

E. PROJECT INFORMATION

What type of project is proposed: **Check one:** Construction/Restoration Program

Provide a brief description of the project:

| |
|------------------------------------------------------------------------------------------------|
| Replace existing harbor walk to match the City of Key West's plan for redevelopment, including |
| new harbor walk, signage, and lighting. |
| |

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

- map(s)
- deeds(s)
- boundary survey
- Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location on a separate sheet of paper. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

| |
|---------------------------------|
| Conch Harbor Retail Center, LLC |
| Craig Hunt - Owner |
| |

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

| |
|--------------------------------------------------------|
| The harbor walk is open to the public in it's entirety |
| |



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/21/11 Planning Department
9/21/11 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2012 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2012 195,181.13
Total Project Cost 195,181.13 (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2012 146,385.85
Total Amount of TIF Funding Requested 146,385.85 (if multiphase, for all years)

4. Total Amount of matching funds provided for 2012 48,795.28
Total Amount of matching funds provided 48,795.28 (if multiphase, for all years)

Describe the source and amount of matching funds Marina Revenue

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should

consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

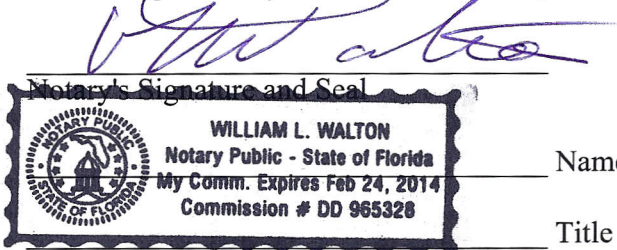
Chapter 837.06 Florida Statues - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: *Gina Kennedy* Date: 9-28-11

Subscribed and sworn to (or affirmed) before me on 9-28-11 (date) by

Gina Kennedy
Please Print Name of Affiant

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



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Section E
Project Information



September 28, 2011

Bahama Village Redevelopment Advisory Committee

RE: Historic Harbor Walk Project

Dear Advisory Committee,

Conch Harbor is pleased to present this application for your review. We are proposing a construction/restoration project located within the Caroline Street Corridor Subarea. The harbor walk runs consecutively from Grinnell St all the way to Front St. Conch Harbor Retail Center, LLC, owns the section from Grinnell St., down to the alley just before Half Shell Raw Bar. The City is currently replacing the decking, signage, and lighting to their share of the harbor walk, which picks up before Half Shell Raw Bar. The city does have an easement for foot traffic for our share of the harbor walk and this harbor walk is open to the public. We are proposing to replace the decking with IPE, which is currently being installed by the City. We were informed in our 9/21/11 meeting with the planning department that the IPE is HARC approved for the harbor walk. We are also proposing to replace the 8 post lights on the harbor walk, with the same new LED lights the City has chosen, that will guide visitors down the harbor walk. All of this will be complimented with signage at the beginning of the harbor walk, in the way of an arch, as well as historic markers and directional signage. What we would like to do is be in conformity with the City's plan for the area. This project will only be a continuation of the City's project and plan to revitalize the area.

Our project total is \$195,181.13, of which we are asking for 75% (\$146,385.85) and we will match with 25% (\$48,795.28) of our own funds. We look forward to partnering with you to provide our locals and visitors with a beautiful harbor walk so that they can enjoy the Historic Seaport.

We appreciate the committee taking an interest in our application. Please give me a call at 305-294-2933 if you require any further information or have any questions concerning this application.

Thank you,

Gina Kennedy

General Manager

Conch Harbor Retail Center, LLC.

951 Caroline St.

Key West, FL 33040



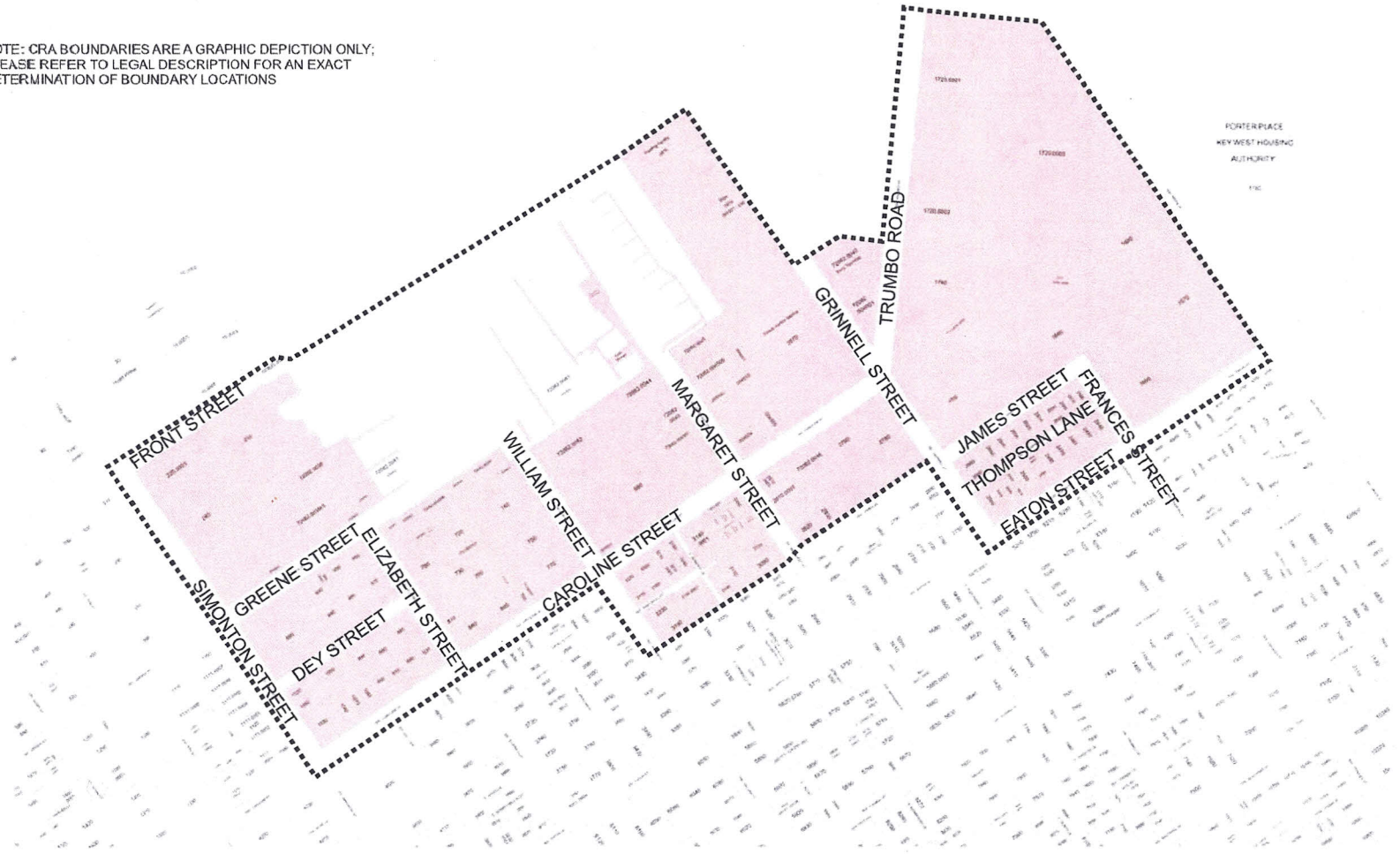
Imagery Date: 12/27/2010

24°53'44.38" N 81°47'58.84" W elev. 0 ft

Google Earth

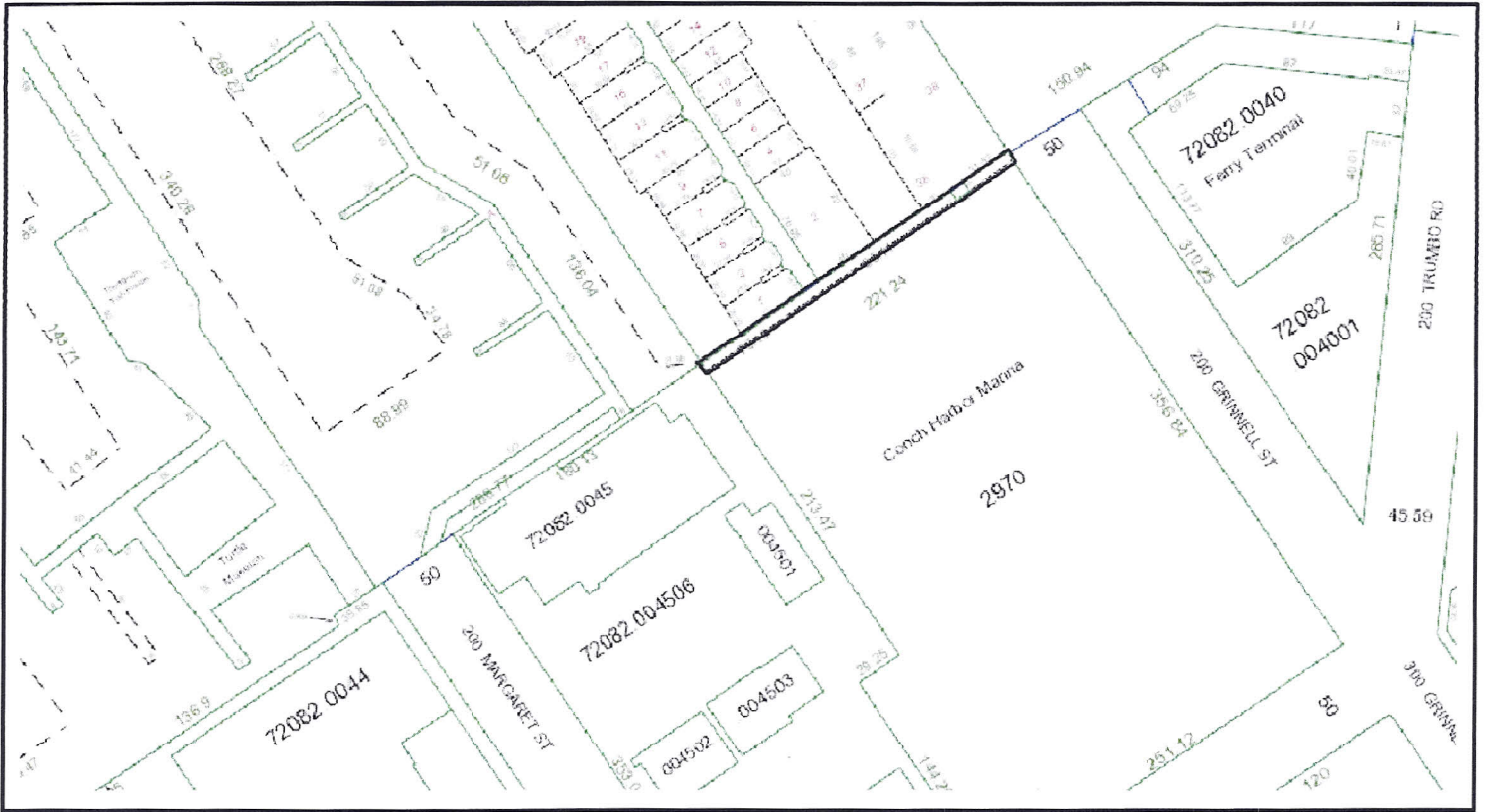
Eye Alt: 300 ft

NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND
 - - - - - Approximate Boundaries of Subarea

Figure X
 Location Map
 Caroline Street Corridor Sub-Area
 City of Key West
 Community Redevelopment Area



Printed: Sep 29, 2011

Monroe County, Florida MCPA GIS Public Portal

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.



Section F
Ownership & Legal Structure



City of Key West Planning Department

Verification Form

(Where Authorized Representative is an Entity)

I, Gina Kennedy, in my capacity as General manager
(print name) (print position; president, managing member)

of Conch Harbor Retail Center, LLC.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

951 Caroline St Key West, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Gina Kennedy
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9-29-11 by
date

Gina Kennedy
Name of Authorized Representative

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

Notary's Signature and Seal **WILLIAM L. WALTON**
Notary Public - State of Florida
My Comm. Expires Feb 24, 2014
Commission # DD 965928

William L. Walton
Name of Acknowledger typed, printed or stamped



City of Key West Planning Department

Authorization Form (Where Owner is a Business Entity)

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

I, CRIG H. HUNT as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of CONCH HARBOR RETAIL CENTER, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gina Kennedy
Please Print Name of Representative

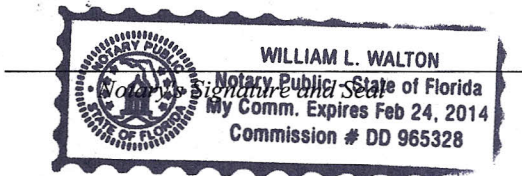
to be the representative for this application and act on my/our behalf before the City of Key West.

Craig H. Hunt
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9-29-11 by

Craig H. Hunt
Name of Authorized Representative

He/She is personally known to me or has presented H 530-108-52-292.0 DL as identification.



W. Walton

Name of Acknowledger typed, printed or stamped

DD 965328
Commission Number, if any



RECEIVED

September 30, 2011

KW Planning Dpt

**Doc# 1775859 01/29/2010 2:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE**

*THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Adam M. Grant, Esq.
Paul, Hastings, Janofsky and Walker LLP
191 N. Wacker Drive, 30th Floor
Chicago, IL 60661.
(312) 499-6027*

**01/29/2010 2:02PM
DEED DOC STAMP CL: TRINA \$53,900.00**

**Doc# 1775859
Bk# 2450 Pg# 2196**

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED made this 29 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt
951 Caroline Street
Key West, Florida 33040

(hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.



RECEIVED

September 30, 2011

KW Planning Dpt

Doc# 1775859

Bk# 2450 Pg# 2197

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a Delaware limited liability company

By: KEY WEST BIGHT HOLDINGS LLC, a Delaware limited liability company, its sole member

By: DRAWBRIDGE CONCH HARBOR INVESTOR LLC, a Delaware limited liability company, its authorized signatory

By: CONSTANTINE M. DAKOLIAS
Name: CONSTANTINE M. DAKOLIAS
Title: PRESIDENT

RWM
Witness Signature

Ben Michelson
Printed Name

[Signature]
Witness Signature

Peter Stone
Printed Name

STATE OF NY

COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias, as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company; he did not take an oath.

[Signature]
Notary Public, State of NY

printed name

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

My Commission Expires:

(SEAL)



RECEIVED

September 30, 2011

KW Planning Dpt

EXHIBIT A

Doc# 1775859

Bk# 2450 Pg# 2198

LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, a foresaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95. 11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

Doc# 1775859
Bk# 2450 Pg# 2200

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

MONROE COUNTY
OFFICIAL RECORDS

Section H
Project Budget



RECEIVED
September 30, 2011
KW Planning Dpt

| Construction Budget | |
|------------------------------------------------------------------------|-------------------|
| Architect- Drawings & Construction Mgmt per application specifications | 14,500.00 |
| Harborwalk Construction - Removal of Existing & Installation of IPE | 86,337.00 |
| Permit Fees | 1,000.00 |
| Post Lighting Fixtures | 49,536.00 |
| Electrician - Removal & Installation of Post Lights | 4,000.00 |
| Electrician - Fixtures & Installation of Underwater Lighting | 20,000.00 |
| Fabrication & Installation of Directional Signage & Entrance Arch | 14,808.13 |
| Fabrication & Installation of historical markers | 5,000.00 |
| Est. Job Total | 195,181.13 |

Section I

Project Schedule



RECEIVED

September 30, 2011

KW Planning Dpt

| Construction Schedule | Date |
|--------------------------------------------------------|-------------|
| TIFF Application Completion | Sep-11 |
| Pre Application meeting- Planning Dept | Sep-11 |
| Pre Application Meeting- Historic Preservation Planner | Sep-11 |
| Application Submittal | Sep-11 |
| Application Approval | Jan-12 |
| General Conditions Meeting | Jan-12 |
| Contractor Approval | Jan-12 |
| Proposal Execution | Feb-12 |
| Harborwalk Supplies Ordered | Mar-12 |
| Harborwalk Construction Begin | May-12 |
| Harborwalk Construction Conclusion | Sep-12 |
| Lighting | Jul-12 |
| Signage | Aug-12 |
| Completion | Sep-12 |

Property Appraiser



RECEIVED

September 30, 2011

KW Planning Dpt

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420

fax (305) 292-3501

Website tested on

Internet Explorer

GIS Mapping functionality is constantly being upgraded & requires Adobe Flash 10.3 or higher.

(A new Export Map widget in the lower left corner has been added.)

Property Record View

Alternate Key: 1003069 Parcel ID: 00002970-000000

Ownership Details

Mailing Address:

CONCH HARBOR RETAIL CENTER LLC
C/O HUNT CRAIG
951 CAROLINE ST
KEY WEST, FL 33040-6636

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM

Millage Group: 12KW

Affordable Housing: No

Section-Township- Range: 31-67-25

Property Location:

951-955 CAROLINE ST KEY WEST

Legal Description: 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------------|----------|-------|--------------|
| 10WA - COMM WATERFRONT ACRE | 251 | 352 | 82,764.00 SF |
| 000X - ENVIRONMENTALLY SENS | 0 | 0 | 0.59 AC |

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 38888
 Year Built: 1996

Building 1 Details

Building Type
 Effective Age 9
 Year Built 2002
 Functional Obs 0

Condition E
 Perimeter 1,629
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 12
 Grnd Floor Area 36,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

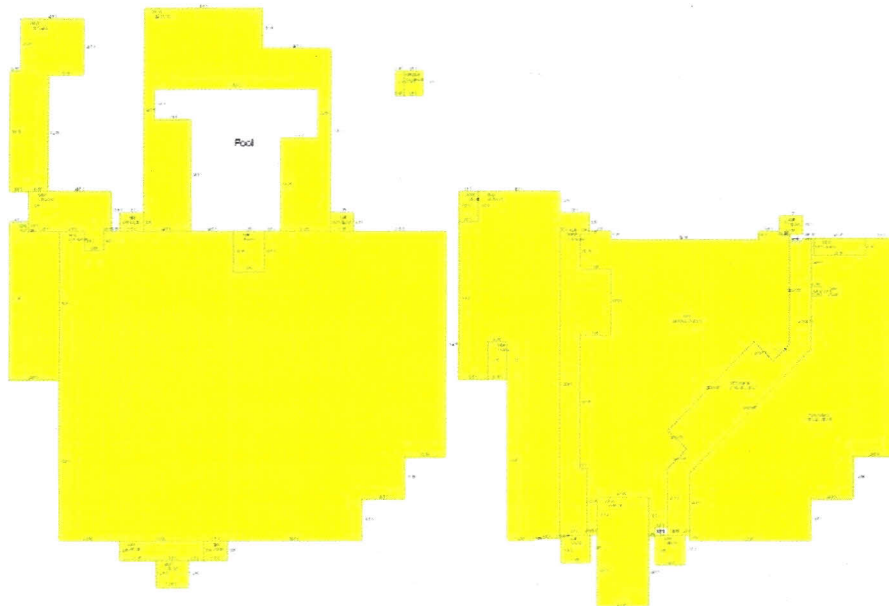
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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 |
|-----|------|--------------|-----------|------------|-----------|------------|---------------------|--------|
| 0 | OPF | | 1 | 2002 | | | | 8,205 |
| 1 | FLA | 8:METAL/ALUM | 1 | 2002 | Y | | | 23,765 |
| 2 | OPF | | 1 | 2002 | | | | 351 |

| | | | | | |
|----|-------------------------|---|------|---|-------|
| 3 | <u>SBF</u> | 1 | 2002 | | 99 |
| 4 | <u>DUF</u> | 1 | 2002 | | 180 |
| 5 | <u>CPL</u> | 1 | 2002 | | 1,577 |
| 6 | <u>SBF</u> | 1 | 2002 | | 765 |
| 7 | <u>OPX</u> | 1 | 2002 | | 1,671 |
| 8 | <u>SBF</u> | 1 | 2002 | | 88 |
| 9 | <u>SBF</u> | 1 | 2002 | | 252 |
| 10 | <u>SBF</u> | 1 | 2002 | | 88 |
| 11 | <u>PTO</u> | 1 | 2002 | | 4,824 |
| 12 | <u>DUF</u> | 1 | 2002 | | 99 |
| 13 | <u>OPF</u> | 1 | 2002 | | 44 |
| 14 | <u>FLA</u> | 1 | 2002 | Y | 5,578 |
| 15 | <u>OUF</u> | 1 | 2002 | | 126 |
| 16 | <u>SBF</u> | 1 | 2002 | | 153 |
| 17 | <u>OPX</u> | 1 | 2002 | | 1,876 |
| 18 | <u>OUF</u> | 1 | 2002 | | 182 |
| 19 | <u>OPX</u> | 1 | 2002 | | 1,200 |
| 20 | <u>SBF</u> | 1 | 2002 | | 196 |
| 22 | <u>FLA</u> 8:METAL/ALUM | 1 | 2002 | Y | 7,485 |
| 23 | <u>OPF</u> | 1 | 2002 | | 2,135 |
| 25 | <u>SBF</u> | 1 | 2002 | | 88 |
| 26 | <u>OPX</u> | 1 | 2002 | | 192 |
| 27 | <u>OUF</u> | 1 | 2002 | | 25 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|----------------------|--------|-----------|-----|
| | 1 | 1 STY STORE-A | 100 | Y | Y |
| | 953 | PARKING GARAGE | 100 | Y | N |
| | 954 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 955 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 956 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 957 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 958 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 959 | 1 STY STORE-A | 100 | Y | Y |
| | 960 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 961 | ELEC/TELEPHONE ETC A | 100 | Y | N |
| | 963 | ELEC/TELEPHONE ETC A | 100 | Y | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------|--------|
| 1 | METAL SIDING | 100 |

Building 2 Details

Building Type
 Effective Age 9
 Year Built 1996
 Functional Obs 0

Condition E
 Perimeter 170
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 12
 Grnd Floor Area 1,500

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

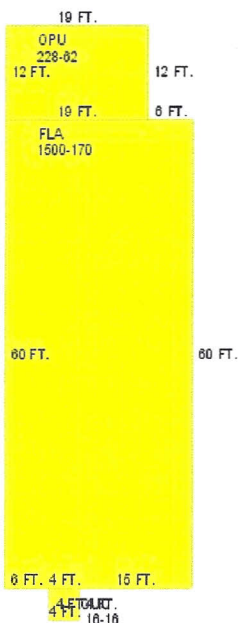
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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 | FLA | | 1 | 1996 | | | | 1,500 |
| 2 | OPU | | 1 | 1996 | | | | 228 |
| 3 | OUU | | 1 | 1996 | | | | 16 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------------------|--------|-----------|-----|
| | 948 | WAREHOUSE/MARINA D | 100 | N | N |
| | 949 | OPU | 100 | N | N |
| | 950 | OJU | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 300 | MIN WOOD SIDING | 40 |
| 301 | C.B.S. | 60 |

Building 3 Details

Building Type
 Effective Age 9
 Year Built 1998
 Functional Obs 0

Condition E
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 10
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

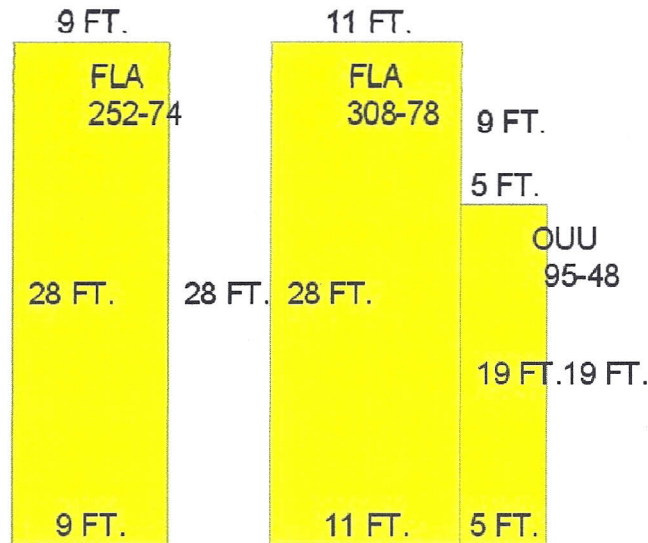
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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 | FLA | | 1 | 1998 | | | | | 252 |
| 2 | FLA | | 1 | 1998 | | | | | 308 |
| 3 | OUU | | 1 | 1998 | | | | | 95 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------------------|--------|-----------|-----|
| | 951 | SERVICE STATION-A- | 100 | Y | Y |
| | 952 | OFF BLDG 1 STY-A | 100 | Y | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 302 | AB AVE WOOD SIDING | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | CL2:CH LINK FENCE | 1,830 SF | 305 | 6 | 1964 | 1965 | 1 | 30 |
| 2 | AC2:WALL AIR COND | 1 UT | 0 | 0 | 1995 | 1996 | 1 | 20 |
| 3 | UB2:UTILITY BLDG | 48 SF | 8 | 6 | 1995 | 1996 | 1 | 50 |
| 4 | UB2:UTILITY BLDG | 60 SF | 10 | 6 | 1995 | 1996 | 1 | 50 |
| 5 | DK4:WOOD DOCKS | 3,504 SF | 219 | 16 | 1995 | 1996 | 4 | 40 |
| 6 | FN2:FENCES | 681 SF | 227 | 3 | 1995 | 1996 | 2 | 30 |

| | | | | | | | | |
|----|-------------------|----------|-----|-----|------|------|---|----|
| 7 | FN2:FENCES | 348 SF | 58 | 6 | 1995 | 1996 | 2 | 30 |
| 8 | CL2:CH LINK FENCE | 750 SF | 125 | 6 | 1995 | 1996 | 2 | 30 |
| 9 | DK4:WOOD DOCKS | 4,470 SF | 447 | 10 | 1995 | 1996 | 5 | 40 |
| 10 | DK4:WOOD DOCKS | 2,576 SF | 184 | 14 | 1994 | 1995 | 5 | 40 |
| 11 | DK4:WOOD DOCKS | 81 SF | 9 | 9 | 1994 | 1995 | 5 | 40 |
| 12 | UB3:LC UTIL BLDG | 800 SF | 8 | 100 | 1997 | 1998 | 1 | 30 |
| 13 | UB3:LC UTIL BLDG | 60 SF | 6 | 10 | 1997 | 1998 | 1 | 30 |
| 14 | TK2:TIKI | 20 SF | 4 | 5 | 1997 | 1998 | 1 | 40 |
| 15 | FN2:FENCES | 2,452 SF | 613 | 4 | 2001 | 2002 | 5 | 30 |
| 16 | PT3:PATIO | 6,408 SF | 267 | 24 | 2001 | 2002 | 2 | 50 |
| 17 | PT2:BRICK PATIO | 266 SF | 19 | 14 | 2001 | 2002 | 2 | 50 |
| 18 | PT2:BRICK PATIO | 464 SF | 29 | 16 | 2001 | 2002 | 2 | 50 |
| 19 | PT2:BRICK PATIO | 220 SF | 22 | 10 | 2001 | 2002 | 2 | 50 |
| 20 | PO5:COMM POOL | 3,300 SF | 0 | 0 | 2001 | 2002 | 2 | 50 |
| 21 | WF2:WATER FEATURE | 2 UT | 0 | 0 | 2001 | 2002 | 5 | 20 |
| 22 | TK2:TIKI | 324 SF | 18 | 18 | 2001 | 2002 | 5 | 40 |
| 23 | PT2:BRICK PATIO | 1,000 SF | 0 | 0 | 2003 | 2004 | 2 | 50 |

Appraiser Notes

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II 2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT,8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes | |
|-------------|-------------|----------------|------------|-------------|------------|---------------------------|
| 4221 | 04/11/2007 | 04/11/2007 | 0 | Commercial | ISSUED C/O | |
| 1 | B953062 | 09/01/1995 | 11/01/1996 | 45,000 | Commercial | FUEL CONTAINMENT BLDG |
| 2 | E954124 | 11/01/1995 | 11/01/1996 | 2,000 | Commercial | ELECTRICAL |
| 3 | B954326 | 12/01/1995 | 11/01/1996 | 12,000 | Commercial | ROOF OVER FUEL CONTAINMEN |
| 4 | 96-0684 | 02/01/1996 | 11/01/1996 | 10,000 | Commercial | ELECTRIC |
| 5 | 96-0890 | 02/01/1996 | 11/01/1996 | 8,000 | Commercial | ELECTRIC |
| 6 | 96-1163 | 03/01/1996 | 11/01/1996 | 120,000 | Commercial | TANKS |
| 7 | 96-1597 | 04/01/1996 | 11/01/1996 | 1,170 | Commercial | FIRE ALARM |
| 8 | 96-1669 | 04/01/1996 | 11/01/1996 | 2,800 | Commercial | FENCE |

| | | | | | | |
|----|---------|------------|------------|-----------|------------|--------------------------------------------------------------------------|
| 9 | 96-1765 | 04/01/1996 | 11/01/1996 | 1,500 | Commercial | ELECTRIC |
| 12 | 96-1878 | 05/01/1996 | 11/01/1996 | 5,000 | Commercial | FENCE |
| 10 | 96-1470 | 04/01/1996 | 11/01/1996 | 250 | Commercial | SIGN |
| 13 | 96-3313 | 08/01/1996 | 11/01/1996 | 1,500 | Commercial | SIGN |
| 14 | 96-3318 | 08/01/1996 | 11/01/1996 | 21,000 | Commercial | RENOVATIONS |
| 15 | 96-3705 | 09/01/1996 | 11/01/1996 | 50,000 | Commercial | PLUMBING |
| 16 | 9604422 | 11/01/1996 | 11/01/1996 | 1,500 | Commercial | ELECTRIC |
| 21 | 9604613 | 12/24/1997 | 11/02/1998 | 18,500 | | BATH HOUSE & RESTROOMS |
| 22 | 9801334 | 04/23/1998 | 11/02/1998 | 4,000 | | ELECTRICAL |
| 23 | 9801740 | 06/02/1998 | 11/02/1998 | 5,000 | | ELECTRICAL |
| 11 | 9601488 | 04/01/1996 | 11/02/1998 | 55,000 | Commercial | PLUMBING |
| 17 | 9604787 | 12/17/1996 | 11/02/1998 | 95,000 | | NEW STRUCTURE |
| 18 | 9700182 | 01/24/1997 | 11/02/1998 | 2,000 | | ELECTRICAL |
| 19 | 97-0220 | 01/29/1997 | 11/02/1998 | 1,961 | | ROOF |
| 20 | 97-0222 | 01/29/1997 | 11/02/1998 | 4,000 | | PLUMBING |
| 25 | 99-3570 | 10/19/1999 | 12/15/1999 | 48,000 | | ELECTRICAL |
| 24 | 99-2306 | 09/27/1999 | 10/25/1999 | 73,404 | | RENOVATIONS WEIGHT STATIO |
| 26 | 01-0584 | 03/01/2001 | 12/12/2002 | 116,000 | Commercial | STORE BUILD OUT |
| 31 | 02-2541 | 11/13/2002 | 12/12/2002 | 55,500 | Commercial | ELECTRIC UPDATE |
| 27 | 01-2080 | 05/25/2001 | 12/12/2002 | 100,000 | Commercial | FOUNDATION |
| 32 | 02-3181 | 12/09/2002 | 12/12/2002 | 7,000 | Commercial | PAINT |
| 33 | 02-3360 | 12/19/2002 | 12/12/2002 | 1,970 | Commercial | INSTALL SIGN |
| 28 | 01-2265 | 06/12/2001 | 12/12/2002 | 66,000 | Commercial | ELECTRIC |
| 29 | 01-3208 | 02/26/2002 | 12/12/2002 | 2,500,000 | Commercial | POOL & SPA COM. 77X113 |
| 30 | 01-2286 | 07/30/2002 | 12/12/2002 | 3,228,400 | Commercial | NEW INDUSTRIAL |
| 36 | 03-1293 | 04/28/2003 | 10/28/2003 | 23,000 | Commercial | INSTALL 4 GREASE HOODS |
| 37 | 03-1295 | 04/28/2003 | 10/28/2003 | 1,700 | Commercial | INSTALL FIRE SPRINKLERS |
| 34 | 03-2519 | 01/27/2003 | 01/27/2004 | 30,200 | Commercial | A/C |
| 35 | 02-3128 | 01/27/2003 | 10/28/2003 | 648,000 | Commercial | ROOF, INTERIOR & ELECTRICAL - MONTY'S |
| 38 | 03-3374 | 09/23/2003 | 12/15/2003 | 3,000 | Commercial | BIKE PARKING PAVERS |
| 43 | 06-5364 | 10/17/2006 | 12/21/2006 | 2,000 | Commercial | INSTALL SIX OUTLETS AND EXIST LITE' |
| 39 | 06-4524 | 08/08/2006 | 11/07/2006 | 13,250 | Commercial | INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL |
| 49 | 06-4526 | 08/08/2006 | 11/07/2006 | 5,000 | Commercial | INSTALL 14 LIGHT FIXTURES |
| 41 | 06-4525 | 09/22/2006 | 11/07/2006 | 3,000 | Commercial | INSTALL WATERLINE & DRAIN |
| 42 | 06-5362 | 10/16/2006 | 12/21/2006 | 5,700 | Commercial | BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6" |
| 44 | 06-6070 | 11/07/2006 | 12/21/2006 | 4,500 | Commercial | SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC |
| 45 | 06-6072 | 11/07/2006 | 12/21/2006 | 2,300 | Commercial | INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES |
| 46 | 08-0055 | 01/25/2008 | 01/25/2008 | 40,000 | Commercial | REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2011 | 4,010,093 | 484,885 | 4,796,605 | 6,934,669 | 6,934,669 | 0 | 6,934,669 |
| 2010 | 4,099,273 | 501,439 | 7,359,367 | 7,700,000 | 7,700,000 | 0 | 7,700,000 |
| 2009 | 5,226,384 | 520,048 | 6,952,235 | 10,000,000 | 10,000,000 | 0 | 10,000,000 |
| 2008 | 5,226,384 | 536,641 | 6,952,235 | 12,715,260 | 12,715,260 | 0 | 12,715,260 |
| 2007 | 3,697,609 | 313,426 | 9,931,739 | 10,120,957 | 10,120,957 | 0 | 10,120,957 |
| 2006 | 3,697,609 | 464,190 | 6,546,334 | 8,670,000 | 8,670,000 | 0 | 8,670,000 |
| 2005 | 3,776,267 | 479,257 | 6,546,334 | 7,225,000 | 7,225,000 | 0 | 7,225,000 |
| 2004 | 3,034,779 | 485,419 | 6,546,334 | 7,225,000 | 7,225,000 | 0 | 7,225,000 |
| 2003 | 3,034,779 | 500,596 | 6,178,903 | 9,714,278 | 9,714,278 | 0 | 9,714,278 |
| 2002 | 169,585 | 255,377 | 4,366,499 | 6,965,778 | 6,965,778 | 0 | 6,965,778 |
| 2001 | 169,585 | 263,618 | 4,366,499 | 6,965,778 | 6,965,778 | 0 | 6,965,778 |
| 2000 | 166,611 | 179,942 | 2,636,477 | 5,399,218 | 5,399,218 | 0 | 5,399,218 |
| 1999 | 173,656 | 185,446 | 2,161,957 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1998 | 69,111 | 187,785 | 2,161,957 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1997 | 69,111 | 193,222 | 2,026,850 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1996 | 16,435 | 104,743 | 2,026,850 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1995 | 0 | 73,610 | 2,026,850 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1994 | 0 | 75,885 | 2,026,597 | 1,700,000 | 1,700,000 | 0 | 1,700,000 |
| 1993 | 0 | 79,061 | 2,026,597 | 2,105,658 | 2,105,658 | 0 | 2,105,658 |
| 1992 | 0 | 6,887 | 2,026,597 | 1,739,655 | 1,739,655 | 0 | 1,739,655 |
| 1991 | 0 | 6,887 | 2,026,597 | 2,033,484 | 2,033,484 | 0 | 2,033,484 |
| 1990 | 0 | 6,887 | 2,026,597 | 2,033,484 | 2,033,484 | 0 | 2,033,484 |
| 1989 | 57,263 | 28,880 | 2,471,460 | 2,557,603 | 2,557,603 | 0 | 2,557,603 |
| 1988 | 53,784 | 28,880 | 2,141,932 | 2,224,596 | 2,224,596 | 0 | 2,224,596 |
| 1987 | 52,563 | 28,880 | 1,230,787 | 1,312,230 | 1,312,230 | 0 | 1,312,230 |
| 1986 | 51,044 | 28,880 | 1,230,787 | 1,310,711 | 1,310,711 | 0 | 1,310,711 |
| 1985 | 50,044 | 28,880 | 935,207 | 1,014,131 | 1,014,131 | 0 | 1,014,131 |
| 1984 | 48,508 | 28,880 | 935,207 | 1,012,595 | 1,012,595 | 0 | 1,012,595 |
| 1983 | 48,508 | 28,880 | 612,817 | 690,205 | 690,205 | 0 | 690,205 |
| 1982 | 42,072 | 28,880 | 318,954 | 389,906 | 389,906 | 0 | 389,906 |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 1/28/2010 | 2450 / 2196 | 7,700,000 | WD | 30 |

| | | | | |
|-----------|-------------|------------|----|---|
| 5/2/2007 | 2292 / 1354 | 14,900,000 | WD | Q |
| 1/29/1999 | 1560 / 0056 | 7,000,000 | WD | Q |
| 12/1/1993 | 1287 / 0266 | 1,700,000 | WD | Q |

This page has been visited 43,307 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 11, 2011

VIA ELECTRONIC MAIL

Ms. Gina Kennedy
General Manager, Conch Harbor Retail Center, LLC
951 Caroline Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Harbor Walk Project
Request for Additional Information and Clarification**

Dear Ms. Kennedy:

The City is in receipt of your timely submitted application for the Harbor Walk Project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Describe how the proposal relates specifically to the Community Redevelopment Area Plan principals;
- Describe how the proposed project relates to the Bight Master Plan, specifically the proposed arch and historical markers proposed in your scope of work;
- Describe where and why underwater lights are proposed and how they relate to and support the use of the City's Harbor Walk facility;
- Describe how this application will promote green services;
- Clarify how and by whom the cost estimates were obtained. Please provide the cost estimates.

This additional information is requested by December 28, 2011.

Your project presentation is tentatively scheduled before the Community Redevelopment Agency on Wednesday, January 18, 2012. The CRA meets after the City Commission meeting; that meeting convenes at 6:00 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The ranking and allocation approvals are also expected to take place that night.

Please do not hesitate to call me with any questions or concerns.

Sincerely,


Donald Leland Craig, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

Amended Application Information



December 15, 2011

Mr. Donald Craig
Planning Director, City of Key West
PO Box 1409
Key West, FL 33041-1409

RE: Request for Additional Information

Mr. Craig,

We appreciate the review that your staff has made on the application we have submitted.

The application for the proposed Harbor Walk project relates to the majority of the objectives that are described in the Community Redevelopment Plan. In many sections of the plan relating to the Caroline Street Corridor and the waterfront, specifically in Section 4.03, it states that it is to recognize the unique characteristics of our community by way of, "recognizing the historical, architectural, and cultural character of the community fabric, the neighborhoods and businesses which comprise the subarea, the importance of the existing and historic seaport area along the Key West Bight (including the ferry terminal) and the evolving Caroline Street Commercial corridor and the pedestrian-oriented connections which link the subarea to the larger environment of the City." This Harbor Walk is a vital pedestrian connection to the larger environment of the city. Conch Harbors' section of the Harbor Walk is open to the general public with the City having an easement. The main focus is to create a seamless Harbor Walk. At this point the city appears to be nearing completion on their section of the Harbor Walk. We are proposing to install the same light fixtures both above and below water as well as the same cohesive design for signage and building materials. The purpose of the underwater lighting is to help guide the pedestrians along the bight while making it pleasing to the eye. The arch that we are proposing would be a way to draw the pedestrian traffic from the Ferry Terminal side down through the bight and past several of the business both private and city run. Historical markers along the way, much like the markers that are currently situated at the end of Grinnell St, would be a way to educate our visitors on "the historical working waterfront for fishermen, shrimpers, and sponge harvesters of Key West". This helps to make our waterfront not only a connection, but also a destination.

This plan promotes green services by encouraging travelers to park the cars and to enjoy a stroll through our city. The Harbor Walk would also be constructed of Ipe. Ipe has many green aspects, as it does not require a chemical finish as most decking materials would and it also has a 25 year expected lifespan compared to 10-15 years of traditional pressure treated lumber.

For bids for the installation of the Harbor Walk we worked with the contractors that the city used to bid out this project. At the time of application the city was still determining the type of lighting both underwater and post lights that would be used. They were also unsure of the look of the signage that they were going to be using. All bids were put out based on preliminary discussions with city personnel. We bid the Harbor Walk construction out to McKendry Builders, D.L. Porter Constructors, & Bayshore Construction. We did put the project out to bid with two other contractors but the job was not cost effective for them to bid. We received a preliminary quote from Nearshore electric for both the underwater and the post lights. We are also awaiting a bid from Unlimited Electric. We obtained a signage proposal from Key Largo Canvas & Awning and are awaiting one from Southernmost Signs. Architectual/Engineering quotes were received from both Michael Ingram and Perez Engineering.

Much like the city, our main goal is to "Preserve, emphasize and expand public waterfront access". For any further clarification please feel free to contact us.

Sincerely,



Gina Kennedy
General Manager
Conch Harbor Retail Center, LLC.

McKendry Builders inc.
80 Palm Dr. Key West Fl 33040
cell- 305-304-7937 & Tele. Fax 305-745-4228
License # CGC1505150

Bid Proposal 8/23/10

**Conch Harbor Marina Boardwalk Replacement &
Repairs**

951 Caroline st. Key West Fl. 33040

- 1- Scope of work
 - a- Remove all decking from existing boardwalk.
 - b- Replace joists
 - c- Install Ipe wood decking 5/4"x 6" and stainless steel fasteners

Total Price \$121,000.00



July 13, 2011

Via e-mail: ginamkennedy@hotmail.com
Ms. Gina Kennedy

BID PROPOSAL

RE: Conch Harbor Bight Harbor Walk/Dock Board Replacement/Installation

Dear Gina:

At your request, we have priced the deck board replacement for both the continuation of the boardwalk which ties into the City's boardwalk and the two piers that come off of that boardwalk. This proposal is based on the same specifications the City used for their project, with the only exceptions being the following:

- We will remove and reinstall the existing post lights on the boardwalk, however, if you elect to purchase the same fixtures that the City will be using, there would be an additional charge. The design to support the new fixture is extensive and requires additional framing and fasteners under the dock.
- The City is also installing LED and/or pathway lighting on the boardwalk; we have not included that in this proposal.

Based on that clarification the price to furnish and install the 5/4 x 6" IPE decking, with the removal and reinstallation of all pedestals, fire boxes, fuel pump, cleats, sump pumps, ladders, boat boxes, covered canopy at a finger dock, etc. for the boardwalk and piers would be Two Hundred Fourteen Thousand Nine Hundred Thirty-Seven and 00/100 Dollars (\$214,937.00). Should you elect to do only the boardwalk portion of the project that price would be Seventy-Six Thousand One Hundred Ninety-Seven and 00/100 Dollars (\$79,197.00).

In recent e-mail correspondence with John Castro he mentioned that you've had discussions with the City about the lighting issues and you may be interested in purchasing what they're buying. Please keep in mind that if you elect to take that course, we can certainly not only do the installation, but can handle the purchasing process so you receive everything required.

Thank you for the opportunity to provide you with this proposal. If you have any questions feel free to contact me at your convenience.

Sincerely
D.L. PORTER CONSTRUCTORS, INC.

A handwritten signature in blue ink, appearing to read 'C. Marshall White'.

C. Marshall White
Vice President

CMW/pj

Bayshore Construction, Inc.

6834 Areca Blvd
Sarasota, FL 34241

Telephone (941) 927-8565
Fax (941) 927-5027

July 22nd, 2011

Conch Harbor Marina
951 Caroline St.
Key West, FL 33040

Attn: Gina Kennedy

RE: Re-decking of boardwalk

PROPOSAL

Bayshore Construction, Inc. will extract and haul off-site the existing framing and decking of the 220' by 16' boardwalk.

We will reconstruct as per attached plan:

- o Doubled 2" by 10". 40 pressure treated beams every 12' bolted to existing foundation with 5/8" diameter stainless steel bolts, two per connection.
- o 2" by 10".40 Pressure treated joists installed on 16" centers attached to the beams with 2" by 10" stainless steel joist hangers.
- o 5/4" by 6" IPE decking attached to joist with 2 1/2" #10 stainless steel screws, two per connection.
- o Existing bumpers will be reattached to new framing with 5/8" diameter stainless steel bolts, two per connection.
- o Existing conduit will be reattached to stringers where applicable.
- o Light poles will be disconnected and remounted assuming mounting brackets and such are in fair condition.

Bayshore Construction, Inc. will execute the above work for the sum of: **\$78,137.00**. Price includes the City of Key West building permit fee.

Note: Bayshore Construction, Inc. is assuming foundation piling or system is in acceptable condition for reattachment. Any foundation pile work found in unsatisfactory condition for reattachment will be an extra cost for material and labor above and beyond the proposal cost.

Sincerely submitted,



Doug Martin
President



Nearshore Electric, Inc.

State Certified Electrical Contractor

#EC13001186

Scope of Work

Proposal # 111023

CONFIDENTIAL

Owner: Conch Harbor Marina Assn. Ltd. ~ Attn: Gina

Phone: (305) 294-2933 ~ Fax: (305) 295-0673

Email: ginamkennedy@hotmail.com

Project: Underwater Lights

Project Address: Conch Harbor Marina

Key West, Fl. 33040

November 8, 2011

To all concerned,

We are pleased to offer you our proposal for the electrical work required at Conch Harbor Marina in Key West, Florida. All work performed by Nearshore Electric, Inc. shall conform to current codes, regulations, and project specifications. All work performed by Nearshore Electric, Inc. shall be warranted for a period of one year. The following breakdown describes the items and services that Nearshore Electric, Inc. shall provide as well as any exclusion from our scope of work. Bid valid for 30 days.

**INCLUDED IN BID: Wiring, J-boxes, power, etc. for eleven(11) underwater light fixtures-
No wiring, "Uni-strut", hinges, straps, fixtures, etc. to be mounted to boardwalk structure**

- ◆ Supply and install conduit, wiring, circuit breaker, and J-box from existing, exterior electrical panel, underground(conduit/wiring) to transformer location
- ◆ Supply and install low voltage wiring from transformer to centrally located J-box mounted on seawall
- ◆ Supply and install ten(10) additional J-boxes mounted on seawall at each fixture location
- ◆ Supply and install low voltage wiring to each J-box
- ◆ Supply and install eleven(11) custom made hinged fixture mounts(SS "Uni-strut", and hinges)
- ◆ Install eleven(11) underwater light fixtures(owner supplied) to hinged "Uni-strut
- ◆ Mounting hardware, "Uni-strut" screws, straps, etc. to be "304" stainless steel
- ◆ Trenching
- ◆ Workers Comp/General Liability/Longshoreman's Insurance
- ◆ Taxes
- ◆ Warranty


EXCLUDED FROM BID:

- ◆ Permit fees
- ◆ Underwater light fixtures, and transformer

We propose to furnish material and labor, complete in accordance with the above specifications, for the lump sum of: **Six Thousand Eight Hundred Fifty Dollars and No Cents (\$6,850.00)**

With payments to be made as follows: **Balance due upon completion**

Authorized Signature


Brian Perry ~ Sales Manager

Date 11/8/11

Acceptance of proposal:

I understand that I am bound to this agreement to pay the balance upon completion of work. I further understand and agree that any cost incurred by Nearshore Electric, Inc. caused by collection action on my account, including attorney's fees, court cost and interest due to delinquency, or returned check fee (\$50.00) will be my responsibility and will be paid as part of my balance. If this is a corporation, the undersigned agrees to be personally responsible for any purchases made by the corporation pursuant to this agreement. The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above. Purchaser agrees all materials to remain seller's possessions until paid in full.

Owner's Signature _____

Date _____



Nearshore Electric, Inc.

State Certified Electrical Contractor

#EC13001186

Scope of Work

Proposal # 110922

CONFIDENTIAL

Owner: Conch Harbor Marina Assn. Ltd. ~ Attn: Gina

Phone: (305) 294-2933 ~ Fax: (305) 295-0673

Email: gina@keyscaribbean.com

Project: New Post Lights

Project Address: Conch Harbor Marina
Key West, Fl. 33040

September 27, 2011

To all concerned,

We are pleased to offer you our proposal for the electrical work required at Conch Harbor Marina in Key West, Florida. All work performed by Nearshore Electric, Inc. shall conform to current codes, regulations, and project specifications. All work performed by Nearshore Electric, Inc. shall be warranted for a period of one year. The following breakdown describes the items and services that Nearshore Electric, Inc. shall provide as well as any exclusion from our scope of work. Bid valid for 30 days.

INCLUDED IN BID:

Post Lights included in this proposal match the specifications of the City of Key West's proposed, new post lights

- ◆ Remove eight(8) existing post lights on boardwalk
- ◆ Supply stainless steel lag-bolts to secure new post lights to new decking
- ◆ Supply and install eight(8) new post lights on boardwalk
- ◆ Workers Comp/General Liability/Longshoreman's Insurance
- ◆ Taxes
- ◆ Warranty

Labor/Materials: \$2,564.00

Fixtures: \$49,536.00

EXCLUDED FROM BID:

- ◆ Permit fees
- ◆ Repair/Replacement of existing conduit, power wiring, and lighting controls
- ◆ Repair/replacement of existing decking/under decking light supports
- ◆ Disposal of post lights

We propose to furnish material and labor, complete in accordance with the above specifications, for the lump sum of: *Fifty Two Thousand One Hundred Dollars and No Cents (\$52,100.00)*

With payments to be made as follows: *Balance due upon completion*

Authorized Signature _____
Brian Perry ~ Sales Manager

Date 9/27/11

Acceptance of proposal:

I understand that I am bound to this agreement to pay the balance upon completion of work. I further understand and agree that any cost incurred by Nearshore Electric, Inc. caused by collection action on my account, including attorney's fees, court cost and interest due to delinquency, or returned check fee (\$50.00) will be my responsibility and will be paid as part of my balance. If this is a corporation, the undersigned agrees to be personally responsible for any purchases made by the corporation pursuant to this agreement. The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above. Purchaser agrees all materials to remain seller's possessions until paid in full.

Owner's Signature _____

Date _____



**KEY LARGO CANVAS PRODUCTS
KEY LARGO AWNING COMPANY**

Division of Cross Key Marine
Canvas & Upholstery, Inc.
P.O. Box 1865 Key Largo, FL 33037
(305) 451-1302
FAX (305) 451-1259

INVOICE NO.
38862

ORDER

(SAME UNLESS OTHERWISE INDICATED)

SOLD TO Conch Harbor Marina 293-0584
951 Caroline St. 294-2933
Key West, FL 33040
(305) 293-0584

SHIP TO Conch Harbor Marina 293-0584
Att: Craig Hunt/Gina Kennedy
Or Tim Root 360-2916
Key West, FL 33040
(305) 293-0584

Page 1

| ACCOUNT NO. | SALESMAN NO. | PURCHASE ORDER NO. | SHIP VIA | COL. | PPD. | DATE SHIPPED | TERMS | INVOICE DATE | PAGE |
|-------------|--------------|--------------------|----------|------|------|--------------|--------|--------------|------|
| C0584 | BOB | HOLD-A | | | | / / | C.O.D. | 09/26/11 | |

| QTY ORDERED | QTY SHIPPED | QTY B/O | ITEM NO. | DESCRIPTION | UNIT PRICE | DISC % | EXTENDED PRICE |
|-------------|-------------|---------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|----------------|
| 1 | 1 | | HARBOR WALK | <p>Fabricate and install New freestanding Archway Sign at beginning of the Boardwalk Sign support columns to be 8 x 8" Aluminum Columns with decorative capitols to match others at the Marina. The Sign Banner to be a hollow core welded aluminum product with the back side to be flat for mounting on the columns and will have a clean fastener free surface on back that would allow signage to be also placed on the back side of the banner for those walking East on the boardwalk and exiting on Grinell St. the Sign Copy to be individual Cast letters with chisled faces having approximately a 3/4" relief. All of the sign components to be painted with self-etching zinc primer and topcoated with automotive urethane enamel Finish. Mounted on one column there will be a 2' wide by 3' tall directory board with Changable Copy panels for individual business use.</p> <p>Cost to obtain building permits will be the responsibility of the owner. The approximate fee schedule is:</p> <p>\$300.00 Minimum Engineering Fee Structural Drawings, 3% of awning price Research and staff time \$60.00/hr Application Delivery/Permit pickup 35/hr Rendering, site plan or Sign Calculations Building Department Fees (per receipt) Notice of Commencement filing fee</p> | 13775.00 | | 13775.00 |

*** CONTINUED ***

| | |
|---------------------------------------|--|
| SALE AMOUNT | |
| MISC. CHARGES SALES TAX FREIGHT | |
| TOTAL | |

Thank You!