

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Patrick Wright, Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: June 16, 2016

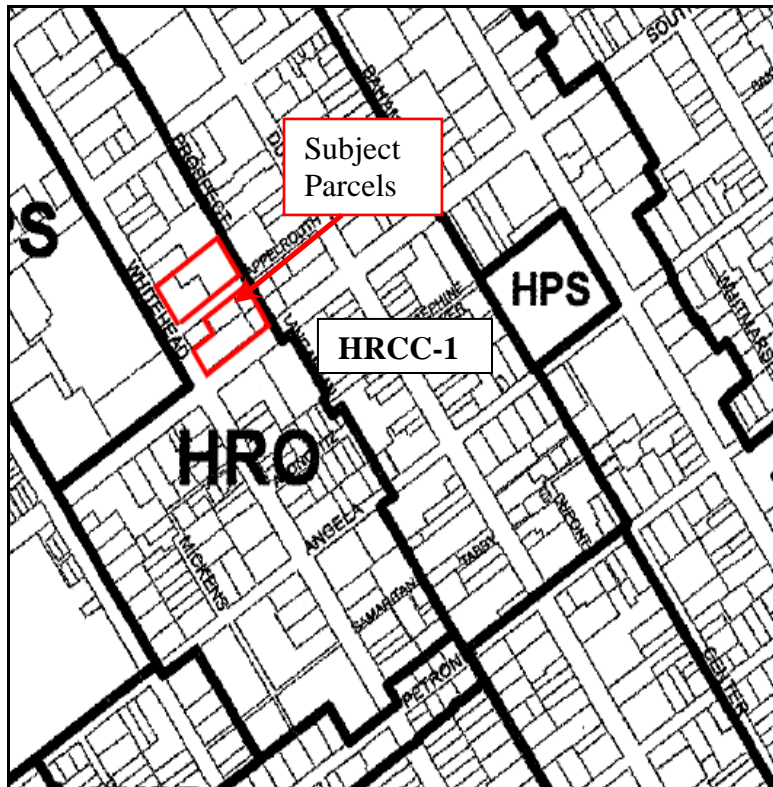
Agenda Item: **Official Zoning Map Amendment – 402, 409 and 416 Appelrouth Lane;, 519 517, 533 Whitehead Street; 417 Southard Street (RE # 00010000-000102; 00010000-000103, 00010000-000104, 00010000-000105, 00010000-000106, 00010020-000000, 00009980-000000, 00009990-000000, 00010040-000000, 00010010-000000 AK # 8775636, 8775644, 8775652, 8775661, 8822308, 1010308, 1010251, 1010260, 1010324, 1010294)** – A request to amend the Official Zoning Map from Historic Residential Office (HRO) to Historic Residential Commercial Core– Duval Street Gulfside (HRCC-1) on property located at 402, 409 and 416 Appelrouth Lane; 519, 517 and 533 Whitehead Street; 417 Southard Street.

Request: An amendment to the Official Zoning Map from Historic Residential Office (HRO) to Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)

Applicant: Trepanier & Associates, Inc.

Property Owners: Browning Family revocable Trust, James J. Sireci, Jr., Bone Island Properties Inc., Whitehead Trust LLC, Savage KW Properties, Inc. and Tapley Johnson, III.

Location: 402, 409 and 416 Appelrouth Lane; 515, 519 517, 533 Whitehead Street; 417 Southard Street (RE # 00010000-000102; 00010000-000103, 00010000-000104, 00010000-000105, 00010000-000106, 00010020-000000, 00009980-000000, 00009990-000000, 00010040-000000, 00010010-000000 AK # 8775636, 8775644, 8775652, 8775661, 8822308, 1010308, 1010251piuh, 1010260, 1010324, 1010294)



Background:

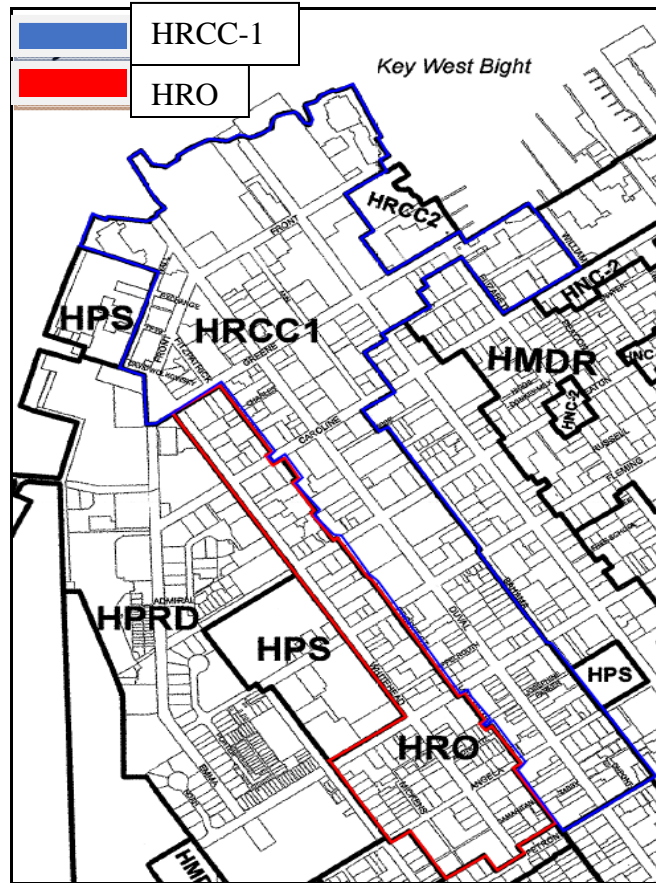
The properties are located at the southern end of Appelrouth Lane and Southard Street bound by Whitehead Street. The properties are located within the historic district and all of the buildings with the exception of 533 Whitehead Street are contributing structures according to the City’s 2011 Historic Resources Survey. Historic uses of the property over the last 100 years includes residential dwellings, retail stores, a restaurant, a bakery, a tailor, and a grocery according to Sanborn maps from 1892 to 1962. The current use of the properties is outlined below according to City Licensing Department records:

Property Address	Current Use
402 Appelrouth Lane	Mixed Use Residential and Commercial
409 Appelrouth Lane	Transient Residential
416 Appelrouth Lane	Restaurant
517 Whitehead Street	Transient and Non-Transient Residential
519 Whitehead Street	Transient and Non-Transient Residential
533 Whitehead Street	Small Recreational Power Driven Equipment Rentals/ Commercial Retail
417 Southard Street	Mixed Use Residential and Commercial

Request / Proposed Map Amendment:

The applicant is requesting an amendment to the City’s Official Zoning Map for the subject property. The current zoning is Historic Residential Office (HRO). The proposed zoning is Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1). The current Future

Land Use Map (FLUM) category is Historic Commercial (HC) for both the HRO and HRCC-1 zoning districts, therefore no FLUM change is being requested.



Surrounding Zoning and Uses:

North: HRCC-1, Tourist commercial entertainment thoroughfare

South: HPS, County courthouse facilities

East: HRO, Nonconforming commercial uses

West: HRO, Offices

Future Land Use Map (FLUM) Amendment Process:

Development Review Committee: February 25, 2016

Planning Board: June 16, 2016

If denied, then appeal may be filed within 10 calendar days.

City Commission (1st Reading) Pending

City Commission (2nd Reading) After DEO review of zoning amendment

Local Appeal Period: 30 days

Render to DEO 10 working days

DEO Review: Up to 45 days

DEO Notice of Intent (NOI) Effective when NOI posted to DEO website

Analysis:

The purpose of Chapter 90, Article VI, Division 2 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) is

to provide a means for changing the boundaries of the Official Zoning Map. It is not intended to relieve particular hardships nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in this subdivision, the consistency of the proposed amendment with the intent of the Comprehensive Plan.

Pursuant to Code Section 90-522(a), the Planning Board, regardless of the source of the proposed change in the LDRs, shall hold a public hearing thereon with due public notice. The Planning Board shall consider recommendations of the City Planner, City Attorney, Building Official and other information submitted at the scheduled public hearing. The Planning Board shall transmit a written report and recommendation concerning the proposed change of zoning to the City Commission for official action. In its deliberations, the Planning Board shall consider the criteria in Code Section 90-521.

Criteria for Approving Amendments to Official Zoning Map pursuant to Code Section 90-521. In evaluating proposed changes to the Official Zoning Map, the City shall consider the following criteria:

(1) *Consistency with plan.* Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan (the "Plan") was developed in response to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes). The Plan and its updates are consistent with the State, Regional and County plans; and serves as the basis for all land development decisions within the City of Key West. In addition to fulfilling legislative requirements, the City's Plan:

- ❖ protects and maintain its natural, historic and cultural resources;
- ❖ preserves its community character and quality of life;
- ❖ ensures public safety, and;
- ❖ directs development and redevelopment in an appropriate manner.

The proposed zoning map amendment would not be inconsistent with any particular policy or objective of the comprehensive plan. The applicant is seeking to expand the most intense zoning district in City's Historic District for the purpose of bringing into conformance the existing nonconformities of a select group of properties. Staff's concern is not a conflict with the comprehensive plan, but rather the appropriateness of the expansion of the HRCC-1 zoning district.

Consistent with the adopted infrastructure minimum LOS standards and concurrency

The applicant's concurrency analysis concludes that the demand for public facilities would increase or remain the same. The properties given their current uses are not putting additional strain on the current LOS standards. However, the result of changing the permitted and conditional uses for these properties could potentially increase the demand on potable water, sewage and solid waste.

(2) *Conformance with requirements.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The conformity of the proposed zoning map amendment with all applicable requirements of the City Code is being evaluated herein. The submitted application contains all of the information requirement by Code Section 90-520 for zoning map amendments.

(3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed rezoning.

The existing LDRs were adopted on July 3, 1997 through Ordinance No. 97-10 following adoption of the 1994 Comprehensive Plan. Over the last 18 years, the Comprehensive Plan and LDRs were amended from time-to-time. More recently, a new Comprehensive Plan was adopted on March 5, 2013 and became effective on May 2, 2013. Since the adoption of the new Comprehensive Plan, the LDRs and the Official Zoning Map have not been significantly amended, with the exception of the new Building Permit Allocation System (BPAS) ordinance. The City is currently in the process of an overhaul of the LDRs and this process will most likely include changes to the City's existing zoning map. The current LDRs and zoning map originate from the 1994 Comprehensive Plan.

The property has been located within the HRO Zoning District since the adoption of the 1994 Comprehensive Plan and the 1997 Land Development Regulations. Before that, the property was zoned HP-2, which permitted permanent and transient residential uses, commercial retail, restaurants and drinking establishments and office uses as-of-right. The Sanborn maps document a historical mix of residential and commercial uses on the property. Many of the existing uses would be permissible as-of-right at the time the HP-2 zoning district was in effect, however after the adoption of the 1994 Comprehensive Plan subsequently the LDRs in 1997 many of these uses became existing nonconforming and grandfathered conditional uses. Overall there has been minimal change in conditions since the adoption of the 1994 Comprehensive Plan and the 1997 LDRs.

(4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.

The properties are currently mixed use commercial including transient residential, commercial retail, restaurant, scooter and electric car rental as well as permitted by right office uses. The proposed HRCC-1 Zoning District would bring into conformance many of the nonconforming uses that exist currently. That being said it would allow the ability for currently prohibited and more intense permitted and conditional uses to take place on these parcels some of which would to be incompatible with surrounding land uses.

Allowed uses within the proposed HRCC-1 Zoning District are listed in Code Sections 122-687 and 122-688. The following table summarizes the differences in allowed uses between the current HRO and the proposed HRCC-2 Zoning Districts. P = Permitted; C = Conditional Use; Prohibited Use = Prohibited

	Existing HRO	Proposed HRCC-1
Single-family and two-family residential dwellings.	P	P
Group homes with less than or equal to six residents	P	P
Multiple-family dwellings	P	P
Places of worship	P	P
Business and professional offices	P	P
Parking lots and facilities	P	P
Medical services	P	P
Veterinary medical services, without outside kennels	P	P
Commercial retail low and medium intensity less than or equal to 5,000 square feet	Prohibited	P
Commercial retail high intensity less than or equal to 2,500 square feet	Prohibited	P
Hotels, motels, and transient lodging	Prohibited	P
Restaurants, excluding drive-through	Prohibited	P
Adult entertainment establishments (see section 122-1533).	Prohibited	P
Group homes with seven to 14 residents as provided in section 122-1246	C	C
Cultural and civic activities with or without associated/accessory commercial sales on Whitehead Street from Greene Street to Southard Street ¹	C	N/A
Community center, clubs and lodges	C	C
Educational institutions and day care	C	C
Parks and recreation, active and passive	C	C
Protective services	C	C
Public and private utilities	C	C
Funeral homes	C	P
Cultural and civic activities	Prohibited	C
Bars and lounges, including those associated with adult entertainment establishments	Prohibited	C
Boat sales and service	Prohibited	C
Commercial amusement, except adult entertainment establishments	Prohibited	C
Commercial low and medium intensity greater than 5,000 square feet	Prohibited	C
Light industrial	Prohibited	C
Marinas	Prohibited	C
Small recreational power-driven equipment rentals	Prohibited	C

¹ This use is specific to the HRO zoning district

- (5) ***Adequate public facilities.*** Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Rezoning does not constitute a concurrency determination, and the applicant will be required to obtain a concurrency determination pursuant to Code Chapter 94.

The applicant's concurrency analysis concludes that the demand for some public facilities would increase and some would not change. The properties given their current uses are not putting additional strain on the current LOS standards. However, the result of changing the permitted and conditional uses for these properties could potentially increase the demand on potable water, sewage and solid waste.

- (6) ***Natural environment.*** Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

The property does not contain any wetlands or groundwater aquifers. Any impacts on vegetative communities would be reviewed and mitigated at the time of a proposed development. The proposed zoning map amendment is not expected to result in adverse impacts on the natural environment.

- (7) ***Economic effects.*** Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.

The taxable values of properties is expected to have minimal or no effect as the existing uses are considered for tax purposes. The proposed zoning map amendment is not expected to adversely affect the property values in the area or the general welfare.

- (8) ***Orderly development.*** Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.

The proposed zoning map amendment would result in the extension the HRCC-1 Zoning District, rather than create an isolated parcel with this zoning. There is documentation of historic commercial and residential uses of the subject property over a 100+ year span of time. That being said the HRO zoning district has a number of existing nonconforming uses spread throughout the district as a whole. Allowing for this block to amend its zoning and the expansion of the HRCC-1 district could set a precedent for other areas in the HRO that contain existing nonconforming uses to do the same.

Per Section 122-686 (a):

“The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core...”

It is staff's opinion that the expansion of this corridor based on existing non-conforming uses in one particular block is not appropriate. This zoning amendment could lead to the unwanted expansion of a specifically characterized and identified zoning district. The resulting expansion will be intrusive into the less intense areas of Key West's Historic District.

Therefore staff finds that orderly development will not be achieved through the proposed zoning amendment.

(9) Public interest; enabling act. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the land development regulations in this subpart B and the enabling legislation.

The proposed zoning map amendment allowing for the expansion of the HRCC-1 would be in conflict with the public interest, and would not be in harmony with the purpose and interest of the LDRs more specifically Section 122-686 (a) and 122-926 as identified below:

Section 122-686 (a):

“The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core...”

Section 122-926:

“The HRO district shall accommodate business and professional offices as well as residential structures. Cultural and civic activities are allowed anywhere in the district and those same uses with accessory/associated commercial sales are allowed on Whitehead Street between Greene Street and Southard Street. Customary accessory uses and community facilities may also be located within the HRO district. The HRO district shall not accommodate new transient lodging or guesthouses. In addition, the HRO district shall expressly exclude general retail sales, warehousing, and outdoor storage...”

(10) Other matters. Other matters which the planning board and the city commission may deem appropriate.

The main result of the proposed zoning map amendment would be opening up the possibility of more intense commercial uses on the subject properties, such as low medium and high intensity commercial retail, transient lodging, restaurants as well as adult entertainment establishments; all of which would be permitted by right. More intense conditional uses could be permitted with Planning Board approval including incompatible uses such as bars and lounges, light industrial, increased maximum square footages for all levels of commercial retail, boat sales and service amongst others.

Staff asks that the Planning Board take into consideration alternatives for the applicant and property owners. Possible alternatives could include a less intense mixed use zoning district

such as Historic Neighborhood Commercial (HNC), or amending the HRO zoning district as a whole to allow for more liberal permitted and conditional uses while limiting the scale and intensity.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request to amend the Official Zoning Map be **DENIED**.

Application

Zoning Map Amendment

RECEIVED

JAN 08 2016

CITY OF KEY WEST
PLANNING DEPT.

TREPANIER & ASSOCIATES INC.
LAND USE CONSULTANTS
COMMUNITY DEVELOPMENT

Pursuant to Chapter 90, Article VI, Division 2
City of Key West Land Development Regulations,

Appelrouth Lane, Whitehead Street and Southard Street
(RE Nos.: 00010000-000102, -000103, -000104, -000105 & -
000106; 00010020-000000; 00009990-000000; 00009980-
000000; 00010040-000000; 00010010-000000)

Project Description (Sec. 90-516):

Trepanier & Associates, Inc., authorized agent for the property owners Browning Family Irrevocable Trust, James J. Sireci, Jr., Bone Island Properties, Inc., Whitehead Trust, LLC, Savage KW Properties, Inc., and Tapley O. Johnson, III, seeks amendment to the Official Zoning Map for the properties with the physical addresses 402, 409 & 416 Appelrouth Lane, 515, 517 & 519 Whitehead Street, and 417 & 533 Southard Street.

The intent of this application is to recognize the existing land uses by bringing the Official Zoning Map into harmony with these historic land uses. The properties are currently zoned Historic Residential Office (HRO) and the new requested zoning is for Historic Residential Commercial Core District 1 (HRCC-1). The Comprehensive Plan Future Land Use Map (FLUM) designation is Historic Commercial (HC) for both HRO and HRCC-1 zoning and does not require amendment. The requested amendment is a necessary zoning adjustment which more accurately reflects the existing uses of the properties which have not changed substantially since the last zoning re-designation.

The character of the surrounding community is mixed use commercial with an assortment of retail, restaurants, bars, guest houses, government and law offices, small recreation power-driven equipment rentals, and to a lesser extent, residential apartments. The subject properties are located within a ribbon of tourist destinations along Whitehead – Mallory to the NW, Hemmingway & the Light House in the middle, and the Southernmost Point to the SE. The properties are in very close proximity to Mile Marker 0, the Green Parrot, the County Courthouse, the Courthouse Deli, and Duval Street. As such, this stretch of Whitehead Street caters heavily to tourists and locals in a manner very similar to the Historic Residential Commercial Core.

The properties have historically operated as mixed use properties since at least the 1960's. Numerous conditional uses and variances have been granted to the properties through the years giving rise to numerous legal non-conforming uses¹. Amending the official zoning to HRCC-1 would bring the existing, historic, land uses and the zoning map into harmony, and provide a more accurate and appropriate zoning regulation for the subject properties. For example, 417 Southard Street is currently zoned both HRO

¹ Please see Attachment D – Conditional Uses & Variance approvals

X

1 and HRCC-1, the zoning line actually transects the existing structure, which is
2 problematic. The requested zoning amendment would resolve this inconsistency.
3 Further, the properties are all adjacent to HRCC-1 zoning and amending the existing
4 zoning from HRO to HRCC-1 would not significantly change the existing uses or
5 character of the area.

6
7 **Application and Fee (Sec. 90-519): \$6,150.00**

8
9 **(1) Property Descriptions:**

10
11 **Legal Descriptions:** Please see **Attachment A** for the full legal property
12 descriptions of the subject properties.

13
14 **Site Addresses:** 402, 409 & 416 Appelrouth Lane; 515, 517 & 519
15 Whitehead Street; 417 & 533 Southard Street

16
17 **RE Numbers:** 00009980-000000; 00009990-000000; 00010000-
18 000102, -000103, -000104, -000105 & -000106;
19 00010010-000000; 00010020-000000; 00010040-000000

20
21 **Alternate Keys:** 8775636, 8775644, 8775652, 8775661 & 8822308;
22 1010308; 1010235; 1010251; 1010324; 1010294

23
24 **Total Land Area:** The combined total land area for the subject properties is
25 approximately one (1) acre or 43,560 square feet.

26
27 **Flood Zone:** X

28
29 **Historic Resources:** The properties are located within the Historic Residential
30 Office Land Use District (HRO). The area was platted by
31 William A. Whitehead in 1829. According to the pre-
32 1900 Sanborn maps Appelrouth Lane, historically known
33 as Smith's Alley and later Smith's Lane, originally
34 contained a bakery and residential dwellings.

35
36 Concurrent with the historic growth of the City, and, in
37 particular, its downtown business corridor, the
38 commercial uses from Duval Street expanded into the
39 adjoining residential areas between 1912 and 1926.
40 Smith's Lane transformed to mixed use as dwelling units
41 disappeared or were converted commercial uses. During
42 this time dwelling units at 422 and 425 converted to retail
43 use, an ice company occupied 427 and a bakery was
44 located at 402. Along Whitehead Street, residential
45 homes at 515 and 517 were converted to offices.

1 By 1962, the 2½ story residential home at the southeast
2 corner of Smith Lane and Whitehead had been converted
3 into 10-unit boarding house and moved away from
4 Whitehead into its current location where it replaced the 1
5 story bakery at 402. Taking the place of the former grand
6 residence on the corner is a one story concrete block
7 commercial structure featuring a double storefront.
8

9 Today, the properties are commercial and mixed use
10 within the Historic Residential Office Land Use District
11 (HRO). Existing contributing historic resources identified
12 by the September 2004 Historic Resources Survey of
13 Key West include 409 and 416 Appelrouth Lane, and 515
14 and 519 Whitehead Street. 517 Whitehead Street is
15 recommended for inclusion as a contributing resource by
16 the Survey.
17

18 **Encumbrances:** The property owners and applicant are unaware of any
19 variances, easements, deed restrictions or other
20 encumbrances on the properties other than those
21 officially recorded in the property records.
22

23 **(2) Comprehensive Plan Land Use:**

- 24
- 25 • Current: Historic Commercial Future Land Use District (HC)
 - 26 • Proposed: Historic Commercial Future Land Use District (HC)
- 27

28 **(3) Zoning District:**

- 29
- 30 • Current: Historic Residential Office Land Use District ("HRO")
 - 31 • Proposed: Historic Residential Commercial Core District 1 ("HRCC-1")
- 32

33 **(4) Land Use:**

- 34
- 35 • Past: Mixed use commercial
 - 36 • Current: Mixed use commercial
 - 37 • Proposed: Mixed use commercial
- 38

39 **(5) Disclosure of Ownership²**

40

41 Applicant: **Trepanier and Associates, Inc.**
42 Owen Trepanier, President
43 Address: 1421 1st Street, Key West, FL 33040

² Property Records – Attachment B
Agent Authorization – Attachment C

1 Phone #: 305-293-8983 Fax: 305-293-8748
2 Email: owen@owentrepanier.com

3
4 Owner (402 Appelrouth): **Browning Family Irrevocable Trust 1/12/2010 &**
5 **Thomas J. Sireci, Jr.**

6 Address: 402 Appelrouth Lane, Key West, FL 33040
7 Phone #: c/o 305-293-8983 Fax: 305-293-8748
8 Email: c/o owen@owentrepanier.com

9
10 Owner (416 Appelrouth): **Bone Island Properties, Inc.**
11 Albert L. Borer, President

12 Address: 738 NE 3rd Ave., Ft. Lauderdale, FL 33304-2620
13 Phone #: c/o 305-293-8983 Fax: 305-293-8748
14 Email: c/o owen@owentrepanier.com

15
16 Owner (409 Appelrouth, 517 & 519 Whitehead):
17 **Whitehead Trust, LLC**

18 Jesper Arnoldsson, Member
19 Address: 307 NE 1st St., Miami, FL 33132-2505
20 Phone #: c/o 305-293-8983 Fax: 305-293-8748
21 Email: c/o owen@owentrepanier.com

22
23 Owner (417 Southard): **Tapley O. Johnson, III**

24 Address of Owner: 425 Caroline St., Key West, FL 33040-6502
25 Agent Phone #: c/o 305-293-8983 Fax: 305-293-8748
26 Email Address: c/o owen@owentrepanier.com

27
28 Owner (533 Southard): **Savage KW Properties, Inc.**
29 Thomas J. Savage, President

30 Address: 2700 Bayshore Blvd., Apt. 511, Dunedin, FL 34698
31 Phone #: c/o 305-293-8983 Fax: 305-293-8748
32 Email: c/o owen@owentrepanier.com

33 34 (6) Justification

35
36 The justification and need for the proposed zoning amendment is to bring the
37 existing, historic, land uses and the zoning map into harmony, and provide more
38 accurate and appropriate zoning regulation for the subject properties. Avoid and
39 relieve non-conforming uses, and to match the existing and historic use of the
40 subject properties with the most appropriate zoning designation. HRCC-1 zoning
41 most accurately encompasses and allows for the existing uses of the subject
42 properties and would eliminate most of the existing legal non-conformities.

43 44 a. Comprehensive plan consistency.

45
46 The proposed zoning map amendment is fully consistent with the
47 Comprehensive Plan. The Comprehensive Plan FLUM designation is
48 Historic Commercial (HC) for both HRO and HRCC-1 zoning. Therefore,

1 the proposed zoning amendment is appropriate and consistent with the
2 Comprehensive Plan.

3
4 **b. Impact on surrounding properties and infrastructure.**

5
6 The existing and historic use of the subject properties and surrounding
7 properties has been mixed use commercial for at least half a century. The
8 proposed zoning amendment from HRO to HRCC-1 is not anticipated to
9 result in any significant impacts to surrounding properties and
10 infrastructure because the historic and existing mixed use commercial
11 character of the surrounding area is not anticipated to change.
12

13 **Surrounding Properties**

Adjacency	Existing Use	Future Land Use	Zoning
North	Mixed Use Commercial	Historic Commercial	HRO
South	Mixed Use Commercial	Historic Commercial	HRO
East	Mixed Use Commercial	Historic Commercial	HRCC-1
West	Government	Historic Public & Semipublic	HPS

14
15 **Levels of Service** – Based on the evaluation criteria of Sec. 90-521(5) the
16 impacts of the proposed changes are generally summarized as follows:

- 17
- 18 • The proposed zoning change is not expected to increase demand
19 on the surrounding transportation system since the change in
20 zoning is not anticipated to significantly change the existing uses of
21 the properties. Further, Policy 2-1.1.3³ effectively eliminates the
22 transportation concurrency requirement in favor of a prioritization of
23 safety and function of existing roads and multi-modal transportation
24 improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-
25 use development).
 - 26 • The proposed change may potentially increase demand for Potable
27 Water by 1,578 gallons per day.
 - 28 • The proposed change may potentially increase demand for Sanitary
29 Sewage by 1,578 gallons per day.
 - 30 • The proposed change may potentially increase Solid Waste supply
31 by 42 pounds per day, and recycled waste by 7.89 pounds per day.
 - 32 • The proposed change is not expected to impact Stormwater LOS.
 - 33 • The proposed change is not expected to impact Recreation LOS.

³ **Policy 2-1.1.3: Dense Urban Land Area.** The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

1 As demonstrated in Section 90-521(5) (below) adequate public facilities are
2 available to provide service to the development and the request is
3 consistent with adopted infrastructure minimum levels of service standards.
4

5 **c. Avoidance of spot zoning (Section 90-520(6)).**
6

7 The requested zoning change will not result in spot zoning, would best serve
8 the public interest and is consistent with the Comprehensive Plan.
9

10 **Spot zoning occurs when:**
11

12 **1. A small parcel of land is singled out for special and privileged**
13 **treatment;**
14

15 No special or privileged treatment will be given to any of the subject
16 parcels through approval of this zoning amendment request.
17 Rather, approval of the request will provide the subject parcels with
18 the same privileges and treatment under the LDRs which does not
19 currently exist because of various existing non-conforming uses.
20

21 **2. The singling out is not in the public interest but only for the**
22 **benefit of the landowner; and**
23

24 Amending the zoning to HRCC-1 would apply to all the subject
25 properties and not provide special benefits to any one property
26 owner. The subject parcels have never met the HRO zoning intent
27 and requirement because of numerous legal non-conforming uses
28 and variances granted to the properties. As such, changing the
29 zoning to HRCC-1 best serves the public interest because the
30 change would bring the subject parcels into conformity with the
31 LDRs and stop the propagation of non-conforming uses.
32

33 **3. The action is not consistent with the adopted Comprehensive**
34 **Plan.**
35

36 As described previously, the requested zoning map amendment is
37 fully consistent with the Comprehensive Plan. The Comprehensive
38 Plan FLUM designation is Historic Commercial (HC) for both HRO
39 and HRCC-1 zoning. Therefore, amending the zoning of the subject
40 parcels to HRCC-1 would not change the FLUM designation
41
42

1 d. **Undeveloped land with similar comprehensive plan future land use map**
2 **designation. The amount of undeveloped land in the general area and in**
3 **the city having the same zoning classification as that requested shall be**
4 **stated.**

5
6 No undeveloped parcels are located within 300 feet of the subject
7 properties. Two (2) parking lots are located within 300 feet with
8 one currently zoned HRO and one currently zoned HRCC-1.
9

FLUM	RE No.	Zoning	Size (sq. ft.)
HC	00009950-000000	HRO	13,200
HC	00009830-000000	HRCC-1	9,810

10
11 **Criteria for Approval (Section 90-521)**

12
13 **(1) Consistency with plan. Whether the proposal is consistent with the**
14 **comprehensive plan, including the adopted infrastructure minimum levels**
15 **of service standards and the concurrency management program**

16
17 **a. Consistency with Comprehensive Plan.**

18
19 **Policy 1-1.1.8: Allowed Uses in Historic Residential Commercial Core:**

- 20 • Approval of the request will be more consistent with the existing
21 and historic use of the subject properties which are an integral part
22 of the intensely vibrant tourist commercial entertainment center
23 characterized by specialty shops, sidewalk-oriented restaurants,
24 lounges and bars with inviting live entertainment; and transient
25 residential accommodations.

26
27 **Policy 1-1.3.1: Improve the Image and Function of the Historic**
28 **Preservation District Commercial Core Area.**

- 29 • Approval of the request will more accurately categorize the subject
30 properties which are located in the middle of Old Town and an
31 integral part of the core tourism area, and allow for improvement
32 and function of the Historic Preservation District Commercial Core.
33 The properties currently exist as nonconforming uses and are
34 restricted from making functional improvements consistent with the
35 image of the Historic Preservation District Commercial Core Area.

36
37 **Policy 1-1.3.1: Designate Various Types of Mixed Use Commercial Nodes**
38 **to Accommodate Diverse Commercial Uses.**

- 39 • Approval of the request will more adequately ensure availability of a
40 mixed use commercial node at the intersections of Appelrouth
41 Lane, Whitehead Street and Southard Street because the uses will
42 no longer be nonconforming.
43

1 Policy 1-1.9.5: Land Use Consistency and Compatibility

- 2 • Approval of the request will ensure that future land uses will be
3 compatible with the FLUM designation of Historic Commercial.

4
5 **b. Consistency with adopted infrastructure minimum levels of service**
6 **standards**

7
8 Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the
9 impacts of the proposed changes are generally summarized as follows:

- 10 • The proposed zoning change is not expected to increase demand
11 on the surrounding transportation system since the change in
12 zoning is not anticipated to significantly change the existing uses of
13 the properties. Further, Policy 2-1.1.3⁴ effectively eliminates the
14 transportation concurrency requirement in favor of a prioritization of
15 safety and function of existing roads and multi-modal transportation
16 improvements (i.e. transit, air, boat, bicycles, pedestrianism, and
17 mixed-use development).
- 18 • The proposed change may potentially increase demand for Potable
19 Water by 1,578 gallons per day.
- 20 • The proposed change may potentially increase demand for Sanitary
21 Sewage by 1,578 gallons per day.
- 22 • The proposed change may potentially increase Solid Waste supply
23 by 42 pounds per day, and recycled waste by 7.89 pounds per day.
- 24 • The proposed change is not expected to impact Stormwater LOS.
- 25 • The proposed change is not expected to impact Recreation LOS.

26 As demonstrated in Section 90-521(5) (below) adequate public facilities are
27 available to provide service to the development and the request is
28 consistent with adopted infrastructure minimum levels of service standards.

29
30 **c. Concurrency management program.**

31
32 The request is consistent with the concurrency management program of
33 Objective 9-1.5. Specific concurrency applications in accordance with
34 Section 94-32 may be required for specific future development plans. No
35 Plans are proposed as part of this application. At this time, no system
36 improvements are anticipated as a result of the proposed change as
37 evidenced in the findings of Section 90-521(5), below.

38

⁴ **Policy 2-1.1.3: Dense Urban Land Area.** The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

1 **(2) Conformance with ordinances. Whether the proposal is in conformance**
2 **with all applicable requirements of the Code of Ordinances.**
3

4 The proposal is in conformance with the procedures for amending the
5 Official Zoning Map as demonstrated herein. The proposal is in
6 conformance with the procedures for amending the Land Development
7 Regulations as demonstrated herein.
8

9 **(3) Changed conditions. Whether, and the extent to which, land use and**
10 **development conditions have changed since the effective date of the**
11 **existing regulations, and whether such changes support or work against**
12 **the proposed rezoning.**
13

14 The effective date of the Land Development Regulations is July 3, 1997.
15 The Comprehensive Plan was adopted on March 5, 2013. Both the comp
16 plan and the LDRs are "Living Documents" which are designed to evolve
17 and change with the community's goals.
18

19 The land use and development conditions of the subject properties have
20 not significantly changed since the effective dates of the existing
21 regulations. However, fluctuations in the economy have caused a
22 turnover of businesses and ownership of the subject properties, and
23 current owners would like to redevelop and revitalize the properties. The
24 existing zoning and all of the numerous non-conformities and variances
25 make redevelopment substantially more complex, costly and time-
26 consuming than is reasonably necessary. The proposed rezoning to
27 HRCC-1 would eliminate non-conformities and greatly improve the ability
28 of property owners to redevelop and revitalize the subject properties as
29 the LDRs and Comprehensive Plan intend. Further, the numerous
30 variances granted to the subject properties have applied HRCC-1 zoning
31 criteria to the properties, and created the numerous legal non-
32 conformities. Rezoning the properties to HRCC-1 would effectively
33 eliminate the existing non-conformities and the need for future variances
34 and changes of nonconforming uses.
35

36 **(4) Land use compatibility. Whether, and the extent to which, the proposal**
37 **would result in any incompatible land uses, considering the type and**
38 **location of uses involved.**
39

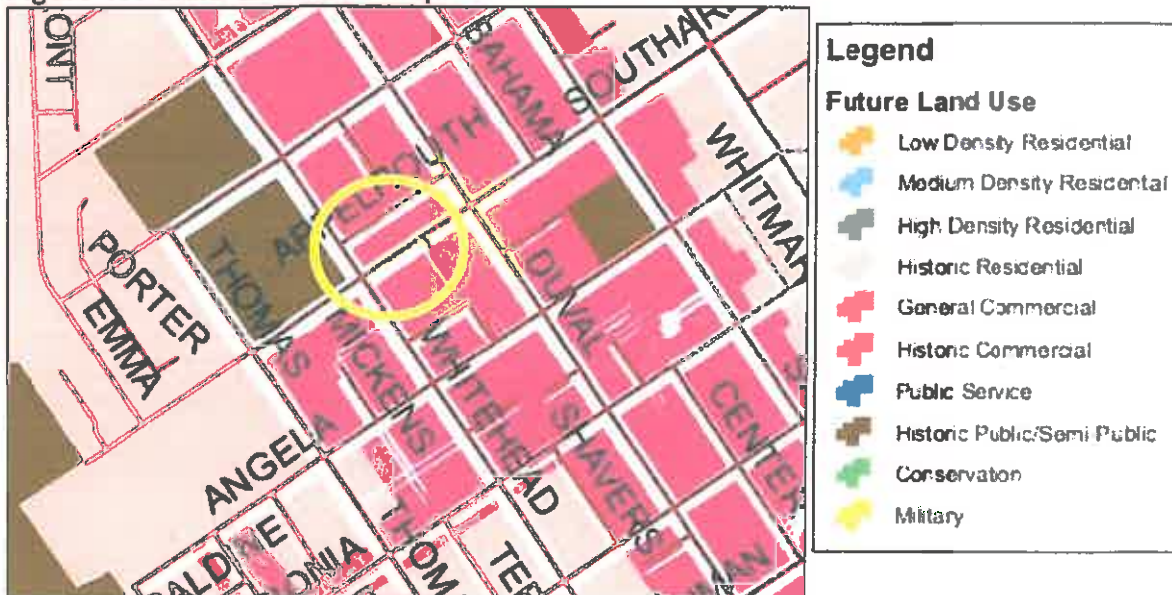
40 The proposed zoning map amendment will not result in any incompatible
41 land uses and will in fact provide for the most compatible land uses. As
42 previously discussed, the subject parcels are located within the core
43 tourist district of Key West and the various businesses operating on and
44 adjacent to the subject properties include specialty shops, restaurants,
45 lounges and bars with inviting live entertainment; and transient residential
46 accommodations. These types of uses are specifically named in Section

1 122-686 of the LDRs as the intended types of uses within HRCC-1 zoning.
2 Technically, the existing legal non-conforming uses are incompatible land
3 uses within HRO zoning; however, the City granted numerous conditional
4 uses and variances which allowed the non-conforming uses⁵. The
5 conditional uses and variances granted to the subject properties were all
6 consistent with HRCC-1 zoning but largely inconsistent with HRO zoning,
7 thus indicating that the existing zoning is not the correct zoning.
8 Therefore, amending the zoning to HRCC-1 will result in the most
9 compatible land uses for the subject properties by bringing the existing
10 non-conforming uses into compliance with the LDRs, and minimizing the
11 need for variances.

12
13 The subject properties currently have a variety of existing legal non-
14 conforming land uses within HRO zoning. These inconsistent land uses
15 include: commercial retail; hotels, motels and transient lodging;
16 restaurants; bars and lounges; and small recreation power-driven
17 equipment rental. It is important to note that all of these existing
18 inconsistent land uses within HRO zoning would all be consistent with
19 HRCC-1 zoning.

20
21 Additionally, this area of Whitehead Street is approximately in the middle
22 of a significant and growing number of attractions for locals and visitors as
23 depicted in Figure 4 (below).
24

Figure 1. Future Land Use Map



⁵ Please see Attachment D, Annual Capital Appraisal with HRO, HRCC-1 Zoning

Figure 2. Zoning Map



1

Figure 3. Existing Land Use Map

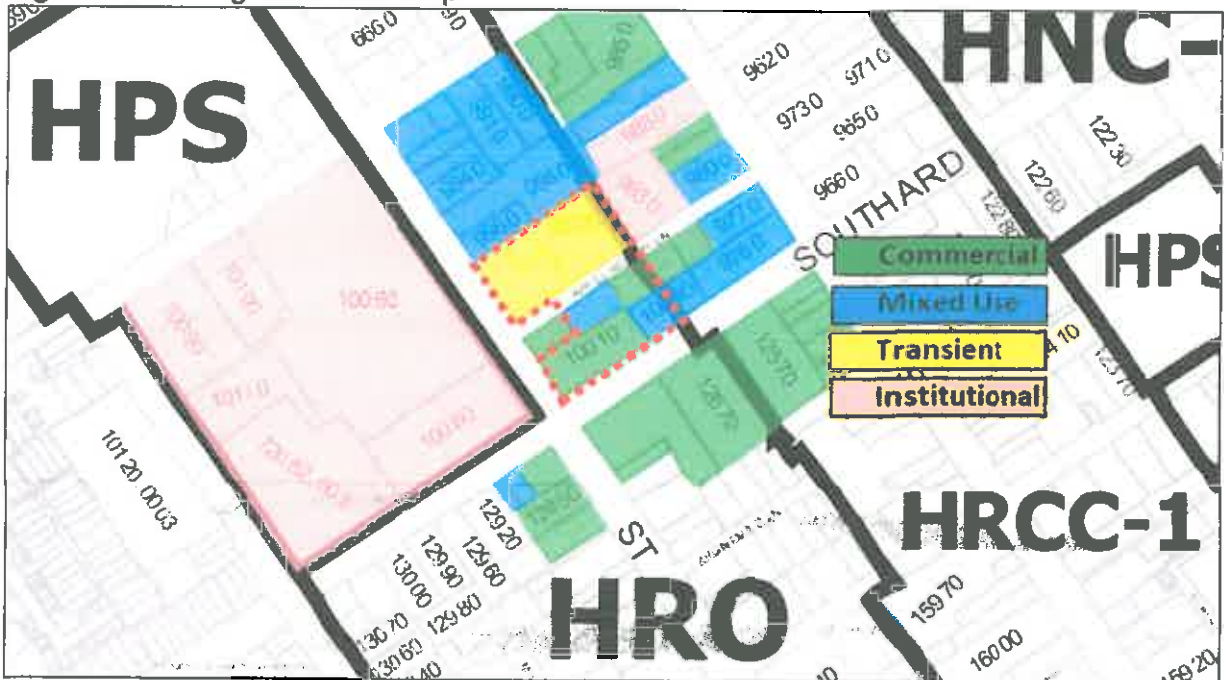
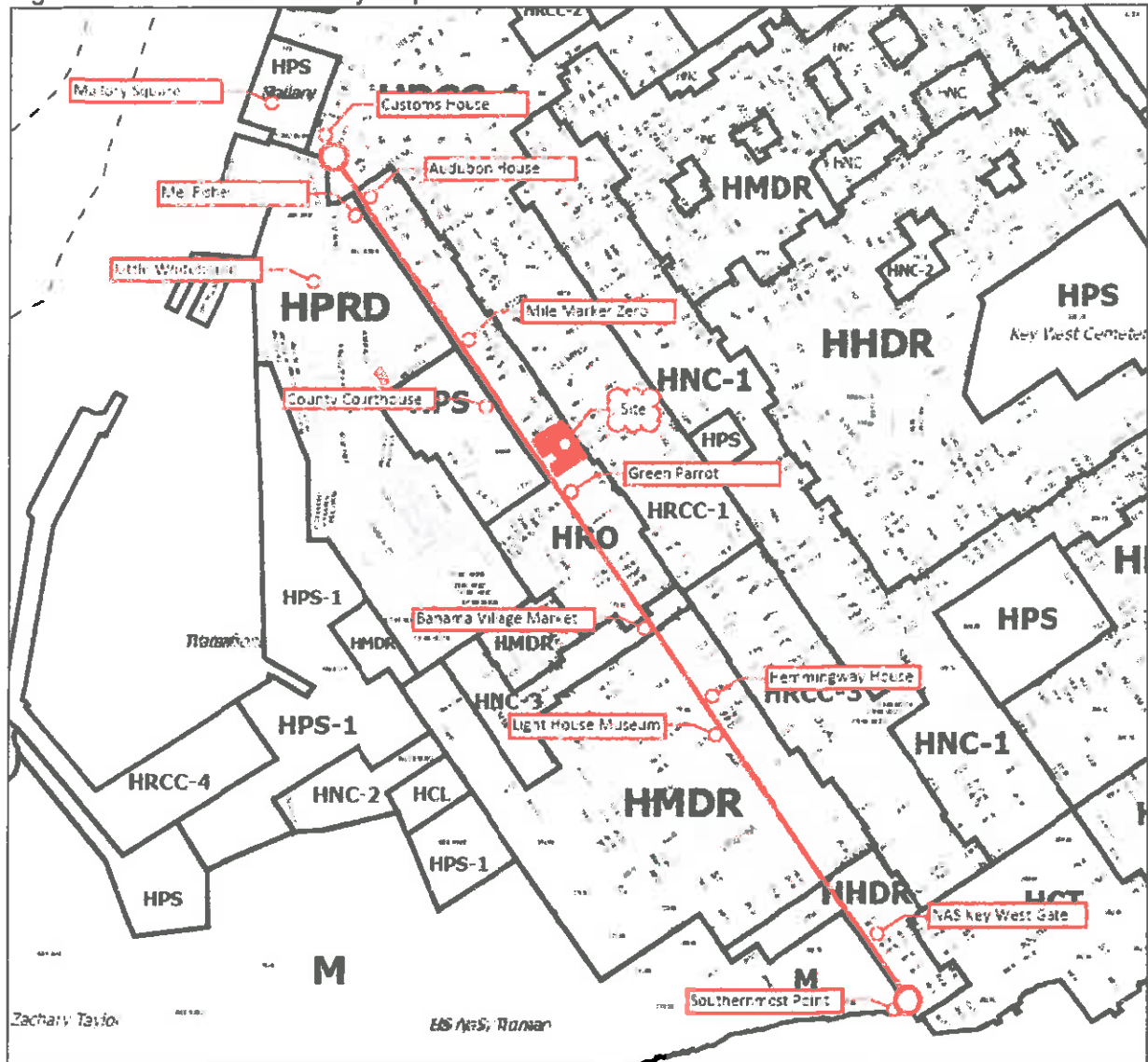


Figure 4. Whitehead Proximity Map



Zoning Dimensional Requirements Comparison

Regulation		HRO	HRCC-1
Density (u/ac)		16	22
FAR		1.0	1.0
Height		30ft	35ft
Building Coverage		50%	50%
Impervious surface ratio		0.6	0.7
Minimum lot size (sq. ft.)		5,000	4,000
Setbacks (ft)	Front	5	0
	Side	5	2.5
	Street side	5	0
	Rear	10	10

1
2

Land Use Compatibility Analysis

Permitted Uses	Existing	HRC	HRCC-1
Single-family and two-family residential dwellings.		X	X
Multiple-family residential dwellings.	X	X	X
Group homes with less than or equal to six residents (section 122-1246).		X	X
Places of worship.		X	X
Business and professional offices.	X	X	X
Commercial retail low and medium intensity less than or equal to 5,000 square feet.	X		X
Commercial retail high intensity less than or equal to 2,500 square feet.			X
Hotels, motels, and transient lodging.	X		X
Medical services.		X	X
Parking lots and facilities.		X	X
Restaurants, excluding drive-through.	X		X
Veterinary medical services, without outside kennels.		X	X
Adult entertainment establishments (see Section 122-1533).			X
Conditional Uses			
Group homes with seven to 14 residents (section 122-1246).		X	X
Cultural and civic activities.		X	X
Community centers, clubs and lodges.		X	X
Educational institutions and day care.		X	X
Nursing homes/rest homes and convalescent homes.		X	X
Parks and recreation active and passive.		X	X
Protective services.		X	X
Public and private utilities.		X	X
Bars and lounges, including those associated with adult entertainment establishments.	X		X
Commercial amusement			X
Boat sales and service.			X
Commercial retail low and medium intensity greater than 5,000 square feet.	X		X
Commercial retail high intensity greater than 2,500 square feet.			X
Funeral homes.		X	X
Light industrial			X
Marinas			X
Small recreational power-driven equipment rentals	X		X

(5) Adequate public facilities. Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including

Comprehensive Plan Policy 2-1.1.1 - Transportation

Policy 2-1.1.3 effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, and mixed-use development).

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted

1 from transportation concurrency requirements for roadways. The City
 2 recognizes that its development characteristics make substantive
 3 expansion of capacity of the roadway system prohibitive. The City will
 4 therefore prioritize improving the safety and function of existing roads and
 5 multi-modal transportation improvements (i.e. transit, air, boat, bicycles,
 6 pedestrianism, mixed-use development) as its primary strategies for
 7 addressing current and projected transportation needs.
 8

9 **Comprehensive Plan Policy 4-1.1.2.C – Water**

10
 11 Summary Response: The Potable Water Level of Service may potentially
 12 increase by 1,578 gallons per day if the maximum residential density
 13 increases from 16 to 22. However, it is not expected that the proposal will
 14 result in excess capacity on this public facility. Commercial water needs
 15 are not anticipated to change as a result of the zoning change so any
 16 increase is attributable to residential use.
 17

Designation	Residential		Commercial		Total
	LOS	Capacity ⁶	Rate	Capacity	
HRO	100 gal/capita/day	42.08 ⁷ capita x 100 gal = 4,208 gal	No change	No change	4,208gal
HRCC-1	100 gal/capita/day	57.86 ⁸ capita x 100 gal = 5,786 gal	No change	No change	5,786gal

18
 19 The Florida Keys Aqueduct Authority (FKAA) has the capacity to supply
 20 adequate service to the subject properties. The FKAA has the capacity to
 21 provide 23 million gallons per day to Monroe County as a result of: the
 22 South Florida Water Management District's issuance of Water Use Permit
 23 #13-0005, which allocates 17 million gallons per day in the dry season;
 24 17.79 million gallons per day which can be withdrawn from the Biscayne
 25 Aquifer; and six million gallons per day provided by a reverse osmosis
 26 treatment plant in Florida City. As documented above, the City is meeting
 27 its Level of Service Standard for Potable Water. The City projects a slight
 28 permanent population decrease, and only a slight increase in its functional
 29 population and non-residential development during short and long range
 30 planning periods, so the current capacity should remain adequate.
 31 Ongoing capital improvements will be necessary to maintain and improve
 32 standards and service delivery.
 33

34 **Comprehensive Plan Policy 4-1.1.2.A- Sanitary Sewage**

35
 36 Summary Response: The Sanitary Sewage Level of Service may
 37 potentially increase by 1,578 gallons per day if the maximum residential
 38 density increases from 16 to 22. However, it is not expected that the

⁶ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁷ 16 x 2.63 = 42.08

⁸ 22 x 2.63 = 57.86

proposal will result in excess capacity on this public facility. Commercial sanitary sewer needs are not anticipated to change as a result of the zoning change so any increase is attributable to residential use.

Designation	Residential		Commercial		Total
	LOS	Capacity ⁹	Rate	Capacity	
HRO	100 gal/capita/day	42.08 capita x 100 gal = 4,208 gal	No change	No change	4,208 gal
HRCC-1	100 gal/capita/day	57.86 capita x 100 gal = 5,786 gal	No change	No change	5,786 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.¹⁰

Comprehensive Plan Policy 4-1.1.2.D- Solid Waste

Summary Response: The Solid Waste Level of Service may potentially increase by 42 pounds per day if the maximum residential density increases from 16 to 22. However, it should not result in a substandard LOS. Commercial solid waste needs are not anticipated to change as a result of the zoning change so any increase is attributable to residential use.

Designation	Residential		Commercial		Total
	LOS	Capacity ¹¹	Rate	Capacity	
HRO	2.66 lbs/capita/day	42.08 capita x 2.66 lbs = 111.9 lbs	No change	No change	111.9 lbs
HRCC-1	2.66 lbs/capita/day	57.86 capita x 2.66 lbs = 153.9 lbs	No change	No change	153.9 lbs

⁹ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁰ City of Key West Comprehensive Plan Data and Analysis, Pg A-16

¹¹ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

1 The Drainage level of service standard below will be applicable to all types
2 of development. Where two or more standards impact a specific
3 development, the most restrictive standard shall apply:
4

- 5 1. Post development runoff shall not exceed the pre-development runoff
6 rate for a 25-year storm event, up to and including an event with a 24
7 hour duration.
8
- 9 2. Stormwater treatment and disposal facilities shall be designed to meet
10 the design and performance standards established in Chapter 62-25
11 Section 25.025, Florida Administrative Code, with treatment of the
12 runoff from the first one inch of rainfall on-site to meet the water quality
13 standards required by Chapter 62-302, Florida Administrative Code.
14 Stormwater facilities which directly discharge into "Outstanding Florida
15 Waters" (OFW) shall provide an additional treatment pursuant to
16 Section 62-25.025 (9), Florida Administrative Code.
17
- 18 3. Stormwater facilities must be designed so as to not degrade the
19 receiving water body below the minimum conditions necessary to
20 assure the suitability of water for the designated use of its classification
21 as established in Chapter 62-302 Florida Administrative Code.
22

23 **Recreation**

24
25 Policy 7-1.1.9- The proposed change is not expected to have any adverse
26 effect on availability of recreation services.
27

28 **Education**

29
30 No level of service currently exists in Comprehensive Plan but the
31 proposed change is not expected to have an adverse effect on availability
32 education services.
33

34 **Emergency services**

35
36 No level of service currently exists in Comprehensive Plan for emergency
37 services but the proposed change is not expected to have an adverse on
38 availability emergency services.
39

40 **Similar necessary facilities and services-**

41
42 No level of service currently exists in Comprehensive Plan for similar or
43 necessary facilities but the proposed change is not expected to have an
44 adverse effect on availability of such services.
45

1 The proposal is not in conflict with the public interest and is in harmony
2 with the purpose and intent of the Land Development Regulations and the
3 Comprehensive Plan as demonstrated in the above findings of the criteria
4 for approval. Moreover, the request is hypothesized to provide increased
5 mixed-use opportunity for the Historic Downtown Core Area as envisioned
6 by the current Comprehensive Plan.

7
8 **(10) *Other matters.* Other matters which the planning board and the city**
9 **commission may deem appropriate.**

10
11 At the time of application submittal, no other matters are deemed
12 appropriate.
13

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹²

Policy 4-1.1.2.D- Recyclable Waste Generation

Summary Response: The Recyclable Waste Level of Service may potentially increase by 7.89 pounds per day if the maximum residential density increases from 16 to 22. However, it should not result in a substandard LOS. Commercial recycled waste needs are not anticipated to change as a result of the zoning change so any increase is attributable to residential use.

Designation	Residential		Commercial		Total
	LOS	Capacity ¹³	Rate	Capacity ¹⁴	
HRO	0.05 lbs/capita/day	42.08 capita x 0.5 lbs = 21.04 lbs		No change	21.04 lbs
HRCC-1	0.05 lbs/capita/day	57.86 capita x 0.5 lbs = 28.93 lbs		No change	28.93 lbs

Comprehensive Plan Policy 4-1.1.2. E- Drainage

Summary Response: Stormwater concurrency will be insured as part of any future development order in accordance with Chapter 94.

Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the adoption of the new Comprehensive Plan.

¹² City of Key West Comprehensive Plan Data and Analysis, Pg A-17

¹³ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁴ Adopted LOS 0.5 / Adopted LOS 0.25 = 2.00 multiplier; 4.03 x 2.00 = 8.06

1 **Approval of a plan amendment does not constitute a concurrency**
2 **determination, and the applicant will be required to a concurrency**
3 **determination pursuant to chapter 94.**

4
5 Applicant understands and concurs with this criterion. Concurrency
6 determination will be made at the time specific development order(s) are
7 proposed

8
9 **(6) *Natural environment.* Whether, and to the extent to which, the proposal**
10 **would result in adverse impacts on the natural environment, including**
11 **consideration of wetlands protection, preservation of groundwater aquifer,**
12 **wildlife habitats, and vegetative communities.**

13
14 The subject properties are currently developed in the urban downtown. No
15 wetlands, aquifer recharge area, protected habitats or sensitive vegetative
16 communities exist on the properties. No quantifiable impacts can be
17 directly correlated or associated with the proposed change; therefore, no
18 foreseeable adverse impacts are expected.

19
20 **(7) *Economic effects.* Whether, and the extent to which, the proposal would**
21 **adversely affect the property values in the area or the general welfare.**

22
23 No adverse economic effects are anticipated as a result of this zoning
24 request. Mixed-use commercial properties typically have a higher median
25 sales value than residential office properties. The requested zoning
26 amendment is expected to increase property appraisal values because of
27 the increased potential for commercial mixed uses. Typically, properties
28 with higher appraised value yield more in tax revenue which is a beneficial
29 economic effect.

30
31 **(8) *Orderly development.* Whether the proposal would result in an orderly and**
32 **compatible land use pattern. Any negative effects on such pattern shall be**
33 **identified.**

34
35 The proposed map amendment would serve to extend the adjacent
36 HRCC-1 zoning district in an orderly and logical manner such that the
37 entire block bounded by Duval Street, Appelrouth Lane, Whitehead Street,
38 and Southard Street would have uniform HRCC-1 zoning. Presently, the
39 block is split between HRO and HRCC-1 zoning which no longer reflects
40 the actual land uses within the block.

41
42 **(9) *Public interest; enabling act.* Whether the proposal would be in conflict**
43 **with the public interest, and whether it is in harmony with the purpose and**
44 **interest of this subpart B and its enabling legislation.**

402 Appelrouth Lane Legal Description:

Unit I consisting of Suites IA, IB, IC, ID, and IE, JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, according to the Declaration thereof as recorded in Official Records Book 1048, Page 0870 through 0929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto, along with an undivided 5/13 interest in the common area.

AND

A part of Unit 2 consisting of Suite A, thereof, JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, according to the Declaration thereof as recorded in Official Records Book 1048, Page 0870 through 0929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto, along with an undivided 1/13 interest in the common area.

AND

Unit 3 consisting of Suites A and B, JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, as recorded in Official Records Book 1048, Page 0870 through 0929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto, along with an undivided 4/13 interest in the common area.

Unit 2B, JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 1048, Page 0870 through 0929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto, together with an undivided 2/13 interest in the common area.

Part of Unit 2 consisting of Suites C and D thereof, (Being the same property described as Suites 3B and 3C in Official Records Book 1048, Page 920, of the Public Records of Monroe County, Florida.) JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, according to the Declaration thereof as recorded in Official Records Book 1048 at Page 870 through 929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto, together with an undivided 2/13 interest in the common area.

All of the foregoing being one and the same as Unit IA, Unit IB, Unit IC, Unit ID, Unit IE, Unit 2A, Unit 2B, Unit 2C, Unit 3A, and Unit 3C, and the undivided interests in the common area as created pursuant to the Declaration of Condominium of JACKSON SQUARE PROFESSIONAL CENTER, a Condominium, as recorded in Official Records Book 1048, Page 0870 through 0929 et seq., of the Public Records of Monroe County, Florida, and amendments thereto.

517 & 519 Whitehead Street and 409 Appelrouth Lane Legal Description:

PARCEL A:

In the City of Key West, Monroe County, State of Florida, according to Wm. A. Whitehead's map or plan of said city, delineated in February 1829, and known as part of Lot 4, Square 51, of said map, being more particularly described as follows:

Lot 4 in Square 51 in the City of Key West and bounded as follows: Beginning on the Northwesterly line of the said Lot 4, 100 feet from Whitehead Street and thence running parallel with the said Street Southeasterly 100 feet to a Lane; thence at right angles with Whitehead Street Northeasterly Forty-five and a half (45.5) feet; thence parallel with Whitehead Street Northwesterly 100 feet to the line of said lot; and thence 45.5 feet to the Place of Beginning, reference being had to the map of the town of Key West, delineated by William A. Whitehead.

ALSO

PARCEL B:

In the City of Key West, Monroe County, State of Florida, according to Wm. A. Whitehead's map or plan of said city, delineated in February 1829, and known as a part of Lot 4, Square 51, of said map, being more particularly described as follows:

Commencing at the Northeast corner of Whitehead Street and Smith Lane, a/k/a Smith Alley or Appelrouth Lane, run Northeasterly along said Smith Lane for 150 feet to the Point of Beginning, from said Point of Beginning, continue Northeasterly along said Smith Lane 50 feet to a point; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 100 feet to the Point of Beginning.

ALSO

PARCEL C:

Lot 4, in Square 51, in the City of Key West and bounded as follows: Beginning on the Northwesterly line of the said Lot 4, 145.50 feet from Whitehead Street and thence running parallel with the said street Southeasterly 100 feet to a lane; thence at right angles with Whitehead Street Northeasterly 4.50 feet; thence parallel with Whitehead Street to the line of said lot; and thence 4.50 feet to the Place of Beginning, reference being had to the Map of the Town of Key West, delineated by Wm. A. Whitehead.

ALSO

PARCEL D:

In the City of Key West and is known as part of Lot Four (4) in Square Fifty-one (51); Commencing at a point Fifty (50) feet distant from the corner of Whitehead Street and

Smith's Lane or Alley, on said Whitehead Street and running thence along the line of Whitehead Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet back to the Point of Beginning.

ALSO

PARCEL E:

In the City of Key West and described as follows: Part of Lot Four (4) in Square Fifty-one (51); Commencing at a point at the corner of Smith Lane and Whitehead Street and running thence along Whitehead Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to Smith Lane; thence at right angles in a Southwesterly direction One Hundred (100) feet, back to the Point of Beginning.

ALL OF THE ABOVE FORMERLY KNOWN AS:

PARCEL A:

In the City of Key West and is known as part of Lot Four (4) in Square Fifty-one (51) according to the map or plan of said city delineated by William A. Whitehead in February A.D. 1829:

Commencing at the intersection of the Northwesterly right of way of boundary line of Appelrouth Lane (a/k/a Smith Lane) with the Northeasterly right of way boundary line of Whitehead Street and running thence in a Northwesterly direction along the said right of way line of Whitehead Street for a distance of 100.0 feet to a point; thence at right angles in a Northeasterly direction for a distance of 51.85 feet to the Point of Beginning; thence continue in a Northeasterly direction along the prolongation of the preceding course for a distance of 48.15 feet; thence at right angles in a Southeasterly direction for a distance of 41.27 feet; thence at right angles in a Southwesterly direction for a distance of 48.15 feet; thence at right angles in a Northwesterly direction for a distance of 41.27 feet back to the Point of Beginning.

PARCEL B:

In the City of Key West, Monroe County, State of Florida, according to Wm. A. Whitehead's map or plan of said City, delineated in February 1829, and known as part of Lot 4, Square 51, of said map, being more particularly described as follows:

Lot 4 in Square 51 in the City of Key West and bounded as follows: Beginning on the Northwesterly line of the said Lot 4, 100 feet from Whitehead Street and thence running parallel with the said Street Southeasterly 100 feet to a Lane; thence at right angles with Whitehead Street Northeasterly forty-five and a half (45.5) feet; thence parallel with

Whitehead Street Northwesterly 100 feet to the line of said lot; and thence 45.5 feet to the Place of Beginning, reference being had to the map of the town of Key West, delineated by William A. Whitehead.

PARCEL C:

In the City of Key West, Monroe County, State of Florida, according to Wm. A. Whitehead's map or plan of said City, delineated in February 1829, and known as a part of Lot 4, Square 51, of said map, being more particularly described as follows:

Commencing at the Northeast corner of Whitehead Street and Smith Lane, a/k/a Smith Alley or Appelrouth Lane, run Northeasterly along said Appelrouth Lane for 150 feet to the Point of Beginning; from said Point of Beginning, continue Northeasterly along said Appelrouth Lane 50 feet to a point; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 100 feet to the Point of Beginning.

PARCEL D:

Part of Lot 4, in Square 51, in the City of Key West and bounded as follows:
Beginning on the Northwesterly line of the said Lot 4, 145.50 feet from Whitehead Street and thence running parallel with the said street Southeasterly 100 feet to a lane; thence at right angles with Whitehead Street Northeasterly 4.50 feet; thence parallel with Whitehead Street to the line of said lot; and thence 4.50 feet to the place of beginning, reference being had to the Map of the Town of Key West, delineated by Wm. A. Whitehead.

PARCEL E:

In the City of Key West and is known as part of Lot Four (4) in Square Fifty-one (51), Commencing at a point Fifty (50) feet distance from the corner of Whitehead Street and Smith's Lane or Alley, on said Whitehead Street, and running thence along the line of Whitehead Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet, back to the Point of Beginning.

LESS:

In the City of Key West and is known as part of Lot Four (4) in Square Fifty-one (51) according to the map or plat of said City delineated by William A. Whitehead in February A.D. 1829: Commencing at the intersection of the Northwesterly right of way boundary line of Applerouth Lane (a/k/ a Smith's Lane) with the Northeasterly right of way boundary line of Whitehead Street and running thence in a Northwesterly direction along the said right of way line of Whitehead Street for a distance of 100.0 feet to a point; thence at right angles in a Northeasterly direction for a distance of 51.85 feet to the Point of Beginning; thence continue in a Northeasterly direction along the prolongation of the preceding course for a distance of

48.15 feet; thence at right angles in a Southeasterly direction for a distance of 41.27 feet; thence at right angles in a Southwesterly direction for a distance of 48.15 feet; thence at right angles in a Northwesterly direction for a distance of 41.27 feet back to the Point of Beginning

PARCEL F:

In the City of Key West and described as follows:

Part of Lot Four (4) in Square Fifty-one (51); Commencing at a point at the corner of Smith Lane and Whitehead Street and running thence along Whitehead Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to Smith Lane; thence at right angles in a Southwesterly direction One Hundred (100) feet, back to the Point of Beginning.

416 Appelrouth Lane Legal Description:

In the City of Key West, and known as part of lot Number Four (4) in Square Number fifty one (51), according to the map of the Island of Key West, delineated by William A. Whitehead in February A. D., 1829, and more accurately described as commencing at a point on the southeasterly side of Smith's Lane distant one hundred and forty seven (147) feet and nine (9) inches Northeasterly from the corner of Whitehead Street and said Smith's Lane, and running thence Northeasterly along said Smith's Lane fifty (50) feet, thence at right angles in a southeasterly direction forty seven (47) feet and nine (9) inches; thence at right angles in a southwesterly direction fifty (50) feet; thence at right angles in a northwesterly direction forty seven (47) feet and nine (9) inches to the point of beginning.

417 Southard Street Legal Description:

PARCEL 2:

On the Island of Key West and known as a part of Lots 1 and 4 of Square 51, according to William A. Whitehead's Map of said Island delineated in February 1829, and described as follows:

Commencing at a point on the Northwest side of Southard Street 147 feet 9 inches from the corner of Whitehead and Southard Streets; running thence in a Northeasterly direction along Southard Street 52 feet 9 inches; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 52 feet 9 inches; thence at right angles in a Southeasterly direction 50 feet to place of beginning on Southard Street.

AND

PARCEL 3:

On the map or plan of the City of Key West delineated by William A. Whitehead in February 1829 as part of Lots 1 and 4 in Square 51 having a front of 50 feet on Southard Street and extending back at right angles 50 feet, the Southwesterly line of which Lot lies 195 feet 6 inches direct from Whitehead Street.

533 Southard Street Legal Description:

On the Island of Key West and known as part of Lot 4, in Square 51, according to William A. Whitehead's map of Key West, delineated in February 1829 and described as follows:

COMMENCING at the corner of Southard and Whitehead Streets and runs thence along Southard Street, Northeasterly 147 feet; thence at right angles Northwesterly 55.75 feet; thence at right angles Southwesterly 82. feet; thence at right angles Northwesterly 7.25 feet; thence at right angles Southwesterly 64.8 feet to Whitehead Street; thence at right angles Southeasterly along said Whitehead Street 63 feet to the corner of Southard and Whitehead Streets, the Point of Beginning.

515 Whitehead Street Legal Description:

On the Island of Key West and is part of Lot Number Three (3) in Square number Fifty-one (51), according to Wm. A. Whitehead's map of the Island of Key West, beginning at a corner of said Lot Three (3) at its Southerly corner of Whitehead street running thence on a line of said Whitehead Street in a Northwesterly direction Forty (40) feet; thence in a Northeasterly direction One Hundred (100) feet; thence in a Southeasterly direction (40) feet; thence in a Southwesterly direction One Hundred (100) feet back to the place of beginning and the contents therein belonging to the grantor.

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc. - A Florida Corporation
(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:

RE Nos.: 00010000-000102, -000103, -000104, -000105 & -000106; 00010020-000000; 00009990-000000; 00009980-000000; 00010040-000000; 00010010-000000
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.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5th JAN 2016 by
Owen Trepanier
Name of Authorized Representative *date*

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

Notary's Signature and Seal

Alvin Covington
Name of Acknowledger typed, printed or stamped



Alvin Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

913801
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

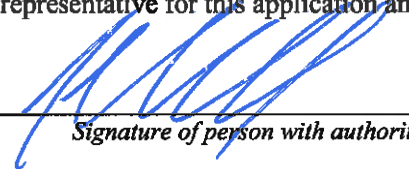
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Michael L. Browning as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of Michael L Browning Revocable Trust 6/28/91
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates Inc.
Please Print Name of Representative

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


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/14/15
Date

by Michael L Browning
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal



Kristen Norman
Name of Acknowledger typed, printed or stamped

Commission Number, if any



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, Michael L. Browning as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of Michael L Browning Revocable Trust 6/28/91
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates Inc.
Please Print Name of Representative

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

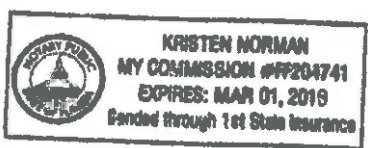
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/14/15
Date

by Michael L Browning
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Kristen Norman
Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Albert L. Borer as
Please Print Name of person with authority to execute documents on behalf of entity

President of Bone Island Properties, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc.
Please Print Name of Representative


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

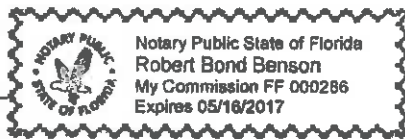

Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this December 16, 2015
Date

by Albert L. Borer
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FL DL#B660032534061 as identification.


Notary's Signature and Seal



ROBERT B BENSON
Name of Acknowledger typed, printed or stamped

FF 000286
Commission Number, if any

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, Jesper Arnoldson as
Please Print Name of person with authority to execute documents on behalf of entity

Managing member of Standard Management Services, LLC., managing member of Whitehead Trust, LLC.

authorize Trepanier & Associates Inc.
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

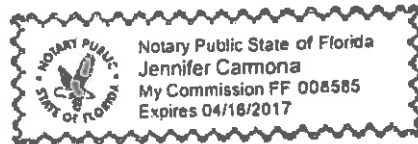
Subscribed and sworn to (or affirmed) before me on this January 5th, 2016
Date

by Jesper Arnoldson
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Jennifer Carmona
Name of Acknowledger typed, printed or stamped



FF008585
Commission Number, if any



**City of Key West
Planning Department**

**Authorization Form
(Individual Owner)**

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

I, Tapley C. Johnson, III _____ authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Trepanier & Associates, Inc. _____
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 15th December 2015 by
date

Tapley Johnson III
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AA800NOTARY.COM

Name of Acknowledger typed, printed or stamped

913801
Commission Number, if any

417 Southard Street

Property Appraiser Information



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010251 Parcel ID: 00009980-000000

Ownership Details

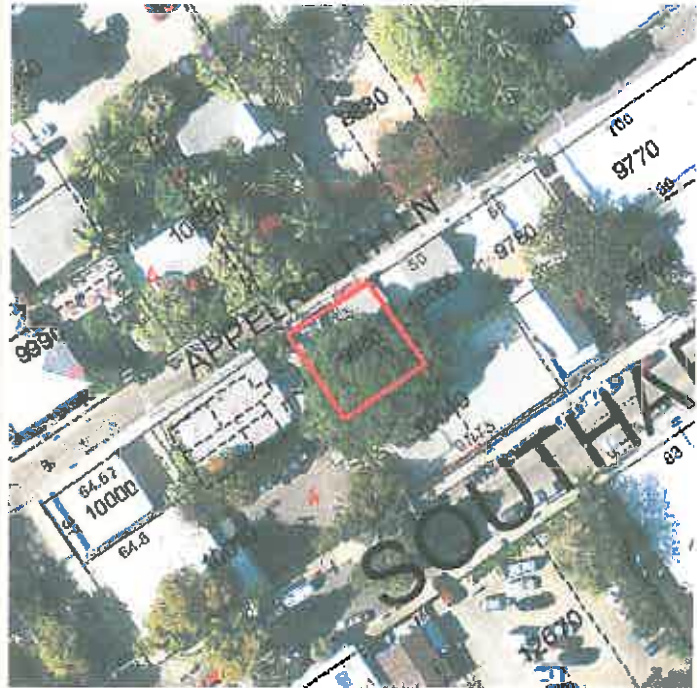
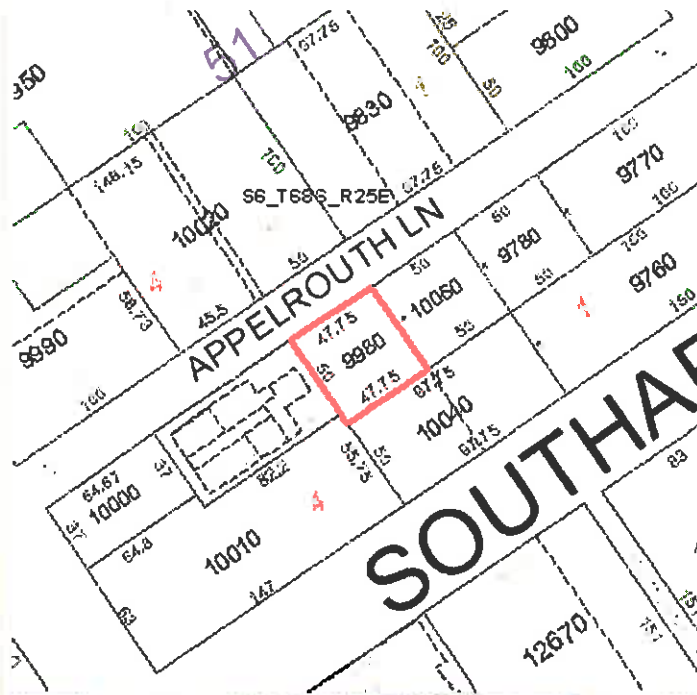
Mailing Address:
BONE ISLAND PROPERTIES INC
738 NE 3RD AVE
FORT LAUDERDALE, FL 33304-2620

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 416 APPELROUTH LN KEY WEST
Legal Description: KW PT LOT 4 SQR 51 E1-385 OR446-209/10 OR924-1419/27 PROBATE-84-327-CP-12 OR935-1477/78P/R OR955-838R/S OR1243-170/72 OR1295-919Q/C OR1323-1647/49 OR1506-2197/99 OR2469-1415/16

Click Map Image to open interactive viewer

Attachment B



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	48	50	2,388.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1509
Year Built: 1923

Attachment B

Building 1 Details

Building Type
Effective Age 21
Year Built 1923
Functional Obs 0

Condition A
Perimeter 268
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 27
Grnd Floor Area 1,509

Inclusions:

Roof Type
Heat 1
Heat Src 1

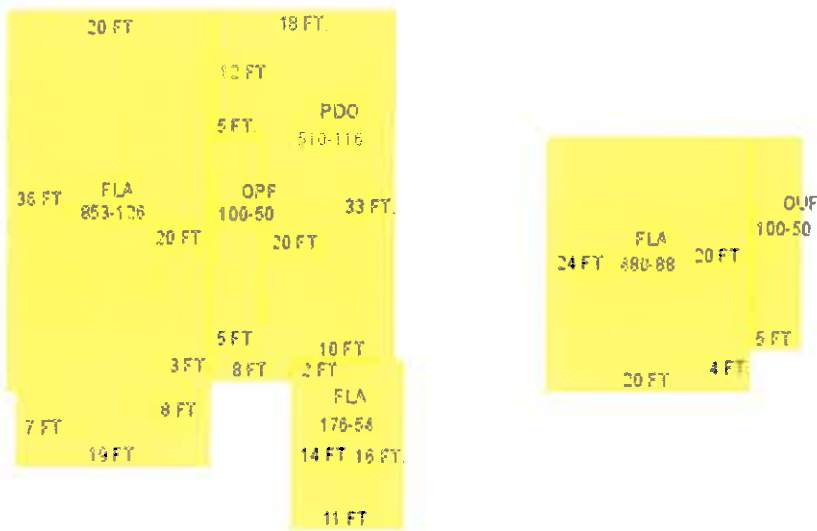
Roof Cover
Heat 2
Heat Src 2

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 9

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	1989					853
2	OPF		1	1989					100
3	PDO		1	1989					510
4	FLA		1	1989					176
5	FLA		1	1989					480
6	OUF		1	1989					100

Interior Finish:

Attachment B

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2181	RESTAURANT & CAFETR	100	N	N
	2182	OPF	100	N	N
	2183	PDO	100	N	N
	2184	RESTAURANT & CAFETR	100	N	N
	2185	RESTAURANT & CAFETR	100	N	N
	2186	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
557	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	240 SF	40	6	2006	2007	2	30

Appraiser Notes

2006-06-14 MARTIN'S CAFE RESTAURANT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	10-00000036	01/11/2010		4,000	Commercial	REPLACE WOOD LAP SIDING APPX 500 SF
1	10-455	03/03/2010	04/09/2010	900	Commercial	REPLACE 2 71 GAL PROPANE TANKS
	09-3062	11/16/2009	05/10/2010	1,250		REMOVE EXISTING BAR SINK AND INSTALL SHAMPOO SINK
	11-3414	09/20/2011		6,500	Commercial	REMOVE BATHROOM WALLS MOVE SINK TO BAR MAKE NEW BATHROOM IN EXISTING CLOSET MOVE EXISTING DOORS TO NEW LOCATION
1	12-3499	09/25/2012		9,800	Commercial	REMOVE AND REPLACE 240 SF OF 5/4" PT DECKING.
	09-2301	07/31/2009		4,633		INSTALL 300SF OF SINGLE PLY AND 300SF OF GALVALUME VCRIMP METAL ROOF.
	09-3148	09/23/2009		200	Commercial	REQUESTING PERMIT TO REMOVE WOOD PICKET FENCE.
	10-0813	03/22/2010		2,000	Commercial	REMOVE EXISTING METAL WINDOWS AND REPLACE WITH WOOD WINDOWS
				0		
1	9602464	06/01/1996	11/01/1996	900		RENOVATIONS
1	9602888	07/01/1996	11/01/1996	1,000		RENOVATIONS
1	9603014	07/01/1996	11/01/1996	18,000		RENOVATIONS
1	9603107	07/01/1996	11/01/1996	45,000		PLUMBING
1	9603254	08/01/1996	11/01/1996	1,950		ELECTRICAL
1	9603608	09/01/1996	11/01/1996	1		PAINTING
1	9603694	09/01/1996	11/01/1996	400		RENOVATIONS

Attachment B

1	9500046	12/01/1995	11/01/1996	1			MECHANICAL
1	9601033	02/01/1996	11/01/1996	1,800			RENOVATIONS
1	9601837	05/01/1996	11/01/1996	1,250			RENOVATIONS
1	9602625	06/01/1996	11/01/1996	2,000			MECHANICAL
1	9602848	07/01/1996	11/01/1996	1,000			RENOVATIONS
1	9602895	07/01/1996	11/01/1996	10,000			AWNINGS
1	9603049	07/01/1996	11/01/1996	32,000			MECHANICAL
1	9604129	10/01/1996	11/01/1996	2,100	Commercial		MECHANICAL
1	05-3277	08/10/2005	07/05/2006	1,200	Commercial	RE4PLACE RISER AND METER DAMAGED BY HURRICANE DENNIS	
1	05-3975	09/23/2005	07/05/2006	200		REPLACE 6 X 40 PICKET FENCE	

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
2014	193,728	647	430,066	500,000	500,000	0	500,000
2013	193,728	672	412,031	500,000	500,000	0	500,000
2012	193,728	697	412,031	500,000	500,000	0	500,000
2011	226,465	731	457,812	500,000	500,000	0	500,000
2010	235,288	756	349,202	500,000	500,000	0	500,000
2009	235,288	781	363,126	500,000	500,000	0	500,000
2008	241,170	815	327,753	529,739	529,739	0	529,739
2007	173,992	840	310,440	485,272	485,272	0	485,272
2006	173,992	146	214,920	354,260	354,260	0	354,260
2005	178,086	146	179,100	298,467	298,467	0	298,467
2004	178,071	146	167,160	298,467	298,467	0	298,467
2003	178,071	146	71,640	298,467	298,467	0	298,467
2002	178,071	146	71,640	298,467	298,467	0	298,467
2001	178,071	146	71,640	249,857	249,857	0	249,857
2000	178,071	54	64,476	242,601	242,601	0	242,601
1999	178,071	54	64,476	242,601	242,601	0	242,601
1998	118,954	54	64,476	183,484	183,484	0	183,484
1997	118,954	54	59,700	178,708	178,708	0	178,708
1996	82,949	54	59,700	142,703	142,703	0	142,703
1995	82,949	54	59,700	142,703	142,703	0	142,703
1994	82,949	54	59,700	142,703	142,703	0	142,703
1993	75,111	58	59,700	134,869	134,869	0	134,869
1992	75,111	63	59,700	134,874	134,874	0	134,874
1991	75,111	68	59,700	134,879	134,879	0	134,879
1990	87,458	72	48,357	135,887	135,887	0	135,887

Year	Assessed Value	Exemption	Market Value	Market Value	Market Value	Market Value	Market Value
1989	43,088	0	38,208	81,296	81,296	0	81,296
1988	36,786	0	38,208	74,994	74,994	0	74,994
1987	36,309	0	20,637	56,946	56,946	0	56,946
1986	36,514	0	19,945	56,459	56,459	0	56,459
1985	20,232	0	20,059	40,291	40,291	0	40,291
1984	18,912	0	20,059	38,971	38,971	25,000	13,971
1983	18,912	0	10,225	29,137	29,137	25,000	4,137
1982	19,277	0	10,225	29,502	29,502	25,000	4,502

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/3/2010	2469 / 1415	0	QC	11
3/1/1998	1506 / 2197	340,000	WD	Q
1/1/1993	1243 / 170	185,000	WD	Q
9/1/1985	955 / 838	79,500	WD	Q
2/1/1970	446 / 209	6,500	00	Q

This page has been visited 62,181 times.

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010260 Parcel ID: 00009990-000000

Ownership Details

Mailing Address:
WHITEHEAD TRUST LLC
307 NE 1ST ST
MIAMI, FL 33132-2505

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 517 WHITEHEAD ST KEY WEST
519 WHITEHEAD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 51 G7-9 G72-485/486 OR364-442 OR477-122L/E OR809-2277 OR809-2276 OR837-1621 OR991-2308D/C OR976-296 OR1473-170/71 OR2641-1678/82

Click Map Image to open interactive viewer

Attachment B



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	8,012.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 5210
 Year Built: 1949

Attachment B

Building 1 Details

Building Type
 Effective Age 24
 Year Built 1949
 Functional Obs 0

Condition A
 Perimeter 332
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 30
 Grnd Floor Area 3,010

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

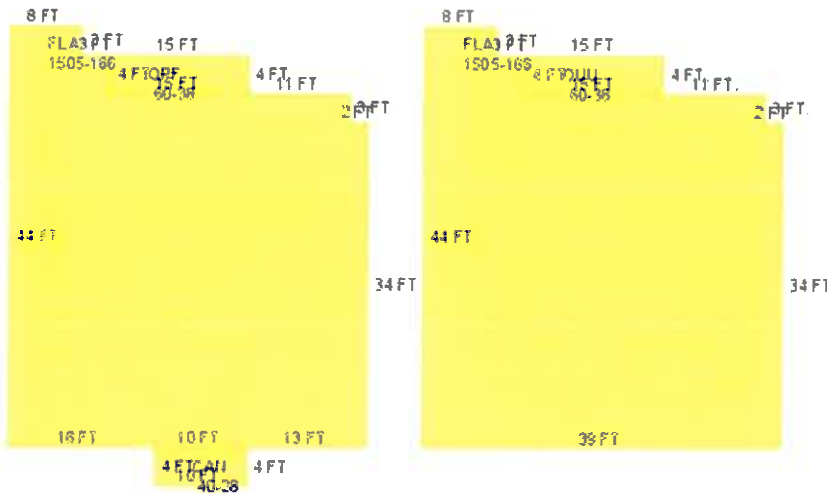
Roof Cover
 Heat 2
 Heat Src 2

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 10

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	1990					1,505
2	OPF		1	1990					60
3	FLA		1	1990					1,505
4	OUU		1	2000					60
5	CAN		1	1990					40

Interior Finish:

Attachment B

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2187	HOTELS/MOTEL A	100	Y	Y
	2188	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
558	C.B.S.	100

Building 2 Details

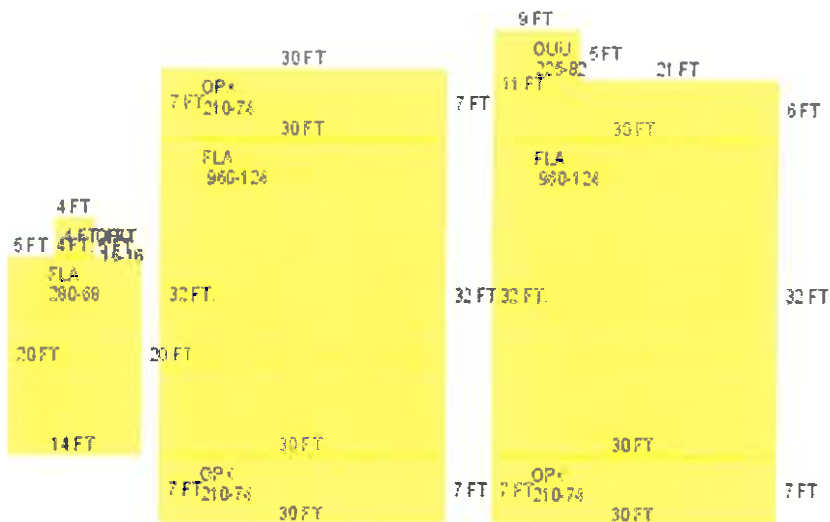
Building Type	Condition G	Quality Grade 450
Effective Age 17	Perimeter 316	Depreciation % 23
Year Built 1949	Special Arch 0	Grnd Floor Area 2,200
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	4	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Attachment B

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					960
2	OPX		1	1990					210
3	FLA		1	2000					280
4	OPU		1	2000					16
5	OPX		1	2000					210
6	FLA		1	1990					960
7	OOU		1	2000					225
8	OPX		1	1990					210

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2189	HOTELS/MOTEL A	100	Y	Y
	2190	HOTELS/MOTEL A	100	Y	Y
	2191	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
559	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	104 SF	52	2	1949	1950	4	30
2	PT5:TILE PATIO	2,028 SF	0	0	2000	2001	3	50
3	AC2:WALL AIR COND	1 UT	0	0	2000	2001	2	20
4	PT3:PATIO	414 SF	0	0	2000	2001	2	50
5	FN2:FENCES	336 SF	56	6	2000	2001	2	30
6	FN2:FENCES	388 SF	97	4	2000	2001	2	30

Appraiser Notes

2003-31-01 (SKI) - 9 TRANSIENT GUESTHOUSE ROOMS,...BIG RUBY'S

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-1271	04/05/2013	100	Commercial	EXTEND PERMIT 01-2643 FOR FINAL INSPECTION. "AFTER THE FACT PERMIT" REPLACE PORCH BALUSTERS 80 LF ON 1ST AND 2ND FLOOR. REPAIR 580 SF OF PORCH FLOORING. REPAIR ROOF WOOD ONLY.
1	9700028	01/01/1997	07/01/1997	250	SIGN
1	0002493	08/23/2000	10/19/2000	275,000	Commercial RENOVATION
1	9902376	08/07/2000	10/19/2000	64,000	DEMO SHED/BUILD NEW BLDG

1	9903156	02/08/2000	10/19/2000	14,000	RENOVATIONS	Attachment B
1	0001823	07/21/2000	10/19/2000	275,000	REMODEL BUILDING	
1	9902567	07/27/1999	10/19/2000	2,300	DEMO INTERIOR	
1	0000516	03/06/2000	10/19/2000	2,400	BRICK DRIVEWAY	
1	0102589	07/24/2001	11/13/2001	10,000	PAINT EXTERIOR	
1	0102643	07/24/2001	11/13/2001	10,000	PORCH REPAIRS	

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
2014	757,330	18,747	934,872	1,358,172	1,358,172	0	1,358,172
2013	840,482	19,275	895,668	1,358,172	1,358,172	0	1,358,172
2012	849,714	19,827	895,668	1,358,172	1,358,172	0	1,358,172
2011	863,562	20,406	995,187	1,312,243	1,312,243	0	1,312,243
2010	874,649	20,958	1,028,437	1,312,243	1,312,243	0	1,312,243
2009	883,881	21,509	931,996	1,411,014	1,411,014	0	1,411,014
2008	889,424	22,089	989,682	1,605,398	1,605,398	0	1,605,398
2007	770,733	22,641	937,404	1,641,043	1,641,043	0	1,641,043
2006	779,888	23,193	640,960	1,595,347	1,595,347	0	1,595,347
2005	787,861	23,771	560,840	1,797,971	1,797,971	0	1,797,971
2004	500,263	24,323	520,780	871,076	871,076	0	871,076
2003	500,263	24,877	304,456	871,076	871,076	0	871,076
2002	500,263	25,455	240,360	766,078	766,078	0	766,078
2001	499,360	26,007	240,360	765,727	765,727	0	765,727
2000	413,074	3,405	216,324	632,803	632,803	0	632,803
1999	380,858	3,411	216,324	600,593	600,593	0	600,593
1998	117,681	2,898	135,000	255,579	255,579	0	255,579
1997	117,681	2,898	125,000	173,217	173,217	0	173,217
1996	102,547	2,898	125,000	180,208	180,208	0	180,208
1995	102,547	2,936	125,000	180,208	180,208	0	180,208
1994	102,547	2,956	125,000	180,208	180,208	0	180,208
1993	102,547	1,730	125,000	180,208	180,208	0	180,208
1992	102,547	1,862	125,000	180,208	180,208	0	180,208
1991	102,547	1,970	125,000	180,208	180,208	0	180,208
1990	69,223	277	111,250	180,208	180,208	0	180,208
1989	69,223	277	110,000	180,208	180,208	0	180,208
1988	65,182	277	100,000	165,459	165,459	0	165,459
1987	63,868	277	61,250	128,685	128,685	0	128,685
1986	64,172	277	60,000	124,449	124,449	0	124,449
1985	62,334	277	45,000	107,611	107,611	0	107,611

1984	59,016	277	45,000	104,293	104,293	0	Attachment B
1983	59,016	277	25,600	84,893	84,893	0	84,893
1982	51,013	277	25,600	76,890	76,890	0	76,890

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
7/19/2013	2641 / 1678	5,200,000	<u>WD</u>	<u>05</u>
8/1/1997	1473 / 0170	740,000	<u>WD</u>	<u>M</u>

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8775636 Parcel ID: 00010000-000102

Ownership Details

Mailing Address:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

All Owners:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010, SIRECI
THOMAS J JR T/C

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS

Millage Group: 10KW

Affordable Housing: No

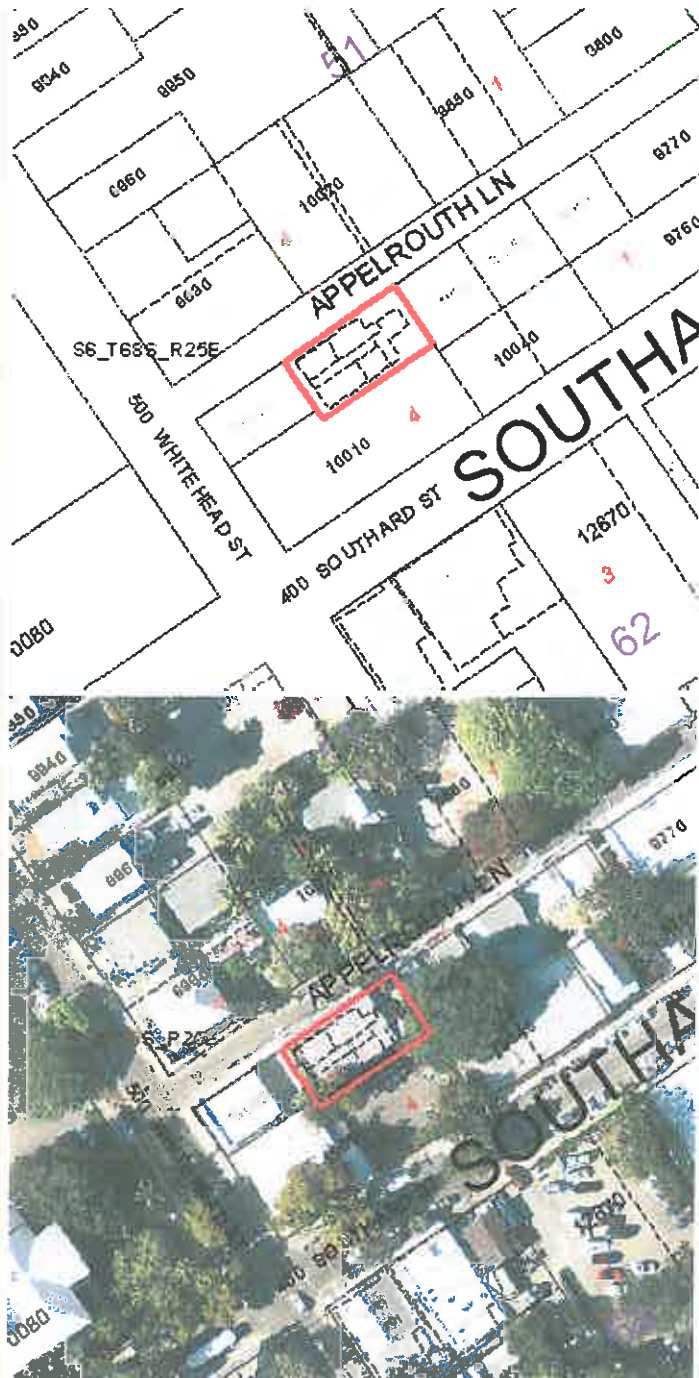
Section-Township-Range: 06-68-25

Property Location: 402 APPELROUTH LN KEY WEST

Legal Description: UNIT 1 (SUITES A THRU E) JACKSON SQUARE PROFESSIONAL CENTER A CONDO OR1063-328
OR1202-1625/32 OR1437-1596/97 OR1531-26/28 OR1584-17/18 OR1752-360/61 OR1752-362/63 OR2562-1393/95
OR2704-2354/57

Click Map Image to open interactive viewer

Attachment B



Condominium Details

Condo Name: JACKSON SQUARE PROFESSIONAL
Footage: 1764 Year Built: 1988

Appraiser Notes

OWNERSHIP AS OF 1/23/02: 1/2 INT MICHAEL L BROWNING TRUSTEE (MICHAEL L BROWNING REV TRUST DTD 6/26/91) 1/2 INT THOMAS J SIRECI JR LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-00003062	11/16/2009		1,250	REMOVE EXISTING BAR SINK. INSTALL SHAMPOO SINK AND WATER HEATER	
	09-3648	10/29/2009	12/31/2009	350	DUCTING FOR 2 EXHAUST FANS. KEY WEST AC & REFRIG. 305-797-3344.	
1	03-1501	04/30/2003		7,500		PAINING
1	03-3500	10/01/2003		35,000		REPLACE GUTTERS/DSPOUTS

Attachment B

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
2014	279,354	0	0	279,354	279,354	0	279,354
2013	263,542	0	0	263,542	263,542	0	263,542
2012	296,599	0	0	296,599	296,599	0	296,599
2011	307,994	0	0	307,994	307,994	0	307,994
2010	314,262	0	0	314,262	314,262	0	314,262
2009	383,247	0	0	383,247	383,247	0	383,247
2008	423,095	0	0	423,095	423,095	0	423,095
2007	467,460	0	0	467,460	467,460	0	467,460
2006	449,820	0	0	449,820	449,820	0	449,820
2005	0	405,719	1	405,720	405,720	0	405,720
2004	0	277,388	1	277,389	277,389	0	277,389
2003	0	255,779	1	255,780	255,780	0	255,780
2002	0	255,779	1	255,780	255,780	0	255,780
2001	0	229,320	1	229,321	229,321	0	229,321
2000	0	229,320	1	229,321	229,321	0	229,321
1999	0	229,320	1	229,321	229,321	0	229,321
1998	229,320	0	1	229,321	229,321	0	229,321
1997	229,320	0	1	229,321	229,321	0	229,321
1996	229,320	0	1	229,321	229,321	0	229,321
1995	229,320	0	1	229,321	229,321	0	229,321
1994	229,320	0	1	229,321	229,321	0	229,321
1993	229,320	0	1	229,321	229,321	0	229,321
1992	229,320	0	1	229,321	229,321	0	229,321
1991	229,320	0	1	229,321	229,321	0	229,321
1990	245,024	0	1	245,025	245,025	0	245,025

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.

Attachment B

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/19/2014	2704 / 2354	100	<u>WD</u>	<u>11</u>
12/31/2011	2562 / 1393	100	<u>QC</u>	<u>11</u>
6/16/1999	1584 / 0017	1	<u>WD</u>	<u>M</u>
1/1/1997	1437 / 1596	1	<u>WD</u>	<u>M</u>
8/1/1988	1063 / 328	150,000	<u>WD</u>	<u>Q</u>

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8775644 Parcel ID: 00010000-000103

Ownership Details

Mailing Address:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

All Owners:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010, SIRECI
THOMAS J JR T/C

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 402 APPELROUTH LN UNIT: B KEY WEST

Legal Description: UNIT 2 (SUITE B) JACKSON SQUARE PROFESSIONAL CENTER, A CONDO OR1072-1588 OR1122-2151/52
OR1202-1625/32 OR1227-2250 OR1473-1170/72 OR1473-2172/74 OR1531-26/28 OR1584-17/18 OR1752-360/61
OR1752-362/63 OR2562-1393/95 OR2704-2354/57

Click Map Image to open interactive viewer

Attachment B



Condominium Details

Condo Name: JACKSON SQUARE PROFESSIONAL
Footage: 420 Year Built: 1988

Appraiser Notes

OWNERSHIP AS OF 1/23/02: 1/2 INT MICHAEL L BROWNING TRUSTEE (MICHAEL L BROWNING REV TRUST DTD 6/26/91) 1/2 INT THOMAS J SIRECI JR LG

Parcel Value History

Certified Roll Values.

Attachment B

[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
2014	73,903	0	0	73,903	73,903	0	73,903
2013	69,720	0	0	69,720	69,720	0	69,720
2012	78,465	0	0	78,465	78,465	0	78,465
2011	81,480	0	0	81,480	81,480	0	81,480
2010	83,138	0	0	83,138	83,138	0	83,138
2009	101,388	0	0	101,388	101,388	0	101,388
2008	111,930	0	0	111,930	111,930	0	111,930
2007	128,100	0	0	128,100	128,100	0	128,100
2006	123,900	0	0	123,900	123,900	0	123,900
2005	0	111,299	1	111,300	111,300	0	111,300
2004	0	74,969	1	74,970	74,970	0	74,970
2003	0	65,099	1	65,100	65,100	0	65,100
2002	0	65,099	1	65,100	65,100	0	65,100
2001	0	56,700	1	56,701	56,701	0	56,701
2000	0	56,700	1	56,701	56,701	0	56,701
1999	0	56,700	1	56,701	56,701	0	56,701
1998	56,700	0	1	56,701	56,701	0	56,701
1997	56,700	0	1	56,701	56,701	0	56,701
1996	56,700	0	1	56,701	56,701	0	56,701
1995	56,700	0	1	56,701	56,701	0	56,701
1994	56,700	0	1	56,701	56,701	0	56,701
1993	56,700	0	1	56,701	56,701	0	56,701
1992	113,400	0	1	113,401	113,401	0	113,401
1991	113,400	0	1	113,401	113,401	0	113,401
1990	111,611	0	1	111,612	111,612	0	111,612

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
9/19/2014	2704 / 2354	100	WD	11
12/31/2011	2562 / 1393	100	QC	11
6/16/1999	1584 / 0017	1	WD	M
8/1/1997	1473 / 2172	1	WD	M
9/1/1992	1227 / 2250	71,800	WD	U
2/1/1990	1122 / 2151	133,200	WD	Q



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8775652 Parcel ID: 00010000-000104

Ownership Details

Mailing Address:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

All Owners:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010, SIRECI
THOMAS J JR T/C

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 402 APPELROUTH LN UNIT: C AND D KEY WEST

Legal Description: UNIT 2 (SUITES C AND D) JACKSON SQUARE PROFESSIONAL CENTER A CONDO OR1072-1588 OR1122-2144/45 OR1473-1170/72 OR1473-2172/74 OR1531-26/28 OR1584-17/18 OR1752-360/61 OR1752-362/63 OR2562-1393/95 OR2704-2354/57

Click Map Image to open interactive viewer

Attachment B



Condominium Details

Condo Name: JACKSON SQUARE PROFESSIONAL
 Footage: 552 Year Built: 1988

Appraiser Notes

OWNERSHIP AS OF 1/23/02: 1/2 INT MICHAEL L BROWNING TRUSTEE (MICHAEL L BROWNING REV TRUST DTD 6/26/91) 1/2 INT THOMAS J SIRECI JR LG

Parcel Value History

Certified Roll Values.

Attachment B

[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
2014	97,130	0	0	97,130	97,130	0	97,130
2013	91,632	0	0	91,632	91,632	0	91,632
2012	103,126	0	0	103,126	103,126	0	103,126
2011	107,088	0	0	107,088	107,088	0	107,088
2010	109,267	0	0	109,267	109,267	0	109,267
2009	133,253	0	0	133,253	133,253	0	133,253
2008	147,108	0	0	147,108	147,108	0	147,108
2007	168,360	0	0	168,360	168,360	0	168,360
2006	162,370	0	0	162,370	162,370	0	162,370
2005	0	146,279	1	146,280	146,280	0	146,280
2004	0	98,531	1	98,532	98,532	0	98,532
2003	0	85,559	1	85,560	85,560	0	85,560
2002	0	85,559	1	85,560	85,560	0	85,560
2001	0	74,520	1	74,521	74,521	0	74,521
2000	0	74,520	1	74,521	74,521	0	74,521
1999	0	74,520	1	74,521	74,521	0	74,521
1998	74,520	0	1	74,521	74,521	0	74,521
1997	74,520	0	1	74,521	74,521	0	74,521
1996	74,520	0	1	74,521	74,521	0	74,521
1995	74,520	0	1	74,521	74,521	0	74,521
1994	74,520	0	1	74,521	74,521	0	74,521
1993	74,520	0	1	74,521	74,521	0	74,521
1992	74,520	0	1	74,521	74,521	0	74,521
1991	74,520	0	1	74,521	74,521	0	74,521
1990	85,199	0	1	85,200	85,200	0	85,200

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
9/19/2014	2704 / 2354	100	<u>WD</u>	<u>11</u>
12/31/2011	2562 / 1393	100	<u>QC</u>	<u>11</u>
6/16/1999	1584 / 0017	1	<u>WD</u>	<u>M</u>
8/1/1997	1473 / 2172	214,000	<u>WD</u>	<u>M</u>
2/1/1990	1122 / 2144	94,900	<u>WD</u>	<u>Q</u>

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

Attachment B

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

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

Alternate Key: 8775661 Parcel ID: 00010000-000105

Ownership Details

Mailing Address:
BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

All Owners:
BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010, SIRECI
THOMAS J JR T/C

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS
Millage Group: 10KW
Affordable Housing: No
Section-Range: 06-68-25
Property Location: 402 APPELROUTH LN UNIT: A AND B KEY WEST
Legal Description: UNIT 3 SUITES A AND B JACKSON SQUARE PROFESSIONAL CENTER A CONDO OR1102-1722 OR1110-56
OR1204-151C/T OR1205-959/60 OR1243-1647/48C OR1437-1596/97 OR1531-26/28 OR1584-17/18 OR1752-360/61
OR1752-362/63 OR2562-1393/95 OR2704-2354/57

Click Map Image to open interactive viewer

Attachment B



Condominium Details

Condo Name: JACKSON SQUARE PROFESSIONAL
Footage: 1519 **Year Built:** 1988

Appraiser Notes

OWNERSHIP AS OF 1/23/02: 1/2 INT MICHAEL L BROWNING TRUSTEE (MICHAEL L BROWNING REV TRUST DTD 6/26/91) 1/2 INT THOMAS J SIRECI JR LG

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	Attachment B
09-3569	10/29/2009	12/31/2009	200		INSTALL ELECTRIC FOR 2 FRACTIONAL HP MOTORS BLOWER AND EXHAUST. LIGHTHOUSE ELECTRIC. 305-296-3046.	
1 07-3979	08/15/2007	08/15/2007	225	Commercial	INSTALL DOUBLE FACED HANGING SIGN	

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
2014	240,555	0	0	240,555	240,555	0	240,555
2013	226,939	0	0	226,939	226,939	0	226,939
2012	255,404	0	0	255,404	255,404	0	255,404
2011	265,217	0	0	265,217	265,217	0	265,217
2010	270,615	0	0	270,615	270,615	0	270,615
2009	330,018	0	0	330,018	330,018	0	330,018
2008	364,332	0	0	364,332	364,332	0	364,332
2007	402,535	0	0	402,535	402,535	0	402,535
2006	387,345	0	0	387,345	387,345	0	387,345
2005	0	349,369	1	349,370	349,370	0	349,370
2004	0	238,862	1	238,863	238,863	0	238,863
2003	0	220,254	1	220,255	220,255	0	220,255
2002	0	220,254	1	220,255	220,255	0	220,255
2001	0	197,470	1	197,471	197,471	0	197,471
2000	0	197,470	1	197,471	197,471	0	197,471
1999	0	197,470	1	197,471	197,471	0	197,471
1998	197,470	0	1	197,471	197,471	0	197,471
1997	197,470	0	1	197,471	197,471	0	197,471
1996	197,470	0	1	197,471	197,471	0	197,471
1995	197,470	0	1	197,471	197,471	0	197,471
1994	197,470	0	1	197,471	197,471	0	197,471
1993	197,470	0	1	197,471	197,471	0	197,471
1992	279,110	0	1	279,111	279,111	0	279,111
1991	279,110	0	1	279,111	279,111	0	279,111
1990	205,023	0	1	205,024	205,024	0	205,024

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

9/19/2014	2704 / 2354	100	<u>WD</u>	Attachment B
12/31/2011	2562 / 1393	100	<u>QC</u>	<u>11</u>
6/16/1999	1584 / 0017	60,800	<u>WD</u>	<u>M</u>
1/1/1997	1437 / 1596	600,000	<u>WD</u>	<u>M</u>
3/1/1992	1204 / 151	67,000	<u>CT</u>	<u>U</u>
3/1/1992	1205 / 959	69,800	<u>WD</u>	<u>U</u>

This page has been visited 62,272 times.

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8822308 Parcel ID: 00010000-000106

Ownership Details

Mailing Address:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

All Owners:

BROWNING FAMILY IRREVOCABLE TRUST 1/12/2010, SIRECI
THOMAS J JR T/C

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS

Millage Group: 10KW

Affordable Housing: No

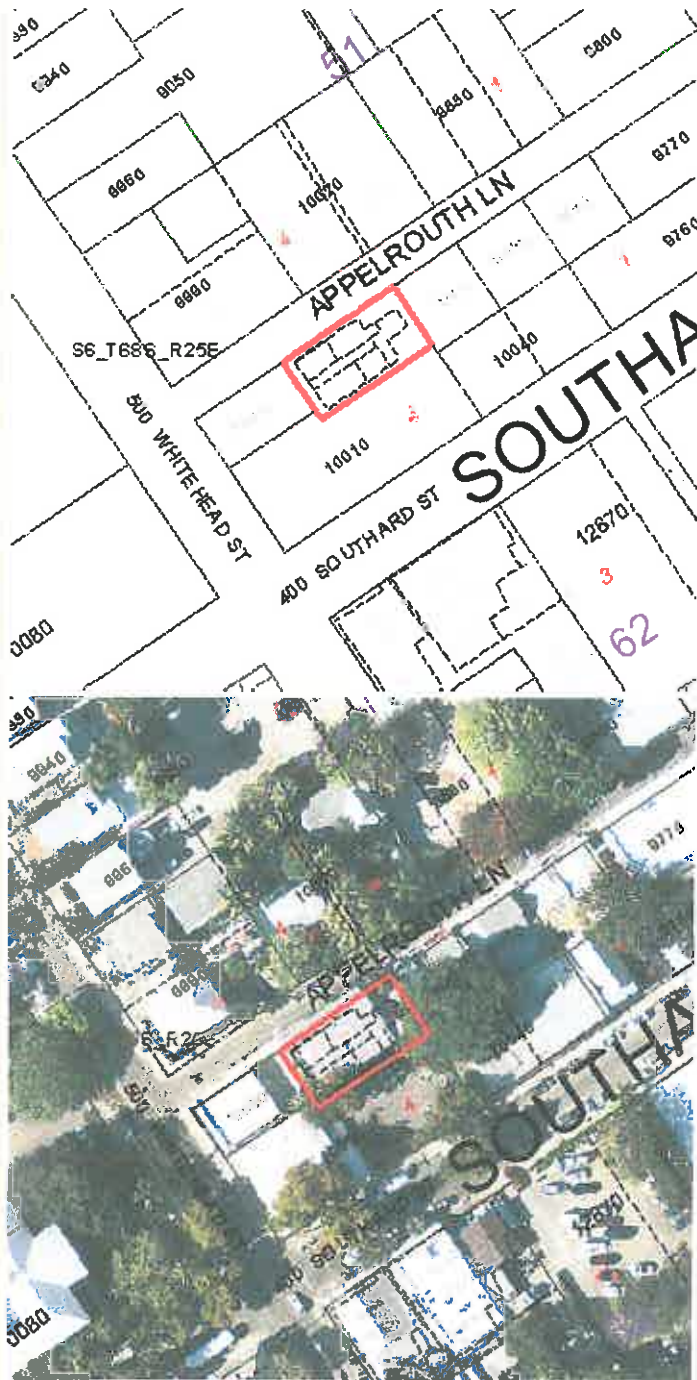
Section-Township-Range: 06-68-25

Property Location: 402 APPELROUTH LN UNIT: A KEY WEST

Legal Description: UNIT 2 SUITE A JACKSON SQUARE PROFESSIONAL CENTER A CONDO OR1072-1588/89 OR1122-2151/52
OR1202-1625/32 OR1437-1596/97 OR1531-26/28 OR1584-17/18 OR1752-360/361 OR1752-362/363 OR2562-1393/95
OR2704-2354/57

Click Map Image to open interactive viewer

Attachment B



Condominium Details

Condo Name: JACKSON SQUARE PROFESSIONAL
 Footage: 420 Year Built: 1988

Appraiser Notes

OWNERSHIP AS OF 1/23/02: 1/2 INT MICHAEL L BROWNING TRUSTEE (MICHAEL L BROWNING REV TRUST DTD 6/26/91) 1/2 INT THOMAS J SIRECI JR LG

Parcel Value History

Certified Roll Values.

Attachment B

[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
2014	73,903	0	0	73,903	73,903	0	73,903
2013	69,720	0	0	69,720	69,720	0	69,720
2012	78,465	0	0	78,465	78,465	0	78,465
2011	81,480	0	0	81,480	81,480	0	81,480
2010	83,138	0	0	83,138	83,138	0	83,138
2009	101,388	0	0	101,388	101,388	0	101,388
2008	111,930	0	0	111,930	111,930	0	111,930
2007	128,100	0	0	128,100	128,100	0	128,100
2006	123,900	0	0	123,900	123,900	0	123,900
2005	0	111,299	1	111,300	111,300	0	111,300
2004	0	74,969	1	74,970	74,970	0	74,970
2003	0	65,099	1	65,100	65,100	0	65,100
2002	0	65,099	1	65,100	65,100	0	65,100
2001	0	56,700	1	56,701	56,701	0	56,701
2000	0	56,700	1	56,701	56,701	0	56,701
1999	0	56,700	1	56,701	56,701	0	56,701
1998	56,700	0	1	56,701	56,701	0	56,701
1997	56,700	0	1	56,701	56,701	0	56,701
1996	56,700	0	1	56,701	56,701	0	56,701
1995	56,700	0	1	56,701	56,701	0	56,701
1994	56,700	0	1	56,701	56,701	0	56,701
1993	56,700	0	1	56,701	56,701	0	56,701

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
9/19/2014	2704 / 2354	100	WD	11
12/31/2011	2562 / 1393	100	QC	11
6/16/1999	1584 / 0017	1	WD	M
1/1/1997	1437 / 1596	1	WD	M

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010294 Parcel ID: 00010010-000000

Ownership Details

Mailing Address:

SAVAGE KW PROPERTIES INC
2700 BAYSHORE BLVD APT 511
DUNEDIN, FL 34698-1626

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 10KW

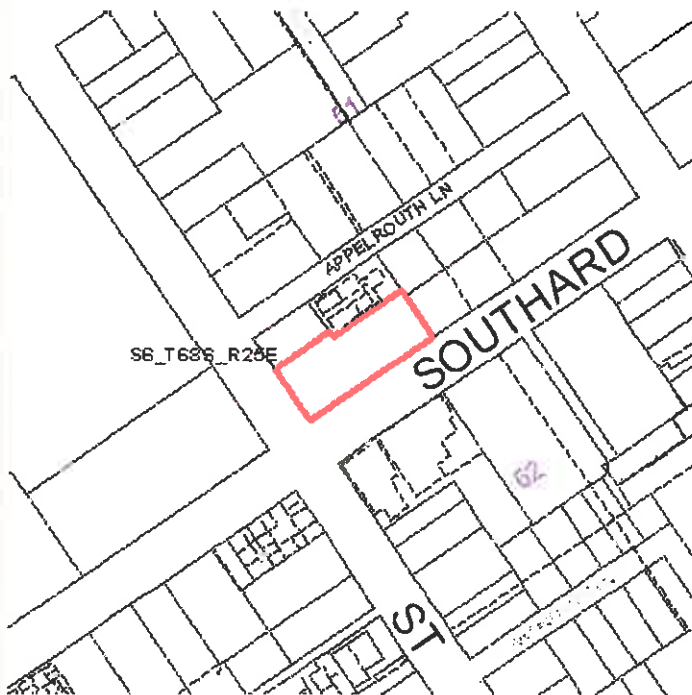
Affordable Housing: No

Section-Township-Range: 06-68-25

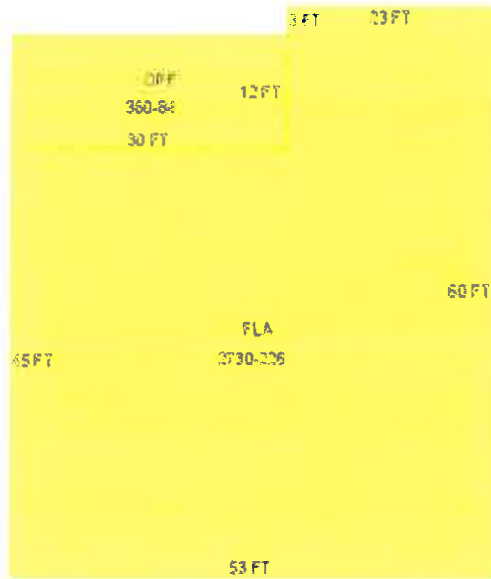
Property Location: 533 WHITEHEAD ST KEY WEST

Legal Description: KW PT LOT 4 SQR 51 OR290-361/62 OR557-938 OR1259-203/18F/J OR1504-887/88 OR2034-1758/59

[Click Map Image to open interactive viewer](#)



Attachment B



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attlc	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991		Y			2,730
2	OPE		1	1991					360

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2193	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
561	C.B.S.	50
562	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	3,864 SF	69	56	1975	1976	2	25
2	CL2:CH LINK FENCE	345 SF	69	5	1975	1976	2	30
3	CL2:CH LINK FENCE	1,320 SF	220	6	1975	1976	1	30
4	AC2:WALL AIR COND	2 UT	0	0	1994	1995	2	20
5	PT3:PATIO	300 SF	0	0	1962	1963	2	50

Appraiser Notes

2003-09-12-M-SALE 1996 WITH AK1010324 523 WHITEHEAD ST & 401 SOUTHARD ST

Attachment B

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-3696	10/09/2012		1,000	Commercial	INSTALL ELECTRIC FOR 1 A/C UNIT & 1 AIR HANDLER FOR DUCTLESS A/C. INSTALL OUTLET @ A/C & NEW OUTLET FOR PRESS.
1 12-3571	10/01/2012		1,950	Commercial	REMOVE AND REPLACE EXISTING WINDOW UNITS. INSTALL ONE NEW DUCTLES A/C SYSTEM.
99-3141	10/13/1999	12/04/1999	350	Commercial	SIGN
00-4007	08/17/2001	11/13/2001	2,500	Commercial	RENOVATIONS
06-3056	02/12/2003	10/30/2003	2,000	Commercial	REPLACE SEWER LATERAL
06-3056	05/22/2006	09/28/2006	2,200	Commercial	ATF - MINOR ROOF REPAIR, DEMO DRYWALL CEILING & ACOUSTICAL PANELS.

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
2014	250,751	5,651	970,237	1,226,639	1,226,639	0	1,226,639
2013	265,080	5,651	929,550	1,200,281	1,200,281	0	1,200,281
2012	265,080	5,651	929,550	1,200,281	1,200,281	0	1,200,281
2011	275,827	5,651	1,032,833	1,314,311	1,213,440	0	1,314,311
2010	275,827	5,651	821,650	1,103,128	1,103,128	0	1,103,128
2009	275,827	5,651	850,491	2,056,872	2,056,872	0	2,056,872
2008	275,827	5,651	1,010,881	2,056,872	2,056,872	0	2,056,872
2007	191,846	5,541	957,483	2,056,872	2,056,872	0	2,056,872
2006	206,057	5,591	693,200	1,515,466	1,515,466	0	1,515,466
2005	206,057	5,641	606,550	860,000	860,000	0	860,000
2004	208,377	5,691	535,405	749,473	749,473	0	749,473
2003	208,377	5,741	313,006	527,124	527,124	0	527,124
2002	208,377	5,791	247,110	461,278	461,278	0	461,278
2001	186,733	4,881	247,110	438,724	438,724	0	438,724
2000	186,733	3,108	222,399	412,240	412,240	0	412,240
1999	173,611	2,358	222,399	398,368	398,368	0	398,368
1998	116,011	2,358	222,399	340,768	340,768	0	340,768
1997	116,011	2,358	205,925	324,294	324,294	0	324,294
1996	96,847	2,358	205,925	305,130	305,130	0	305,130
1995	96,847	2,358	205,925	305,130	305,130	0	305,130
1994	96,847	2,358	205,925	305,130	305,130	0	305,130
1993	96,798	2,407	205,925	305,130	305,130	0	305,130

Year	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7
1992	96,733	2,472	205,925	305,130	305,130	0	305,130
1991	96,120	3,085	205,925	305,130	305,130	0	305,130
1990	137,099	3,085	164,946	305,130	305,130	0	305,130
1989	138,952	3,085	163,093	305,130	305,130	0	305,130
1988	74,679	3,085	148,266	226,030	226,030	0	226,030
1987	73,238	3,085	106,146	182,469	182,469	0	182,469
1986	73,539	3,085	103,980	180,604	180,604	0	180,604
1985	71,867	3,085	78,363	153,315	153,315	0	153,315
1984	70,747	3,085	78,363	152,195	152,195	0	152,195
1983	70,747	3,085	39,536	113,368	113,368	0	113,368
1982	62,091	3,085	39,536	104,712	104,712	0	104,712

Attachment B

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
7/20/2004	2034 / 1758	1,000,000	WD	Q
2/1/1996	1504 / 0087	1,031,900	WD	M
2/1/1974	557 / 938	50,000	00	Q

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



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

Attachment B

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

The Offices of the Property Appraiser will be closed Monday the 12th for Columbus Day.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010308 Parcel ID: 00010020-000000

Ownership Details

Mailing Address:
WHITEHEAD TRUST LLC
307 NE 1ST ST
MIAMI, FL 33132-2505

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 409 APPELROUTH LN KEY WEST
Legal Description: KW PT LOT 4 SQR 51 QQ-359 G11-40 G25-123/32 COUNTY JUDGES PROB PROG DOCKET 9-82 OR711-17779 OR747-565 OR795-289/90 OR805-2249 OR868-226 OR1006-1745 OR1113-220/21 ORD OR1113-901 OR1113-1395/97P/R OR1144-755/57F/J OR1471-2357/58 OR2641-1678/82

Click Map Image to open interactive viewer

Attachment B

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1977
 Functional Obs 0

Condition G
 Perimeter 386
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 2,889

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

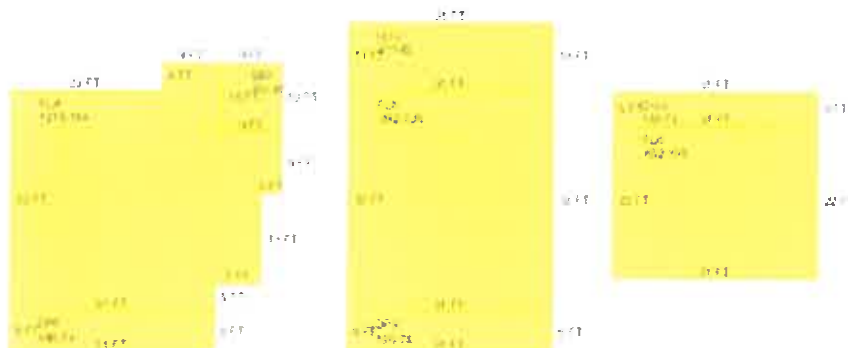
Roof Cover
 Heat 2
 Heat Src 2

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 23

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	SBF		1	1990					90
2	FLA		1	1990					1,215
3	OPF		1	1990					186
4	OPX		1	1990					186
5	FLA		1	1990					992
6	OUF		1	1990					310
7	FLA		1	1990					682
8	OUU		1	1990					155

Attachment B

Building 2 Details

Building Type
Effective Age 21
Year Built 1924
Functional Obs 0

Condition G
Perimeter 264
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 27
Grnd Floor Area 2,178

Inclusions:

Roof Type
Heat 1
Heat Src 1

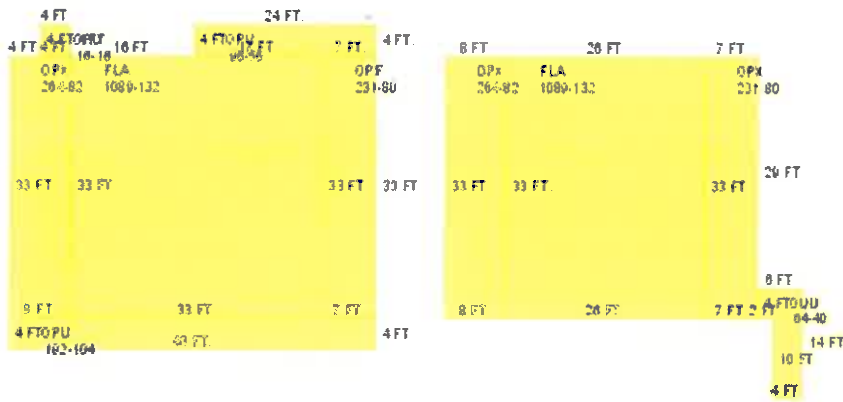
Roof Cover
Heat 2
Heat Src 2

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 12

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990					16
2	OPX		1	1990					264
3	FLA		1	1990					1,089
4	OPU		1	1990					96
5	OPF		1	1990					231
6	OPU		1	1990					192
7	OUU		1	1990					64
8	OPX		1	1990					231

Attachment B

9	FLA	1	1990	1,089
10	OPX	1	1990	264

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2204	HOTEL/MOTEL B	100	N	N
	2210	HOTEL/MOTEL B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
564	CUSTOM	100

Building 3 Details

Building Type	Condition <u>G</u>	Quality Grade 400
Effective Age 17	Perimeter 296	Depreciation % 23
Year Built 1993	Special Arch 0	Grnd Floor Area 1,824
Functional Obs 0	Economic Obs 0	

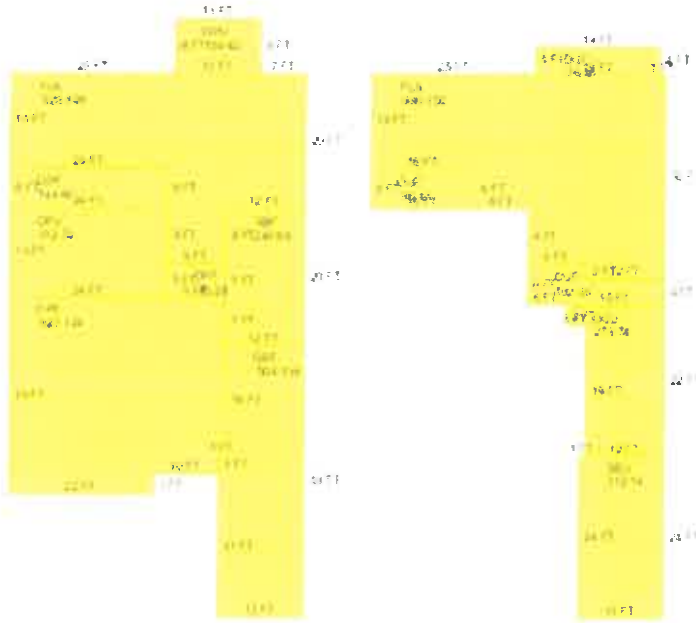
Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	15	Dishwasher	0

Attachment B



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>		1	1994					828
2	<u>OPF</u>		1	1994					45
3	<u>SBF</u>		1	1994					240
4	<u>OPF</u>		1	1994					921
5	<u>GBF</u>		1	1994					504
6	<u>OPU</u>		1	1994					312
7	<u>OPF</u>		1	1994					144
8	<u>OPU</u>		1	1994					104
9	<u>FLA</u>		1	1994					996
10	<u>OUF</u>		1	1994					76
11	<u>OUF</u>		1	1994					96
12	<u>OUF</u>		1	1994					102
13	<u>OUU</u>		1	1994					273
14	<u>SBU</u>		1	1994					312

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2212	HOTELS/MOTEL A	100	N	Y
	2214	SBF	100	N	N
	2216	GBF	100	N	N
	2220	HOTELS/MOTEL A	100	N	Y
	2225	SBU	100	N	N

Exterior Wall:

Attachment B

Interior Finish Nbr	Type	Area %
565	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	HT2:HOT TUB	1 UT	0	0	2006	2013	3	50
1	PO6:COMM POOL	377 SF	0	0	1985	1986	4	50
2	WD2:WOOD DECK	742 SF	0	0	2002	2003	2	40
3	WD2:WOOD DECK	98 SF	14	7	1997	1998	3	40
4	PT4:PATIO	300 SF	0	0	1977	1978	2	50
5	AC2:WALL AIR COND	8 UT	0	0	1981	1982	1	20
6	FN2:FENCES	1,014 SF	169	6	1977	1978	2	30
7	FN2:FENCES	728 SF	91	8	1989	1990	5	30
8	FN2:FENCES	570 SF	95	6	1992	1993	2	30
9	FN2:FENCES	120 SF	20	6	1992	1993	5	30
10	PT3:PATIO	54 SF	9	6	1992	1993	2	50
11	WD2:WOOD DECK	32 SF	16	2	1997	1998	1	40
12	AC2:WALL AIR COND	2 UT	0	0	1992	1993	2	20
13	PT3:PATIO	631 SF	0	0	1993	1994	2	50
14	WF2:WATER FEATURE	1 UT	0	0	1997	1998	1	20

Appraiser Notes

2002-12-20-(041) - 2 TRANSIENT ROOMS = 413 APPLEROUTH LANE, 6 TRANSIENT ROOMS = 409 APPLEROUTH LANE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	05-3277	08/03/2005	1,200	Commercial	REPLACE RISER & METER CAN DAMAGED BY HURRICANE DENNIS	
1	06-2274	04/26/2006	30,000	Commercial	INSTALL 8'x12' SPA	
1	09-1257	05/04/2009	1,300	Commercial	PATCH STUCCO ON THREE SIDE OF MASORNY ON BUILDING WHERE CHIPPING	
1	12-2398	07/11/2012	12/31/2012	1,900	Commercial	REMOVE EXISTING 100 AMP DISCONNECT AND INSTALL 100 AMP SUB-PANEL IN ITS PLACE. INSTALL TWO IGNITOR CIRCUITS FOR GAS WATER HEATERS.
1	12-2399	07/11/2012	12/31/2012	1,475	Commercial	SET TWO WATER HEATERS AND TAP INTO EXISTING GAS LINE AND RUN GAS LINE TO TWO WATER HEATER'S (PLUMBER TO CONNECT WATER AND ELECTRICIAN TO RUN POWER)
1	12-2400	07/11/2012	12/31/2012	1,500	Commercial	INSTALL TWO LP TANKLESS WATER HEATER'S
1	12-3705	10/10/2012	12/31/2012	2,256	Commercial	INSTALL CO DETECTORS IN 2 GUEST ROOMS, 1 STORE ROOM, 1 LAUNDRY ROOM. INSTALL NEW FIRE ALARM POWER SUPPLY. REPAIRS AFTER FIRE.
1	12-3334	10/18/2012	12/31/2012	4,780	Commercial	INSTALL 100 AMP 3.0 PANEL IN PLACE OF EXISTING 2 PANELS.

Attachment B

1	12-3334	09/21/2012	12/31/2012	4,180	Commercial	INSTALL 3 - 4' LIGHTS WITH SWITCH INSTALL CONVEYERS /DEVICES FOR LAUNDRY EQUIPMENT. INSTALL CONV. RECPS. AS SHOWN ON PLANS.
1	12-3333	09/21/2012	12/31/2012	15,000	Commercial	RENOVATE 300 SF. LAUNDRY ROOM TO INCLUDE REMOVAL OF PARTITION WALL, INSULATION, DRYWALL & SHELVING PER PLAN. ELECTRICAL, PLUMBING & MECHANICAL BY OTHERS.
1	13-1273	04/05/2013		100	Commercial	EXTEND PERMIT #06-2826 FOR FINAL INSPECTION. REPLACE EXISTING DECKING BOARDS 1125 SF WITH STATE APPROVED TRECK DECK
1	13-1272	04/05/2013		100	Commercial	EXTEND PERMIT #05-5977 FOR FINAL INSPECTION. REPLACE TWO (2) GUTTERS & DOWNSPOUTS. WINDOW AND SIDING REPAIR. PAINT REPAIRS. INTERIOR DRYWALL & PAINT. WINDOW REPAIR.
1	13-1267	04/04/2013		100	Commercial	EXTEND PERMIT #01-2791 FOR FINAL INSPECTION ONLY. **AFTER THE FACT PERMIT** RE-ROUTE 13 FT OF SAN. LINE.
1	13-1274	04/05/2013		100	Commercial	EXTEND PERMIT #01-2306 FOR FINAL INSPECTION. REPLACE/REPAIR TWO EXISTING GABLES. REPLACE DOUBLE HUNG (2) WINDOWS WITH NEW ON S. FACADE. CONSTRUCT A 36" WOOD DECK. **INTERIOR MODIFICATIONS** LOWER FLOOR WITH WOOD. INSTALL 2 SETS OF FRENCH DOORS.
1	13-1403	04/10/2013		100	Commercial	EXTEND PERMIT #06-362 FOR FINAL INSPECTION. INSTALL ELECTRICAL FOR COMMERCIAL POOL: HEATER, BONDING, SUB-PANEL & THREE (3) MOTORS
1	13-1401	04/10/2013		100	Commercial	EXTEND PERMIT #98-1782 FOR FINAL INSPECTION. OUTLETS/SWITCHES, LIGHTS, WINDOW AC'S
1	13-1402	04/12/2013		100	Commercial	EXTEND PERMIT #01-2306 FOR FINAL INSPECTION. INSTALL NEW RANGE OVER JD OLD TOWN KW 08-09-01. REQUESTED REFUND 08/21/01 PERMIT UPGRADE TO SHOW 200 AMP SERVICE OLD TOWN ELECTRIC.
1	13-1657	04/25/2013		100	Commercial	EXTEND PERMIT #06-2274 FOR FINAL INSPECTION. 8' X 12' SPA.
1	13-2246	05/21/2013		100	Commercial	EXTEND PERMIT #03-4248 FOR FINAL INSPECTION. REPLACE 5-TON AIR HANDLER AND CONDENSER.
1	13-2247	05/21/2013		100	Commercial	EXTEND PERMIT #07-893 FOR FINAL INSPECTION. DUCTWORK FOR BATHROOM EXHAUST FAN. (ADA BATHROOM)
	13-4852	11/18/2013		1,500	Commercial	INSTALL APPROX 16LF OF 6' H SOLID FENCE AROUND RELOCATED GAS TANKS.
	09-3029	09/09/2009		400	Commercial	INSTALL 2 BATHROOM EXHAUST FANS WITH DUCTING
	09-1926	06/26/2009		15,000	Commercial	BUILD TWO BATHROOMS PARTITIONS 48SF, INCLUDING FRAMING, DRYWALL, TILE AND TRIM
	08-1321	04/28/2008		15,000	Commercial	REMOVE AND REPLACE APPROXIMATELY 45LF OF ROTTED FACIA BOARDS FROM 2ND STORY PORCH.
	05-5977	12/29/2005		29,500	Commercial	HURRICANE REPAIRS: GUTTERS AND DOWNSPOUTS, WINDOWS AND SIDING REPAIR.
	06-2653	05/01/2006		1,500	Commercial	REMOVE FENCE SECTION AND WOOD DECKING FOR COMMERCIAL SPA INSTALLATION (DEMO).
	06-3627	06/16/2006		2,000	Commercial	INSTALL ELECTRICAL FOR COMMERCIAL POOL, HEATER AND BONDING.
	06-2826	05/05/2006		4,500	Commercial	REPLACE EXISTING DECK BOARDS 1125SF WITH TRECK DECKING.
1	B9424	01/01/1994	02/01/1994	3,700	Commercial	CONCRETE PARKING
1	B94296	01/01/1994	02/01/1994	5,300	Commercial	INTERIOR FINISHING
1	A950900	03/01/1995	10/01/1995	1,950	Commercial	PAINT ROOFS
1	B950598	02/01/1995	10/01/1995	200	Commercial	PICKET FENCE
1	9801962	06/22/1998	12/31/1998	1,000	Commercial	ELECTRICAL
1	9802355	07/29/1998	12/31/1998	1,500	Commercial	ELECTRICAL

1	9802660	09/01/1998	12/31/1998	20,000	Commercial	RESURFACE POOL/REPL DECKS	Attachment B
1	9802727	09/03/1998	12/31/1998	600	Commercial	SUBFEED/POOL BONDING	
1	9803830	12/03/1998	12/31/1998	350	Commercial	ELECTRICAL/GARDEN LITES	
1	0002604	08/31/2000	10/16/2000	15,000	Commercial	1764 SF METAL SHINGLES	
1	0102306	07/09/2001	08/24/2001	47,000	Commercial	RENOVATION/REMODEL INTERI	
1	0102711	10/25/2001	10/25/2001	11,000	Commercial	AFT FACT-INSTALL HOOD	
1	0102712	10/25/2001	10/25/2001	1,420	Commercial	AFT FACT-INSTALL FIRE SUP	
1	0102816	08/09/2001	10/24/2001	3,000	Commercial	REWIRE BUILDING	
1	03-4248	12/18/2003	06/22/2004	4,500	Commercial	REPLACE 5-TON A/C	
1	04-2902	09/02/2004	12/02/2004	8,000	Commercial	REPLACE POOL DECK	

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
2015	1,012,971	47,234	1,187,576	4,189,952	3,682,577	0	4,189,952
2014	1,057,291	44,273	1,150,464	3,347,798	3,347,798	0	3,347,798
2013	1,057,291	45,522	1,090,613	3,008,568	2,136,857	0	3,008,568
2012	1,075,640	39,294	1,090,613	1,935,878	1,935,878	0	1,935,878
2011	1,103,162	40,377	1,211,792	1,870,414	1,870,414	0	1,870,414
2010	1,115,761	41,636	951,734	1,870,414	1,870,414	0	1,870,414
2009	1,134,109	43,024	1,140,179	1,870,414	1,870,414	0	1,870,414
2008	1,142,508	44,457	1,210,751	2,128,085	2,128,085	0	2,128,085
2007	985,197	40,566	1,146,795	2,175,336	2,175,336	0	2,175,336
2006	985,197	42,183	1,058,580	2,114,763	2,114,763	0	2,114,763
2005	1,007,470	43,612	882,150	3,161,062	3,161,062	0	3,161,062
2004	965,998	43,919	823,340	2,925,413	2,925,413	0	2,925,413
2003	965,998	45,601	352,860	2,583,000	2,583,000	0	2,583,000
2002	965,998	47,065	352,860	2,460,000	2,460,000	0	2,460,000
2001	965,998	45,667	352,860	2,460,000	2,460,000	0	2,460,000
2000	1,030,714	25,606	317,574	2,460,000	2,460,000	0	2,460,000
1999	983,084	26,339	317,574	1,785,000	1,785,000	0	1,785,000
1998	655,390	22,359	317,574	1,785,000	1,785,000	0	1,785,000
1997	655,390	23,120	294,050	1,155,287	1,155,287	0	1,155,287
1996	595,809	23,820	294,050	1,078,479	1,078,479	0	1,078,479
1995	595,809	24,593	294,050	1,096,224	1,096,224	0	1,096,224
1994	538,285	23,793	294,050	945,845	945,845	0	945,845
1993	393,496	23,864	294,050	811,573	811,573	0	811,573
1992	393,496	24,695	294,050	548,624	548,624	0	548,624
1991	393,496	25,613	294,050	548,624	548,624	0	548,624
1990	277,468	20,490	238,181	548,624	548,624	0	548,624

1989	210,915	21,091	91,000	438,146	438,146	0	Attachment B
1988	108,481	10,565	72,800	407,424	407,424	0	407,424
1987	107,163	10,565	39,321	392,669	392,669	0	392,669
1986	109,980	10,565	41,760	346,366	346,366	0	346,366
1985	106,505	10,565	42,000	325,389	325,389	0	325,389
1984	99,255	10,565	42,000	151,820	151,820	0	151,820
1983	99,255	10,565	20,450	130,270	130,270	0	130,270
1982	101,303	10,565	20,450	132,318	132,318	0	132,318

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
7/19/2013	2641 / 1678	5,200,000	WD	05
8/1/1997	1471 / 2357	2,460,000	WD	Q
11/1/1989	1113 / 1395	485,000	WD	M
12/1/1982	868 / 226	315,000	WD	U
12/1/1977	805 / 2249	40,000	00	Q

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



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

Attachment B

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010324 Parcel ID: 00010040-000000

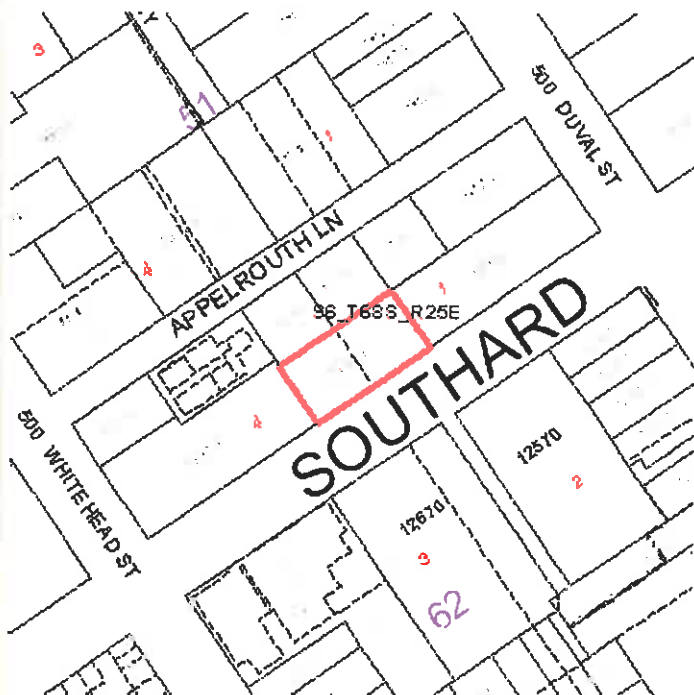
Ownership Details

Mailing Address:
JOHNSON TAPLEY O III
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 417 SOUTHARD ST KEY WEST
Legal Description: KW PT LTS 1 AND 4 SQR 51 G39-230/31 OR292-407/08 OR343-377/78 OR819-2299/L/E OR914-905 OR1259-203/18F/J OR1504-887/88 OR2569-846/48

[Click Map Image to open interactive viewer](#)



Attachment B



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	98	50	4,887.50 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 6459
Year Built: 1928

Building 1 Details

Building Type	Condition E	Quality Grade 500
Effective Age 15	Perimeter 504	Depreciation % 19
Year Built 1928	Special Arch 0	Grnd Floor Area 6,459
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 4	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0

Attachment B



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1927				4,539
2	CPF		1	1927				975
3	FHS		1	1927				513
4	FLA		1	1947				1,920
5	OUU		1	1999				120

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2226	1 STY STORE-B	60	Y	Y
	2227	SERVICE SHOPS-B-	40	Y	Y
	2228	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
566	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	528 SF	88	6	1964	1965	1	30

Appraiser Notes

2003-09-12-M-SALE 1996 WITH AK1010294,417 SOUTHARD ST& 523 WHITEHEAD ST. 2004-08-15 417 SOUTHARD ST. OFFERED FOR \$4,00,000 -SKI Attachment B

2005-08-29 BEING OFFERED FOR \$3,995,000. OVER 3,500SF COMMERCIAL SPACE DOWNSTAIRS WITH 2 APARMENTS UPSTAIIS TOTALLY 6BD/4BA-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-00003794	11/06/2009	02/24/2010	140		SIGN
	E951290	04/01/1995	08/01/1996	950		ELECTRIC
	B952440	07/01/1995	08/01/1996	3,000		RENOVATIONS
	B952906	09/01/1995	08/01/1996	2,000		PAINTING
	9601471	04/01/1996	08/01/1996	5,000		RENOVATIONS
	9802834	09/16/1998	12/31/1999	18,000		RENOVATIONS
	9900257	02/16/1999	12/31/1999	70,000		RENOVATIONS/ADDITION
	9900511	02/25/1999	12/31/1999	700		SIGN
	9901618	05/11/1999	12/31/1999	4,500		22 SQS V-CRIMP ROOFING
	9901625	05/12/1999	12/31/1999	4,000		UPGRADE ELECTRICAL
	9902618	07/28/1999	12/31/1999	400		PAINT EXT/REPLACE SIDING

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
2014	856,131	370	759,381	1,615,882	1,615,882	0	1,615,882
2013	856,131	370	727,536	1,584,037	1,584,037	0	1,584,037
2012	856,131	370	727,536	1,584,037	1,584,037	0	1,584,037
2011	876,275	370	808,373	1,685,018	1,628,878	0	1,685,018
2010	876,275	370	604,154	1,480,799	1,480,799	0	1,480,799
2009	886,347	370	606,315	1,493,032	1,493,032	0	1,493,032
2008	906,492	370	670,809	1,577,671	1,577,671	0	1,577,671
2007	635,151	329	635,375	1,270,855	1,270,855	0	1,270,855
2006	635,151	329	439,875	1,075,355	1,075,355	0	1,075,355
2005	568,414	329	366,563	935,306	935,306	0	935,306
2004	581,323	330	342,125	923,778	923,778	0	923,778
2003	536,188	330	146,625	683,143	683,143	0	683,143
2002	503,657	330	146,625	650,612	650,612	0	650,612
2001	503,657	330	146,625	650,612	650,612	0	650,612
2000	487,000	201	131,963	619,164	619,164	0	619,164
1999	109,799	201	71,226	181,226	181,226	0	181,226
1998	73,371	201	71,226	144,798	144,798	0	144,798
1997	73,371	201	65,950	139,522	139,522	0	139,522

Year	Assessed Value	Market Value	Market Value	Market Value	Market Value	Market Value	Market Value
1996	30,917	0	65,950	96,867	96,867	0	96,867
1995	30,917	0	65,950	96,867	96,867	0	96,867
1994	30,917	0	65,950	96,867	96,867	0	96,867
1993	30,917	0	65,950	96,867	96,867	0	96,867
1992	30,917	0	65,950	96,867	96,867	0	96,867
1991	30,917	0	65,950	96,867	96,867	0	96,867
1990	43,447	0	53,420	96,867	96,867	0	96,867
1989	44,107	0	52,760	96,867	96,867	0	96,867
1988	34,775	0	47,484	82,259	82,259	0	82,259
1987	30,144	0	27,468	57,612	57,612	0	57,612
1986	30,249	0	26,908	57,157	57,157	0	57,157
1985	29,783	0	23,742	53,525	53,525	0	53,525
1984	29,419	0	23,742	53,161	53,161	0	53,161
1983	29,419	0	12,663	42,082	42,082	0	42,082
1982	28,454	0	12,663	41,117	41,117	0	41,117

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/8/2012	2569 / 846	2,015,000	WD	37
2/1/1996	1504 / 0887	1	WD	M

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

Conditional Use & Variance Approvals Issued to Subject Properties:

417 Southard Street:

- Ord. 065-29: amendment of KW Code Section 32.12 to allow new building
- Ord. 065-35 & 70-16: authorizing motorcycle repair shop and zero (0) rear yard setback
- Res. 94-291: allowing rental up to 40 scooters
- Res. 94-292: waiving additional parking spaces requirement
- Res. 95-362: variance for front and side yard setbacks from 5' to 0'
- Res. 2009-020: Cond. Use approval for rental of 5 motorcycles, 15 scooters, 10 bicycles, 2 electric cars

531 Whitehead Street

- Res. 2013-42: Cond. Use approval for commercial sales accessory use

517 & 519 Whitehead Street

- Variance to setbacks from 5' to 0'
- Res. 93-294: variance allowing transient guest rooms

Approval Consistency with HRO & HRCC-1 Zoning

Approval	Issue	Consistent w/ HRO	Consistent w/ HRCC-1
Ord. 065-29	Variance (Rear setback 0ft)	No	No
Ord. 065-35	Authorizing motorcycle repair shop	No	Yes
Ord. 70-16	Variance (Rear setback 0ft)	No	No
Res. 94-291	Special Exception (40 scooter rentals)	No	Yes
Res. 94-292	Variance (Parking 0 spaces)	No	Yes
Res. 95-362	Variance (Front setback 0ft, Side setback 0ft, Parking 0 spaces)	No	Yes
Res. 2009-020	Conditional Use (Scooter/ Motorcycle/ Electric Car Rentals)	No	Yes
Res. 2013-42	Conditional Use (Cultural Retail - required amendment to HRO Zoning)	No	Yes
Res. 93-294	Variance (Transient Use)	No	Yes