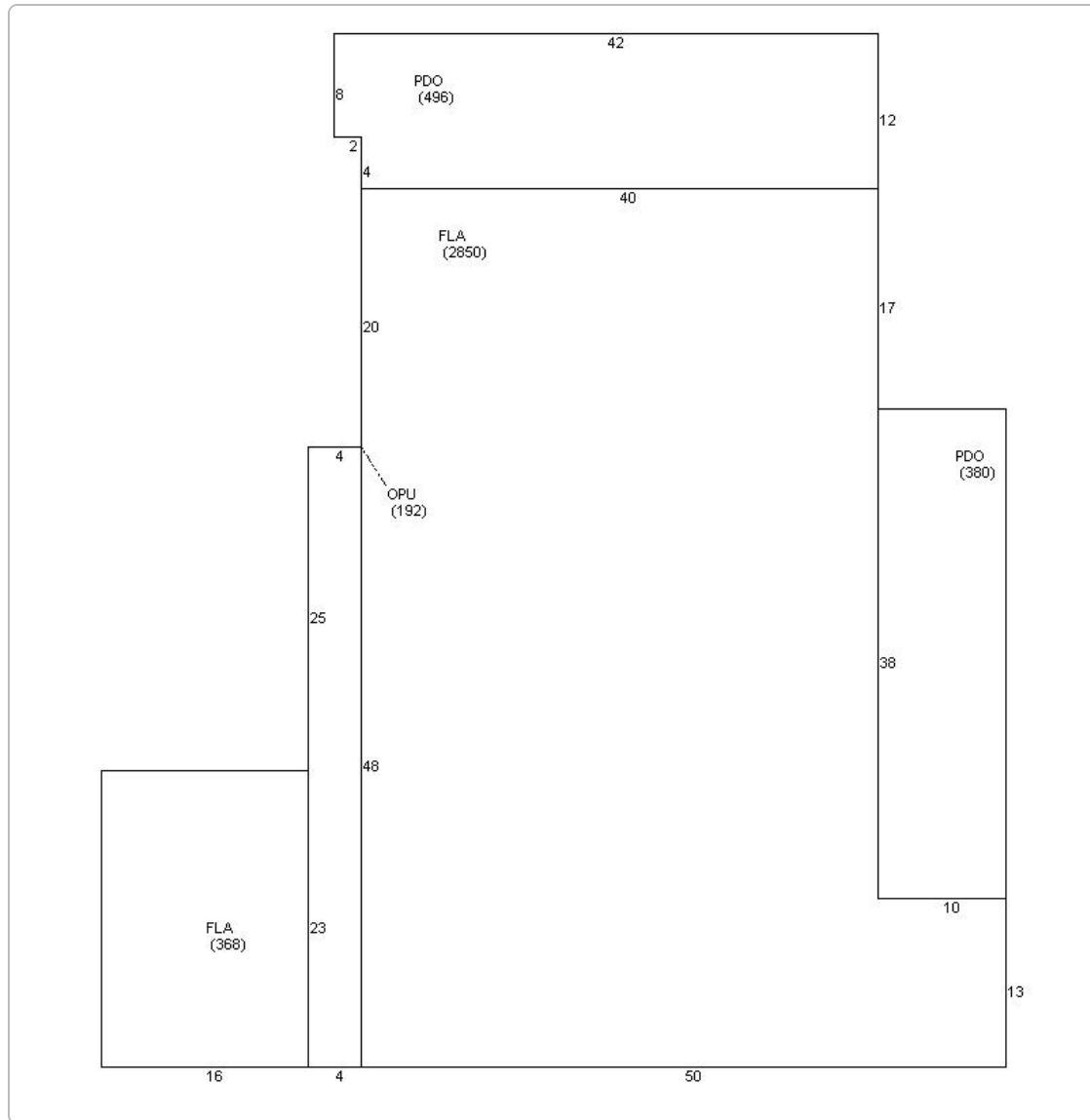
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2036	7/19/2021		\$7,680	Commercial	REPLACE AND REMOVE A/C UNIT
BLD2020-0085	7/16/2020		\$46,085	Commercial	REMOVE AND DISPOSE OF EXISTING HANDRAIL ON PIER. FABRICATE AND INSTALL APPROXIMATELY 220 LF OF FDOT TYPE 1 AND APPROX 30 LF OF FDOT TYPE 3 PEDESTRIAN/BICYCLE ALUMINUM RAILING ON PIER. ALL WORK IS TO BE COMPLETED PER THE PROJECT CONSTITUTION DOCUMENTS/DRAWINGS.
BLD2019-0454	9/6/2019		\$7,675	Commercial	Repair non-structural cracks in CMU walls in restrooms
BLD2019-2213	7/5/2019	2/27/2020	\$466,175	Commercial	MASONARY RESTORATION AT MULTIPLE LOCATIONS OF WEST MARTELLO TOWER.
17-2186	6/7/2017	7/13/2017	\$8,900	Commercial	REPLACE DECK BOARDS AT YOGA PLATFORM
14-0542	2/28/2014	5/13/2017	\$20,000	Commercial	REMOVE ASPHALT AND INSTALL BRICK 1950 SF
13-3900	9/17/2013	10/15/2014	\$0		PLUMBING TO REPLACE THE OLD LEAKING CAST IRON DRAIN LINES FOR THE KITCHEN INCLUDING: ONE 3 COMP SINK, ONE DISWASHER, TWO HAND SINKS, TWO PREP SINKS, THREE FLOOR DRAINS AND THREE FLOOR SINKS (SALUTE RESTAURANT)
13-3809	9/11/2013	10/15/2014	\$12,500	Commercial	PLUMBING FOR 1-1200 GALLON GREASE TRAP. CONNECT TO MAIN SEWER OUTSIDE OF RESTAURANT.
12-4354	12/26/2012		\$13,875	Commercial	REPLACE EXISTING AWNING WITH NEW AWNING.
11-4452	12/7/2011	8/10/2012	\$32,521	Commercial	REPLACE EXISTING PERIMETER FENCE AROUND FORT WALLS APPROX 169 LF
11-706	3/8/2011	8/9/2011	\$18,000	Commercial	CONCRETE FOOTERS
10-2655	8/11/2010	8/9/2011	\$25,990	Commercial	111' X 42" h SOLID STEEL PICKET FENCE CORE DRILLED IN TO EXISTING SLAB. AFRICIAN CEMETARY MEMORIAL PROJECT.
10-344	2/4/2010	4/12/2010	\$3,000	Commercial	REPLACE PLUMBING FIXTURES
10-345	2/4/2010	4/12/2010	\$2,000	Commercial	REPLACE VENTILATION AND LIGHT FIXTURES
10-343	2/2/2010	4/9/2010	\$12,000	Commercial	HIGGS BEACH RESTROOM IMPROVEMENTS
09-00004179	12/10/2009	8/9/2011	\$6,985	Commercial	BUILD NEW CROSS WALK AT EXISTING PARKING LOT
09-3237	9/23/2009		\$15,000	Commercial	INSTALL 5-TON PACKAGE CENTRAL A/C ON THE ROOF OF KITCHEN. INSTALL 2.5 TON A/C ON ROOF OF BATHROOMS.
09-2274	9/8/2009		\$3,500	Commercial	ERECT NEW 6" X 6" PT. POST & 6' X 8' PT. WOODEN FENCE PANELS, INSTALL GATE HINGES & HANDLES. PLACE ROUND DECORATIVE BALL CAP AT ALL CORNERS PLACE INFORMAT. SIGNS ON THE FRONT OF THE GATES TO SAY: "NO PARKING TOW AWAY ZONE".
09-2295	7/30/2009		\$500	Commercial	REVISION TO PERMIT #09-1876. ELEC. WIRING OF ADA ENTRY & OUTDOOR BAR & ADA BATH. ADDING ELECTRICAL INSTALLATION AT COOLING BOX.
09-2009	7/8/2009	8/9/2011	\$10,000	Commercial	INSTALL WALK-IN COOLER (8X16)
09-1961	6/30/2009		\$3,837	Commercial	INSTALL 550 SQ FT OF SBS MODIFIED BITUMEN SINGLE PLY ROOFING
09-1876	6/23/2009		\$1,200	Commercial	ELECTRICAL WIRING OF ADA ENTRY AND OUTDOOR BAR AND ADA BATH
09-1767	6/15/2009		\$4,000	Commercial	RELOCATE TOILET FOR A HANDICAP BATHROOM INSTALL LAVATORY, REDO WATER HEATER
09-1441	5/28/2009		\$68,000	Commercial	ADA REQUIREMENTS: ADD RAMP TO ADA BATH ROOM NEW ACCESS DOOR TO BATHS. ADD 4X21 WOOD CANOPY OVER BATH APPROACH ROOF. POUR SLAB 8 X 16 FOR COOLER BOX, FRAME SURROUND & ROOF TO PROTECT COOLER BOX ADD ADA RAMP & CONCRETE TO ENTRANCE ADD 6' X 6' BAR OPEN WALL W/DOOR TO EXISTING BAR. ADD HURRICANE RATED IMPACT WINDOW TO EXISTING HOLE.

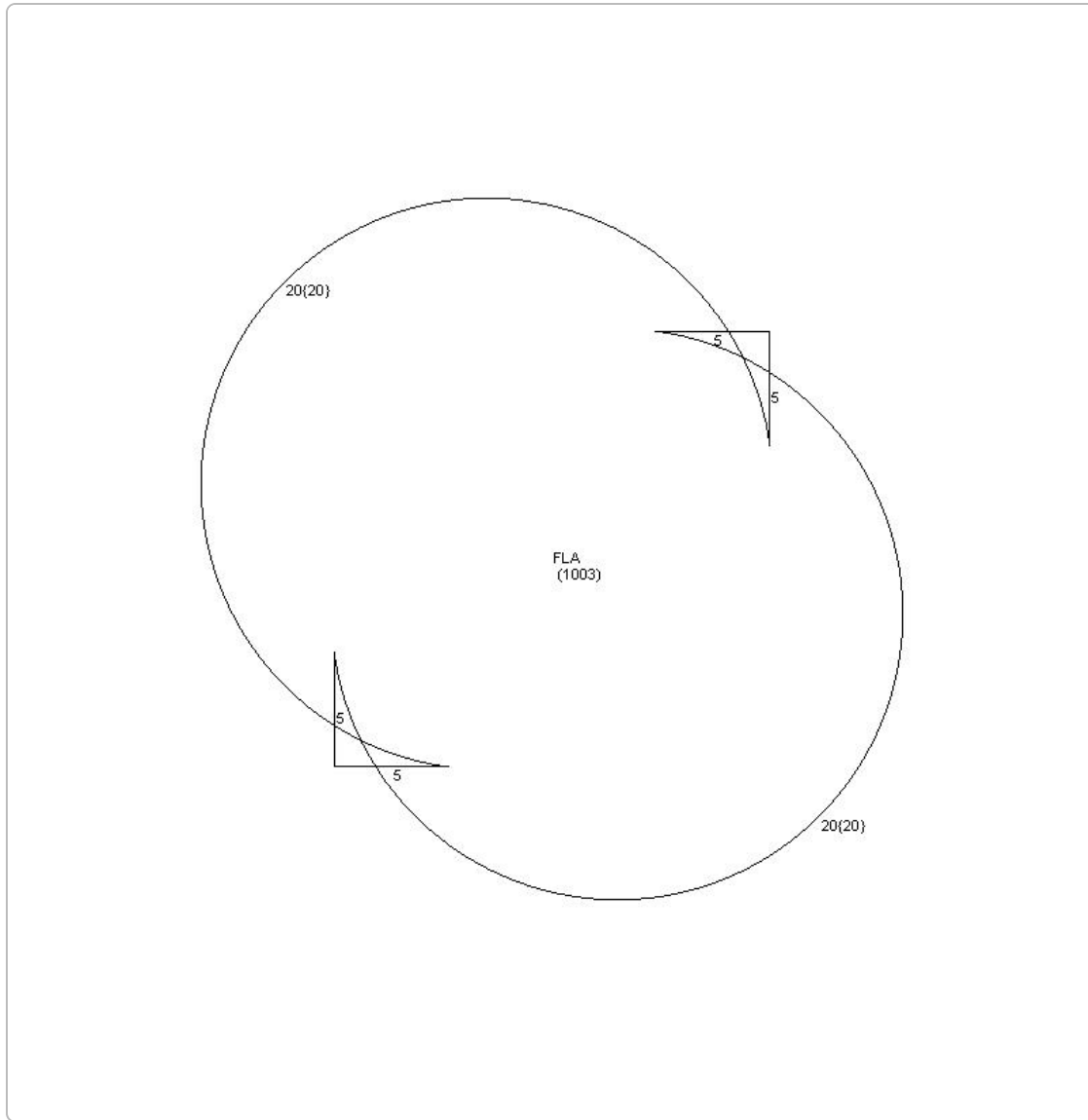
09-1593	5/28/2009		\$2,000	Commercial	PLACE CONCRETE AT THE BASE OF 176 L.F. OF EXISTING SEAWALL THAT IS SEVERLY UNDERMINING. EMERGENCY ACTION. TURBIDITY SCREEN WILL BE PLACED BEFORE WORK BEGINS.
08-0165	1/23/2008	2/13/2008	\$5,900	Commercial	COMPLETE SAFETY ISSUES
07-1225	5/2/2007		\$449,969	Commercial	MINOR DEMOLITION & RECONSTRUCTION OF 400 FT HIGGS BEACH PIER DUE TO PARTIAL DESTRUCTION 2004 HURRICANE SEASON. WORK TO RECONSTRUCT EXISTING WOOD STRUCTURE PLATFORM SYSTEM FOR THE PIER OVER THE ENTIRE 400 FT LENGTH.
07-1225	5/2/2007		\$449,969	Commercial	RECONSTRUCTION OF 400FT.OF HIGGS BEACH PIER.
07-1779	4/18/2007		\$2,000	Commercial	TEMPORARY 6' CHAIN LINK SECURITY FENCE FOR PUBLIC SAFETY & SECURITY OF MATERIALS ETC. NEEDED FOR WORK BEING PERFORMED TO PIER. 2 - 16' GATES; 1 - 4' GATE; 250 LF
07-0562	3/12/2007		\$25,000	Commercial	PLACE GROUND LEVEL FLOATING SLAB & BEAMS OVER CEMETARY SITE
07-0563	3/12/2007		\$2,000	Commercial	INSTALL LIGHTING IN COLUMNS FOR MEMORIAL
07-0662	3/12/2007		\$25,000	Commercial	GROUND LEVEL SLAB OVER CEMETERY SITE INSTALL ADA RAMP
07-0663	3/12/2007		\$2,000	Commercial	INSTALL LOW LEVEL LIGHTIN IN COLUMNS TO ILLUMINATE MEMORIAL
06-5331	9/21/2006		\$10,000	Commercial	INSTALLATION OF BRICK PAVERS WALKWAYS & ENTRANCE AREA, ADA ACCESS AREAS, UNDER PAVILIONS, BENCHES AND WATER FOUNTAINS. APPROX 2700 SQ FT.
06-2366	4/18/2006		\$4,000	Commercial	REPLACE 3 SECTIONS OF EXISTING FENCE
05-3650	9/7/2005		\$41,000	Commercial	INSTALL 1" ASPHALT PAVING OVERLAY STA .00 TO STA 8.44
05-0850	4/22/2005		\$38,400	Commercial	APPLY WHITE ELASTOMERIC COATING TO ROOF SURFACE (12.8 SQUARES)
05-0850	4/20/2005		\$17,400	Commercial	ADD 1 1/2" DIA. HANDRAILS TO ENTRANCE RAMP (2). MAKE ADA RESTROOM REVISION (ENLARGE ADA STALLS USING 6" CMU W/GRAB BARS ACCESS DOOR & SINK). REPLACE REGULAR LAVATORY DOORS & PLYWOOD PARTITION WALL W/6" CMU. REPLACE PIPE CHASE DOORS. REPAIR SOFFIT. PAINT INTERIOR & SOFFIT.
05-0850	4/20/2005		\$27,600	Commercial	REPLACE ALL PLUMBING (18) FIXTURES RELOCATE SINK TO ADA TOILET STALL. INSTALL HOT WATER HEATER AND PRESSURE WASHER PIPING.
05-0850	4/20/2005		\$35,600	Commercial	REPLACE EXISTING FLOURECENT LIGHT FIXTURES WITH (18) 12" X 12" 150W CEILING LIGHT FIXTURES WITH METAL HALIDE LAMPS. INSTALL POWER CIRCUITS FOR: (2) EXHAUST FANS W 1/4 HP 115V MOTOR (1) PRESSURE WASHER (1) HOT WATER HEATER.
05-0850	4/20/2005		\$38,400	Commercial	make ada restroom revisions
04-3513	11/15/2004		\$19,000	Commercial	REPLACE CHAIN LINK FENCE, 4 GATES
04-3515	11/15/2004	12/16/2004	\$2,500	Commercial	2 WATER FOUNTAINS
04-3514	11/10/2004	12/16/2004	\$2,500	Commercial	SECURITY LIGHTS
04-1661	6/8/2004	12/2/2004	\$1,600	Commercial	RECOVER CANOPY
04-1426	5/3/2004	12/2/2004	\$4,650	Commercial	NEW PLAYGROUND EQUIPMENT
04-1168	4/13/2004	12/2/2004	\$1,500	Commercial	TIKI HUT ROOF
03-0740	3/19/2003	12/4/2003	\$14,908	Commercial	ROOF REPAIR
03-0413	2/20/2003	12/4/2003	\$2,500	Commercial	RAMP AT YOGA TIKI
02-2872	10/30/2002	12/12/2003	\$4,000	Commercial	ENLARGE COURTS
02-2499	9/23/2002	12/26/2002	\$12,700	Commercial	INSTALL FIRE SUPPRESSION
02-1722	7/17/2002	12/5/2002	\$67,000	Commercial	ELECT FOR RESTROOM
0202936	7/1/2002	12/26/2002	\$1		WOOD FENCE
02-1582	7/1/2002	12/5/2002	\$161,890	Commercial	NEW BLDG FOR REST ROOMS
01-2169	6/7/2001	11/29/2001	\$4,500	Commercial	NEW AWNING
01-1638	5/7/2001	11/29/2001	\$3,500	Commercial	SATELITE DISH
01-1769	5/2/2001	11/29/2001	\$1,600	Commercial	FENCE
10-1638	4/19/2001	11/29/2001	\$3,500	Commercial	FENCES
0101642	4/17/2001	11/29/2001	\$1	Commercial	ELECTRICAL
01-1330	3/23/2001	11/29/2001	\$700	Commercial	REPLACE EXHAUST FAN IN BA
00-0444	4/18/2000	7/31/2000	\$10,000	Commercial	SIDEWALKS/HANDICAP RAMP
00-0854	4/3/2000	7/31/2000	\$5,000	Commercial	REPLACE AC AT RESTAURANT
98-3586	8/24/1998	11/6/1998	\$2,200	Commercial	RAIL FENCE/SHED
98-1602	5/21/1998	11/6/1998	\$40,000	Commercial	ASPHALT
98-1328	4/23/1998	11/6/1998	\$3,250	Commercial	SANDBLAST/PAINT STEEL PAV
98-0941	3/26/1998	11/6/1998	\$1,200	Commercial	22' ROLLING GATE
98-0893	3/18/1998	11/6/1998	\$875	Commercial	TEMP ELECTRIC
98-0321	1/2/1998	11/6/1998	\$1,200	Residential	ELECTRICAL
97-2696	8/1/1997	12/1/1997	\$800	Commercial	RAILINGS ON BATHROOMS
97-1430	5/1/1997	10/1/1997	\$500	Commercial	RELOCATE KIOSK
96-4399	11/1/1996	11/1/1996	\$3,500	Commercial	ROOF
96-2898	7/1/1996	8/1/1996	\$12,000	Commercial	RENOVATIONS
96-2190	5/1/1996	8/1/1996	\$2,250	Commercial	SLAB
96-0506	1/1/1996	8/1/1996	\$900	Commercial	PAVING
05-3650	12/1/1995		\$41,000	Commercial	1" ASPHALT PAVING OVERLAY
9500044	12/1/1995	8/1/1996	\$1	Commercial	ELECTRIC
A95-4332	12/1/1995	8/1/1996	\$250	Commercial	ROOF REPAIR
B95-4333	12/1/1995	8/1/1996	\$600	Commercial	PAINTING
P95-4334	12/1/1995	8/1/1996	\$4,000	Commercial	PLUMBING

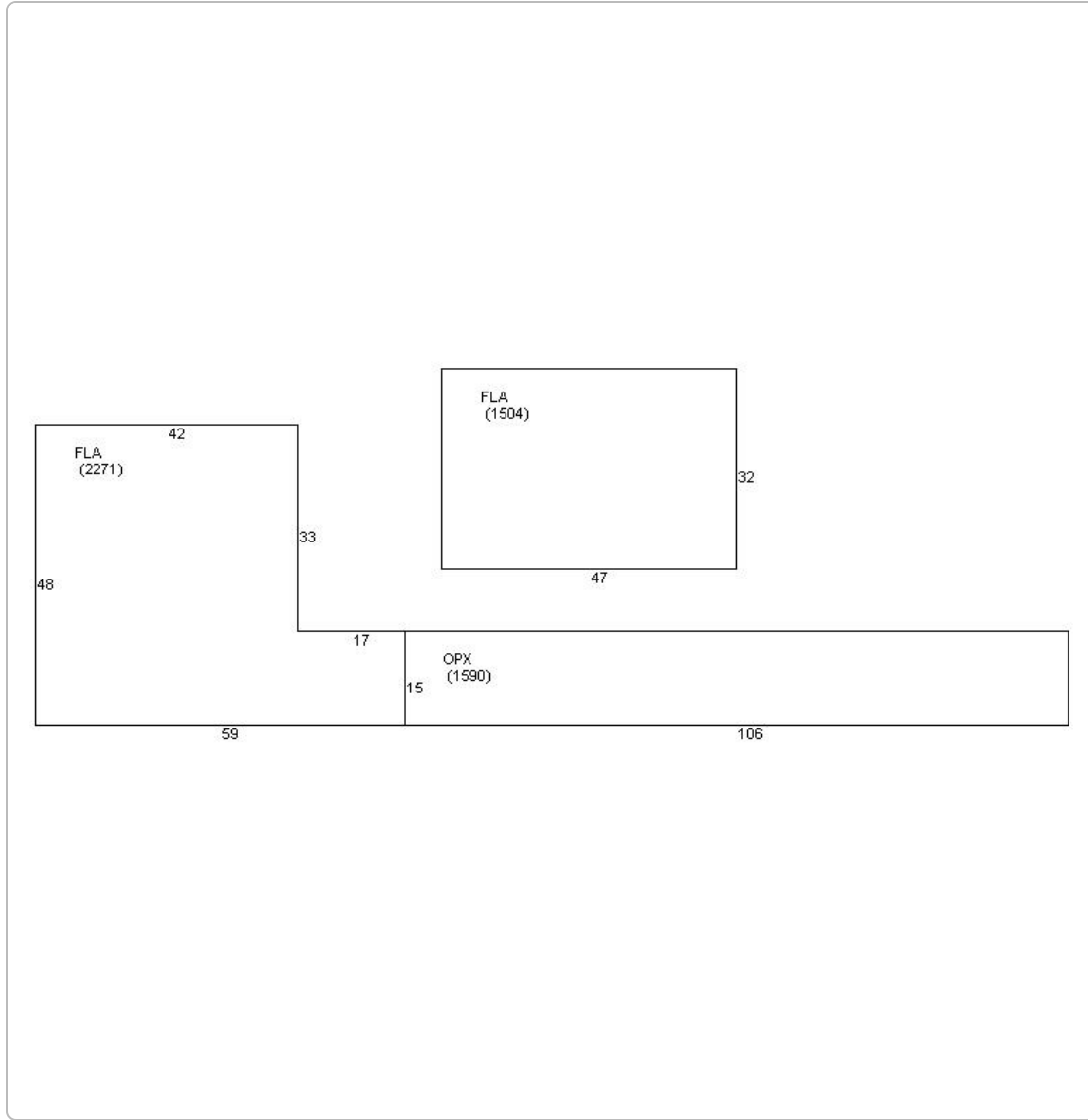
**View Tax Info**

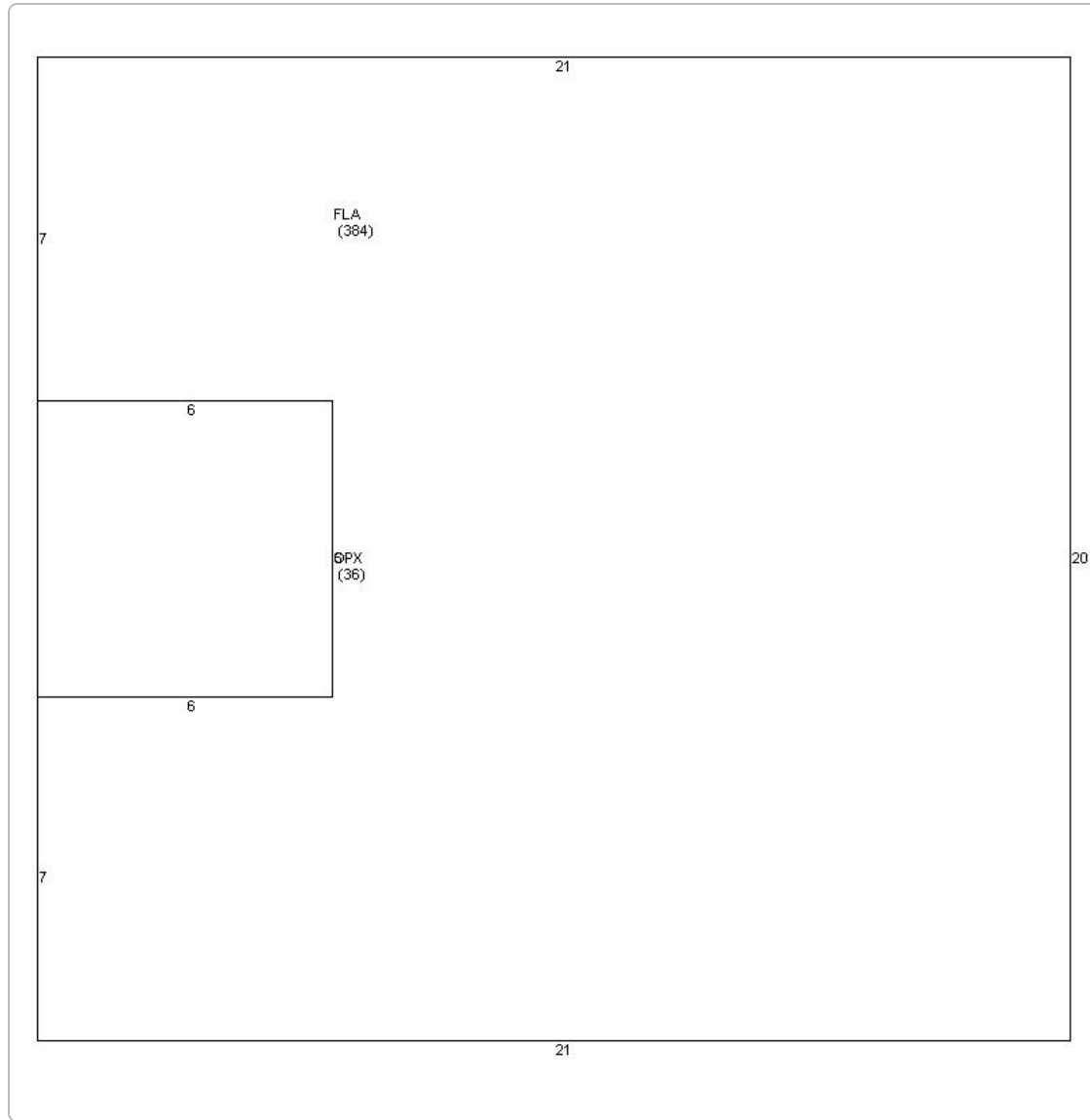
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**Sketches (click to enlarge)**





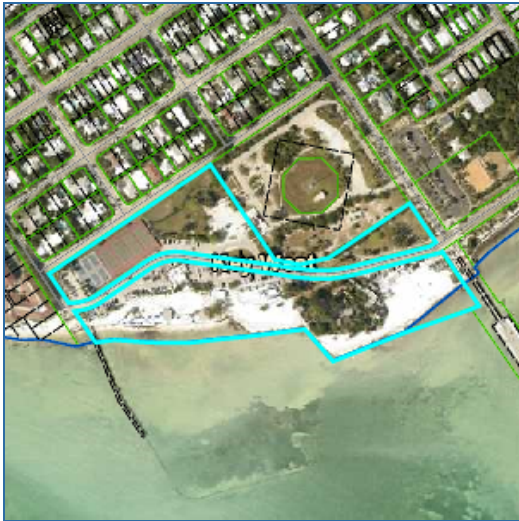




Photos



Map



No data available for the following modules: Sales, TRIM Notice.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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### Disclaimer

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

### Summary

Parcel ID 00058790-000100  
 Account# 1059285  
 Property ID 1059285  
 Millage Group 10KW  
 Location Address 1000 ATLANTIC Blvd, KEY WEST  
 Legal Description KW PT TR 27 RR-342/343 W-458/459 OR561-949 OR603-558/564 OR619-949/956  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32250  
 Property Class STATE PARKS (8000)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No

### Owner

[MONROE COUNTY FLORIDA](#)

500 Whitehead St  
 Key West FL 33040

### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$28,050	\$28,050	\$28,050	\$28,050
+ Market Land Value	\$15,074,265	\$15,074,265	\$15,074,265	\$15,074,265
= Just Market Value	\$15,102,315	\$15,102,315	\$15,102,315	\$15,102,315
= Total Assessed Value	\$15,102,315	\$15,102,315	\$15,102,315	\$15,102,315
- School Exempt Value	(\$15,102,315)	(\$15,102,315)	(\$15,102,315)	(\$15,102,315)
= School Taxable Value	\$0	\$0	\$0	\$0

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	220,413.00	Square Foot	0	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1986	1987	1	1260 SF	4
CONC PATIO	1986	1987	1	1899 SF	2
TIKI	1986	1987	1	889 SF	2
CH LINK FENCE	1989	1990	1	6726 SF	1
FENCES	2012	2013	1	828 SF	2

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0031	1/11/2013		\$91,000	Commercial	STRUCTURAL STABILIZATION OF THE HISTORIC WEST MARTELLO TOWERS, BRICK & MORTAR DATING FROM 1845 TO 1866 USING A LIME BASE MORTAR
12-1458	5/31/2012	8/10/2012	\$7,000	Commercial	REPLACE EXISTING 6' WOOD PICKET FENCE W/6' HIGH WOOD PICKET W/ 4X4 POST, 2X4 RAILS (4 ROWS), 1 X 4 PICKETS, ALL PAINTED GREEN TO MATCH EXISTING. TOTAL 138 LF W/1 4 FT GATE
12-458	2/9/2012	8/10/2012	\$90,000	Commercial	STRUCTURAL STABILIZATION OF THE HISTORIC WEST MARTELLO TOWERS BRICK AND MORTAR DATING FROM 1845 TO 1862 USING A LIME BASED MORTAR

### View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Buildings, Sales, Sketches (click to enlarge), Photos, TRIM Notice.

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## PRESERVATION COVENANT AGREEMENT

For an Emergency Supplemental Historic Preservation Fund  
Hurricanes Harvey, Irma, and Maria Recovery Subgrant**INTRODUCTION**

This preservation covenant agreement is made the \_\_\_\_ day of \_\_\_\_\_, 2024, between Monroe County Board of County Commissioners [**Subgrantee**] (hereafter referred to as the “Grantor”) and the Florida Department of State, Division of Historical Resources, as the State Historic Preservation Office (hereafter referred to as the “Grantee”). This preservation covenant agreement is entered for the purpose of preserving the West Martello Towers [Name of Property], a building that is important culturally, historically, and architecturally.

1. **The Subject Property.** This agreement creates a preservation covenant on real estate legally described in the attached Exhibit “A,” which is the site of the West Martello Towers [Name of Property], located at 1100 Atlantic Blvd, Key West, FL 33040, Monroe County [Street Address, City, County, State, ZIP] (hereafter referred to as the “Subject Property”).

2. **Grant of Preservation Covenant.** In consideration of the sum of \$500,000.00 [Subgrant Amount] received in grant-in-aid financial assistance from the Grantee pursuant to a subgrant funded by an Emergency Supplemental Historic Preservation Fund, Hurricanes Harvey, Irma, and Maria Recovery (“ESHPPF-HIM”) grant awarded to the Grantee by the National Park Service of the United States Department of the Interior (“NPS”), the Grantor hereby makes and declares this preservation covenant, which shall run with the title to the Subject Property for the purpose of assuring preservation of the West Martello Towers [Name of Property].

3. **Covenant required for Federal subgrant.** This preservation covenant is entered into as a condition of the eligibility of the Grantor for the financial assistance from Grantee and the NPS appropriated from the Historic Preservation Fund for the ESHPPF-HIM Grant Program.

**4. Conditions of Covenant:**

a. **Duration.** This preservation covenant is granted for a period of 20 years [**\$50,001 – 100,000: fifteen (15) years; or \$100,001 and above: twenty (20) years**], commencing on the date when it is filed with the Monroe County Clerk of Court [Name of County Recorder’s Office].

b. **Documentation of condition of the Subject Property at time of grant of this covenant.** In order to make more certain the full extent of Grantor’s obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features and spaces is incorporated as Exhibit “B” at the end of this agreement. The Grantor has provided to the Grantee architectural drawings of the floor plans. To complement Exhibit “B,” Grantor personnel have compiled a photographic record, including photographer’s affidavit, black and white photographs and negatives, or electronic image files saved as high-resolution images, photograph logs, and a keyed location map. The Grantor agrees that the nature and condition of the Subject Property on the date of execution of this preservation covenant is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this covenant in the Grantee’s file for the Subject Property.

c. **Restrictions on activities that would affect historically significant components of the Subject Property.** The Grantor agrees that no construction, alteration, or remodeling or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant interior spaces and features identified in Exhibit “B,” exterior construction materials, architectural details, form, fenestration, height of the Subject Property, or adversely affect its structural soundness without prior written permission of the Grantee

affirming that such reconstruction, repair, repainting, refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's *Standards for the Treatment of Historic Properties* (hereinafter referred to as the "Standards").

- d. *Restrictions on activities that would affect archeological resources.* The Grantor agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources identified in Exhibit "B" without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's "*Standards for Archeology and Historic Preservation*".
- e. *Maintenance of recovered materials.* The Grantor agrees to ensure that any data and material recovered will be placed in a repository that will care for the data in the manner prescribed in the *Standards for Archeology and Historic Preservation* or will comply with the requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79 and 43 CFR 10.
- f. *Duty to maintain the Subject Property.* The Grantor agrees at all times to maintain the Subject Property in a good and sound state of repair and to maintain the Subject Property, including the *items detailed in Exhibit B [Other structures or features of the site]*, according to the Standards so as to prevent deterioration and preserve the architectural and historical integrity of the Subject Property in ways that protect and enhance those qualities that make the Subject Property eligible for listing in the National Register of Historic Places.
- g. *Public access.* The Grantor agrees to provide public access to view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The dates and times when the Subject Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor, the relevant portions of the Subject Property may also be open at other times by appointment, in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.
- h. *Right to inspect.* The Grantor agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this preservation covenant agreement are being observed.
- i. *Anti-discrimination.* The Grantor agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee.
- j. *Covenant shall run with the land; conditions on conveyance.* This preservation covenant shall run with the land and be binding on the Grantor, its successors, and assigns. The Grantor agrees to insert an appropriate reference to this preservation covenant in any deed or other legal instrument by which it divests itself of either the fee simple title or other lesser estate in the Subject Property or any part thereof.
- k. *Casualty Damage or Destruction.* In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantor shall notify the Grantee in writing within 14 days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantor. If after reviewing the condition of the Subject Property, the Grantee determines that the features, materials, appearance, workmanship, and environment which made the Subject Property eligible for listing in the National Register of Historic Places has been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the Keeper of the National Register in writing of the loss. The Keeper of the National Register will evaluate the findings and notify the Grantee in writing of any decision to remove the Subject Property from the National Register. If the Subject Property is removed, the Grantee will then notify the

Grantor that the agreement is null and void. If the damage or destruction that warrants the Subject Property's removal from the National Register is deliberately caused by the gross negligence of the Grantor or future owner, then the Grantee will initiate requisite legal action to recover, at a minimum, the Federal grant funds applied to the Subject Property which will then be returned to the U.S. Treasury.

- l. Enforcement.* The Grantee shall have the right to prevent and correct violations of the terms of this preservation covenant. If the Grantee, upon inspection of the Subject Property, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and architectural importance of the Subject Property, the Grantee shall give the Grantor written notice of the violation and allow thirty (30) days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantee may obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Subject Property to a condition that would be consistent with preservation purposes of the subgrant from Grantee of ESHPF-HIM funds from the National Park Service. In any case where a court finds that a violation has occurred, the court may require the Grantor to reimburse the Grantee and the Florida Attorney General for all the State's expenses incurred in stopping, preventing and correcting the violation, including but not limited to reasonable attorney's fees. The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.
- m. Amendments.* The parties may by mutual written agreement jointly amend this preservation covenant, provided the amendment shall be consistent with the preservation purpose of this preservation covenant and shall not reduce its term of duration. Any such amendment shall not be effective unless it is executed in the same manner as this preservation covenant, refers expressly to this preservation covenant, and is filed with the Monroe County Clerk of Court [Name of County Recorder's Office].
- n. Effective date; severability.* This preservation covenant shall become effective when filed by the Grantor in Monroe County Clerk of Court [Name of County Recorder's Office], with a copy of the recorded instrument provided to the Grantee for its preservation covenant file. If any part of this preservation covenant agreement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the preservation covenant agreement does not contain the particular part held to be invalid.

**[INTENTIONALLY LEFT BLANK]**

GRANTOR: \_\_\_\_\_

MONROE COUNTY ATTORNEY'S OFFICE  
APPROVED AS TO FORM

  
JOSEPH DINOVO  
ASSISTANT COUNTY ATTORNEY

By: \_\_\_\_\_

Kevin G. Wilson  
Acting County Administrator

DATE: 3-01-2024

STATE OF FLORIDA, \_\_\_\_\_ COUNTY, ss: On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me the undersigned, a Notary Public for said State, personally appeared \_\_\_\_\_ [Name of Person], to me personally known, who stated that he/she is \_\_\_\_\_ [Title and Organization], that no seal has been procured by said corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and that as such officer, he/she acknowledged that he/she executed the foregoing instrument as his/her voluntary act and the voluntary act of the corporation.

\_\_\_\_\_  
NOTARY PUBLIC

**GRANTEE: Florida Department of State, Division of Historical Resources**

By: \_\_\_\_\_  
Alissa Slade Lotane,  
Director and State Historic Preservation Officer

STATE OF FLORIDA, LEON COUNTY, ss: On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me the undersigned, a Notary Public for said State, personally appeared Alissa Slade Lotane, who stated that she is the duly appointed and actively serving Director, Florida Department of State, Division of Historical Resources, and State Historic Preservation Officer, and that she executed the foregoing preservation covenant agreement as her voluntary act and as the voluntary act of the Florida Department of State, Division of Historical Resources.

\_\_\_\_\_  
NOTARY PUBLIC

**West Martello Marketing/ Business Plan**

The West Martello’s marketing activities are intended to reach a target demographic inside and outside of Monroe County. Our target demographic is visitors who are middle aged and older, well-educated, affluent and frequent travelers, and we have chosen media to reach this target. Our promotions underscore the unique value of our events and encourage those outside the region to experience the history, character, architecture, and beauty of our physical site. Our plan is based on specialty markets and demographics that reach desired potential travelers and visitors to special events. We include out-of-county channels such as public radio WLRN. We use Newman Public Relations for their Tourist Development Council Events Calendar. We advertise in Culture Magazine, a freestanding publication distributed throughout the Keys and inserted into the In-room Concierge in over 3,900 guestrooms reaching over 500,000 visitors annually. We use Two Digital Oceans for their events calendar, banner ads on Fla-keys.com. and wedding advertising.

Our location at the historic West Martello Tower gives an advantage with several niche markets. The incredible beachfront location is an increasingly popular spot for weddings and parties. We have no admission fee. We have been featured on the PBS Garden Smart Program and Destination Network.com. The West Martello is listed on AAA.com, Fodors.com, AOLTravel, VisitFlorida.com, FloridaKeys.com. At our site we monitor TripAdvisor which gives us a 4.5 rating and ranks us as a top site to visit in Key West. The Club also distributes rack cards through the Key West Chamber of Commerce and has a listing on the Business Guild tourist map and on the Historical Markers Map. Our rack cards are also at the airport and ferry terminals.

Volunteers distribute information about our events to most of the hotels and inns. Our past President Robin Robinson, writes a weekly column about plants and activities at West Martello and through this venue promotes all our events. We use as many free media vehicles as possible, distribute calendar items to other websites and use Public Service Announcements. Press briefings are released both inside and outside of Monroe County. West Martello is featured in its own website keywestgardenclub.com. Our Google Business Profile from 10/21-3/22 has a rating of 4.9 out of 5 with 30,616 visits. The Garden Club has a Facebook page which reached 2000 people last month. We have a rating of 5 stars on our Facebook page. We started an Instagram account in June of 2021 and have 369 followers. We are rated 4.8 on Wedding Wire.

At West Martello, there is a visitor book at the front entrance of the property and all daily visitors are asked to sign in and list the number of visitors in the party, where they are from and how they heard about West Martello. The COVID pandemic affected visitor numbers for FY 20-21, but visitors are increasing again. The split between Monroe County residents (12%) and out of County visitors and foreign visitors (82%) has remained consistent.

**Visitor Summary by fiscal year:**

FY 21-22	~50,000 (based on an average of 4,200 visitors in the first 7 months of FY21-22)
FY 20-21	24,522
FY 19-20	41,275
FY 18-19	54,288
FY 17-18	73,909
FY 15-16	69,750

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Monroe County Board of County Commissioners**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

Other (see instructions) ▶ **Government**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**500 Whitehead Street**

6 City, state, and ZIP code  
**Key West, FL 33040**

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type. See Specific Instructions on page 3.

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-						
--	--	--	--	---	--	--	--	--	--	--

OR

Employer identification number


5	9	-	6	0	0	0	7	4	9
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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ 

Date ▶ **6/29/2022**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

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Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

**INSURANCE CHECKLIST AND AGENT/BIDDER'S STATEMENT**

**(Enclose as Exhibit M)**

**Only for applications requesting \$20,000 or more in funding**

INSURANCE CHECKLIST FOR VENDORS SUBMITTING PROPOSALS OR BIDS FOR WORK

To assist in the development of your proposal, the insurance coverages marked with an "X" will be required in the event an award is made to your organization. It is required that the bidder sign the requisite form reflecting coverage and submit it with the proposal.

WORKERS' COMPENSATION  
AND  
EMPLOYERS' LIABILITY

	<input checked="" type="checkbox"/>	Workers' Compensation	Statutory Limits
			Bodily Injury by Accident/Bodily Injury by Disease, Policy Limits/Bodily Injury by Disease each employee
WC1	<input type="checkbox"/>	Employers Liability	\$100,000/\$500,000/\$100,000
WC2	<input type="checkbox"/>	Employers Liability	\$500,000/\$500,000/\$500,000
WC3	<input type="checkbox"/>	Employers Liability	\$1,000,000/\$1,000,000/\$1,000,000
WCUSLH	<input type="checkbox"/>	US Longshoremen & Harbor Workers Act	\$1,000,000
WCJA	<input type="checkbox"/>	Federal Jones Act	\$1,000,000

GENERAL LIABILITY

As a minimum, the required general liability coverages will include:

- Premise Operation
- Products and Completed Operations
- Blanket Contractual
- Personal Injury

Required Limits:

GL1	_____	\$300,000 Combined Single Limit
GL2	<input checked="" type="checkbox"/> _____	\$500,000 Combined Single Limit
GL3	_____	\$1,000,000 Combined Single Limit
GL4	_____	\$2,000,000 Combined Single Limit
GL5	_____	\$3,000,000 Combined Single Limit
GL6	_____	\$4,000,000 Combined Single Limit
GL7	_____	\$5,000,000 Combined Single Limit

Required Endorsements:

GLLIQ \_\_\_\_\_ Liquor Liability

GLS \_\_\_\_\_ Security Services

All endorsements are required to have the same limits as the basic policy.

BUSINESS AUTOMOBILE LIABILITY

As a minimum, coverage should extend to liability for:

- Owned; Non-Owned and Hired Vehicles

Required Limits:

VL1 \_\_\_\_\_ \$50,000 per Person; \$100,000 per Occurrence  
 \$25,000 Property Damage  
 Or  
 \$100,000 Combined Single Limit  
 (The use of VLI should be limited to special projects that involve other governmental entities or "Not for Profit" organizations. Risk Management must approve the use of this form).

VL2  \$200,000 per Person; \$300,000 per Occurrence  
 \$200,000 Property Damage  
 Or  
 \$300,000 Combined Single Limit

VL3 \_\_\_\_\_ \$500,000 per Person; \$1,000,000 per Occurrence  
 \$100,000 Property Damage  
 or  
 \$1,000,000 Combined Single Limit

VL4 \_\_\_\_\_ \$5,000,000 Combined Single Limit

Miscellaneous Coverages

BR1 \_\_\_\_\_ Builders Risk Limits equal to the Full Replacement Value of the completed project.

CLI \_\_\_\_\_ Cyber Liability \$1,000,000

MVC \_\_\_\_\_ Motor Truck Cargo Limits equal to the maximum value of any one shipment

PRO \_\_\_\_\_ Professional Liability \$300,000 per Occurrence/\$ 500,000 Agg.  
 PRO2 \_\_\_\_\_ \$500,000 per Occurrence/\$1,000,000 Agg.

PRO3 \_\_\_\_\_ \$1,000,000 per Occurrence/\$2,000,000 Agg.

POL1 \_\_\_\_\_ Pollution Liability \$ 500,000 per Occurrence/\$1,000,000 Agg.  
 POL2 \_\_\_\_\_ \$1,000,000 per Occurrence/\$2,000,000 Agg.

POL3 \_\_\_\_\_ \$3,000,000 per Occurrence/\$6,000,000 Agg.

POL4 \_\_\_\_\_ \$5,000,000 per Occurrence/\$10,000,000 Agg.

EDt \_\_\_\_\_ Employee Dishonesty \$ 10,000

ED2 \_\_\_\_\_ \$100,000


_____		
GK1 _____	Garage Keepers	\$ 300,000 (\$ 25,000 per Vehicle)
GK2 _____		\$ 500,000 (\$100,000 per Vehicle)
GK3 _____		\$1,000,000 (\$250,000 per Vehicle)
MED1 _____	Medial Professional	\$300,000/\$750,000 Agg.
MED2 _____		\$500,000/\$1,000,000 Agg.
MED3 _____		\$1,000,000/\$3,000,000 Agg.
MED4 _____		\$5,000,000/\$10,000,000 Agg.
IF _____	Installation Floater	Maximus value of Equipment Installed
VLP1 _____	Hazardous Cargo Transporter	\$300,000 (Requires MCS-90)
VLP2 _____		\$500,000 (Requires MCS-90)
VLP3 _____		\$1,000,000 (Requires MCS-90)
BLL _____	Bailee Liab.	Maximum Value of County Property that will be in the Bailee's possession
HKL1 _____	Hanger Keepers Liability	\$300,000
HKL2 _____		\$ 500,000
HKL3 _____		\$1,000,000
HKL4 _____		\$5,000,000
AIR1 _____	Aircraft Liability	\$1,000,000
AIR2 _____		\$5,000,000
AIR3 _____		\$50,000,000
AEO1 _____	Architects Errors & Omissions	\$250,000 per Occurrence/\$500,000 Agg
AEO2 _____		\$500,000 per Occurrence/\$1,000,000 Agg
AEO3 _____		\$1,000,000 per Occurrence/\$3,000,000 Agg.
AEO4 _____		\$300,000,000 per Occurrence/\$5,000,000 Agg.
ARP _____	All Risk Property	Full Replacement Value of Structure
EOJ _____	Engineers Errors & Omissions	\$250,000 per Occurrence/\$500,000 Agg.
EO2 _____		\$500,000 per Occurrence/\$1,000,000 Agg.
EO3 _____		\$ 1,000,000 per Occurrence\$2,000,000 Agg.
EO4 _____		\$ 5,000,000 per Occurrence/\$10,000,000 Agg.
WL1 _____	Water Craft Liability	\$500,000 per Occurrence
WL2 _____		\$1,000,000 per Occurrence

APPLICANT'S  
INSURANCE  
STATEMENT

I understand the insurance that will be mandatory. If awarded the contract all insurance requirements will be satisfied.

Cary Vick

Applicant Name



Signature

Interim Director, Project Management

Title

Organization Name: Monroe County Board of County Commissioners

**ATTACHMENTS AND CERTIFICATIONS**  
**(Enclose as Exhibit N)**

1. The following supporting documents are attached:
  - a)  Print out from Sunbiz.org "Detail by Entity" (**Exhibit A**)
  - b)  Documentation from bank of confirmed project funds (**Exhibit B**)
  - c)  If applicable: Insert or attach photograph of existing site (**Exhibit C**)
  - d)  Proof of ownership; long term lease or service contract (**Exhibit D**)  
 (Include consent of ownership for use of property as described within this application)
  - e)  If applicable: Enclose at least two (2) current real estate appraisals and one (1) environmental assessment (**Exhibit E**)
  - f)  If applicable: Enclose citations for local protective ordinances (**Exhibit F**)
  - g)  If applicable: Enclose copies of all recorded easements and restrictive covenants (**Exhibit G**)
  - h)  If applicable: Enclose description of endangered/threatened species of flora or fauna (**Exhibit H**)
  - i)  If applicable: Enclose ADA accessibility explanation (**Exhibit I**)
  - j)  If applicable: Enclose preliminary plans or architectural documents (**Exhibit J**)
  - k)  Proposed operational budget and marketing plan (**Exhibit K.1. and Exhibit K.2.**)
  - l)  Applicant has printed and completed the W-9 Form included within this application (**Exhibit L**)
  - m)  Applicant has printed and completed the Insurance Worksheet (pg. 22-26) with Applicant's Insurance Agent (only required if requesting \$20,000 or more in funding) (**Exhibit M**)
  - n)  Notarized Attachments and Certifications form (**Exhibit N**)
  - o)  I have read the Capital Project Funding Process and Importation Information provided on pg. 2-9 of this application (not necessary to print and include these pages with your submission)

Cary Vick, Interim Director Project Management



President of Organization's/Mayor's Name Typed

President's/Mayor's Signature

Subscribed and sworn to (or affirmed) before me, by means of  physical presence or  online notarization, on APRIL 22, 2024 (date) by CARY VICK (name of affiant). He/She is personally known to me or has produced N/A (type of identification) as identification.

  
 NOTARY PUBLIC

