

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**604 Simonton Street, Key West, FL 33040**  
**(305 –809-3720)**



**Development Plan & Conditional Use Application**



**(Applications will not be accepted until they are complete)**

Development Plan

Major \_\_\_\_\_

Minor  X

Conditional Use

\_\_\_\_\_

Historic District

Yes  X

No \_\_\_\_\_

Please print or type and call the Planning Department if you have any questions.

- 1) Site Address: 241 Margaret Street
- 2) Name of Applicant: SeaTech, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative  X   
(attached Authorization Form must be completed)
- 4) Address of Applicant: P.O Box 420529  
Summerland Key, FL 33042
- 5) Applicant's Phone #: (305) 872-0888 Email: PaulS@SeaTech.cc
- 6) Name of Owner, if different than above: City of Key West
- 7) Address of Owner: P.O. Box 1409, Key West, FL 33041
- 8) Owner Phone #: (305) 809-3888 Email: Owen@OwenTrepanier.com
- 9) Zoning District of Parcel: HRCC-2 RE#: 00072082-004501
- 10) Is Subject Property located within the Historic District? Yes  X  No \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_ HARC #: H11-01-184 (heard on 03/08/11 & 03/22/11)  
OR: Date of workshop \_\_\_\_\_ Date of expected approval \_\_\_\_\_
- 11) Description of Proposed Development and Use. Please be specific. List existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc . If there is more than one use, describe in detail the nature of each use. (Give concise description here and use a separate sheet if necessary)

**This application is to reconstruct a portion of an existing City-owned structure at the Key West Bight connected to the Key West Bait and Tackle Shop. The proposal is to reconstruct the first floor commercial and add a second floor office.**

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(305) 809-3720



## Required Plans and Related Materials



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### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor: **Please see attached**
- B) Existing size, type and location of trees, hedges, and other features: **Please see attached**
- C) Existing stormwater retention areas and drainage flows: **Please see attached**
- D) A sketch showing adjacent land uses, buildings, and driveways: **Please see attached**

### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale with North arrow and dimensions by a licensed architect or engineer.
  - 1) Buildings: **Please see attached**
  - 2) Setbacks: **Please see attached**
  - 3) Parking: **Please see attached**
  - 4) Driveway dimensions and material: **Please see attached**
  - 5) Location of Utility Lines: **Please see attached**
  - 6) Signs: **Please see attached**
  - 7) Project Statistics: **Please see attached**
- B) Building Elevations: **Please see attached**
- C) Drainage Plan: **NA – No Changes Proposed**
- D) Landscape Plan: **NA – No Changes Proposed**

### III. Solutions Statement. Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

**The proposed redevelopment is located on a small portion of a larger parcel. The applicant was awarded an RFP to reconstruct a City building as depicted on the plans. The renovated structure will comply with the Florida Building Code and FEMA standards. The project has no impact on impervious surface. Existing parking at the site can accommodate the proposed development.**

## Development Plan Submission Materials

### **Sec. 108-226. Scope.**

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### **Sec. 108-227. Title block.**

The development plan shall contain the following pertaining to the title block:

- (1) Name of development: **Please see attached**
- (2) Name of owner/developer: **Please see attached**
- (3) Scale: **Please see attached**
- (4) North arrow: **Please see attached**

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- (5) Preparation and revision date: **Please see attached**
- (6) Location/street address of development: **Please see attached**



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**Sec. 108-228. Identification of key persons.**

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner: **Please see attached**
- (2) Owner's authorized agent: **Please see attached**
- (3) Engineer and architect: **Please see attached**
- (4) Surveyor: **Please see attached**
- (5) Landscape architect and/or environmental consultant: **Please see attached**
- (6) Others involved in the application: **Please see attached**
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient: **Please see attached**

**Sec. 108-229. Project description.**

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts) : **Please see attached**
- (2) Project site size (acreage and/or square footage) : **Please see attached**
- (3) Legal description: **Please see attached**
- (4) Building size: **Please see attached**
- (5) Floor area ratio, permitted and proposed: **Please see attached**
- (6) Lot coverage, permitted and proposed: **Please see attached**
- (7) Impervious surface: **Please see attached**
- (8) Pervious surface: **Please see attached**
- (9) Landscape areas: **Please see attached**
- (10) Parking spaces, permitted and proposed: **Please see attached**
- (11) Delineation of location of existing and proposed structures: **Please see attached**
- (12) Existing and proposed development type denoted by land use including density/intensity: **Please see attached**
- (13) Setbacks: **Please see attached**

**Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization: **Construction shall be completed in one stage**
- (2) Target dates for each phase: **Construction to commence at the earliest opportunity after final approvals are obtained**
- (3) Expected date of completion: **8-10 months after commencement.**
- (4) Proposed development plan for the site: **Please see attached**
- (5) A written description of characteristics of the proposed development: **This is rebuilding an existing building and creating one new second floor office.**
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site: **NA**
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations: **Building will comply with FEMA requirements**
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas: **NA – this project is not located within an environmentally sensitive area**

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Sec. 108-231. Residential developments: NA

**Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination: Coordination per DRC



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# Verification Form

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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Has subject Property received any variance(s)? Variance to the site are  
unknown to the applicant

Attach resolution(s).

- 12) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes \_\_\_ No \_\_\_ If Yes, describe and attach relevant documents: No easements, deed  
restrictions, or encumbrances are known to the applicant.

- 13) A. For *Conditional Uses and Development Plans*, provide the information requested on the attached **Conditional Use and Development Plan** sheet.  
B. For *Conditional Uses*, include also the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122.61 and 122.62 of the Land Development Regulations (copy attached).  
C. For *Major Development Plans*, provide also the additional information requested on the **Development Plan Submission Materials** (Sections 108.226 through 108.232 of the Land Development Regulations, copy attached) and other information as determined by the Planning Staff.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

**Verification**

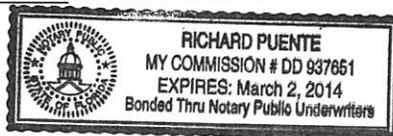
I, Trepantier & Associates, Inc (please print), being duly sworn, depose and say  
Name of Applicant

that I am (check one) the owner \_\_\_ / owner(s) legal representative  of the property which is the subject matter of this application. All of the answers to the above questions, drawings, plans and any other attached data to this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature] per Trepantier & Assoc. Inc.  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on 4/4/11 (date) by  
Owen Trepantier (name of affiant, deponent or other signer). He/She is personally known to me or  
has presented \_\_\_ as identification.

Richard Puente  
Notary's Signature and Seal



Richard Puente  
Name of Acknowledger typed, printed or stamped

Notary Title or Rank

DD937651 Commission Number



# **Authorization Form**



**Deed**

Return to:  
Name: Robert Feldman, Esq. 760  
Address: 417 Eaton Street  
Key West, Florida 33040

RECEIVED  
REC 1270

JUN 28 1995

RECEIVED

This instrument prepared  
by: Robert C. McClymonds  
Name: SIRKIN & McCLYMONDS, P.O. E.P. Marathon, FL E.P. South District  
Address: 7900 Red Road, Suite 25  
South Miami, Florida 33143

MAY 31 1995

FILE #968892  
BK#1424 PG#992

Property Appraiser's Parcel  
Identification Nos: 00000680  
00001730  
00002770  
00002670  
00002980  
00000230  
00000710



Grantee's Fed. I.D. No. 59-6000346

FILED FOR RECORD  
93 JUN -8 12:04

[Space above this line for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed the 01 day of January, 1993, by THE TRUST FOR PUBLIC LAND, a not-for-profit corporation existing under the laws of California, and having its principal place of business at 2100 Centerville Road, Tallahassee, Florida 32308-4314, hereinafter called the Grantor, to THE CITY OF KEY WEST, FLORIDA, a Municipal Corporation, existing under the laws of Florida, whose post office address is P.O. Box 1409, Key West, Florida 33041-1409, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Monroe County, Florida, viz:

SEE EXHIBIT A  
consisting of 5 pages  
attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to the matters set forth on EXHIBIT B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

This instrument is exempt from documentary stamp taxes pursuant to Chapter 201.02(6), Florida Statutes.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through Grantor; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

THE TRUST FOR PUBLIC LAND

Sam E. Bringer  
Signature

By: [Signature]  
Name: W. Dale Allen  
Title: Vice President

SAM E. BRINGER  
Printed Name

(CORPORATE SEAL)

Harvey A. Abrams  
Signature

Harvey A. Abrams  
Printed Name

FILE #968892  
BK#1424 PG#993

STATE OF FLORIDA  
COUNTY OF LEON

[Signature]

Special Warranty

The foregoing ~~Quit Claim Deed~~ was acknowledged before me this 14 day of January, 1993, by W. Dale Allen, Vice President of The Trust for Public Land, a California corporation, on behalf of the corporation. He is personally known to me and did take an oath.

Cheryl A. Vickers  
Printed Name: Cheryl A. Vickers  
Notary Public, State of Florida  
Commission Number:  
Commission Expires:



CHERYL A. VICKERS  
MY COMMISSION # CC 231280 EXPIRES  
September 24, 1996  
BONDED THRU TROY FAIR INSURANCE, INC.

760431 REC 1240 PAGE 156

TRACT A

766431

OFF REC 1240 PAGE 1157

The following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:



BEGINNING at the intersection of the Northwesterly line of Caroline Street, with the Northeasterly line of William Street; thence in a Northwesterly direction along the Northeasterly line of William Street a distance of 355 feet, more or less, to the outside face of the seawall; thence at right angles and in a Northeasterly direction along the outside face of a concrete seawall a distance of 402 feet, more or less, to the Southwesterly line of Margaret Street; thence at right angles in a Southeasterly direction along the Southwesterly line of Margaret Street, a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street; thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

FILE #968892  
BK#1424 PG#994

TRACT A a/k/a the following described TRACT A:

A portion of land lying in the City of Key West, Monroe County, Florida and being more particularly described as follows:

Begin at the intersection of the Northwesterly Right-of-Way line of Caroline Street with the Northwesterly Right-of-Way line of William Street; thence N 40°00'00" W for 347.60 feet to the face of a concrete seawall, said seawall also being the Safe Mean High Water line (elev. 1.6 NGVD) of Key West Bight; thence meandering said seawall with the following four (4) metes and bounds: thence (1) N 50°04'00" E for 229.35 feet; thence (2) N 50 16'17"E for 136.90 feet; thence (3) N 40°50'00" W for 6.89 feet; thence (4) N 50°20'00" E for 36.00 feet to the Southwesterly Right-of-Way line of Margaret Street; thence S 40 00'00" E along the said Southwesterly Right-of-Way line of Margaret Street for 353.36 feet to the said Northwesterly Right-of-Way line of Caroline Street; thence S 50°00'00" W along the said Northwesterly Right-of-Way line of Caroline Street for 402.15 feet to the Point of Beginning.

Attachment B  
Page 16 of 21 Pages  
SSLL No. 440027185

**EXHIBIT A**

TRACT B

The following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:  
 Beginning at the intersection of the Northwesterly line of Caroline Street with the Northeastly line of Margaret Street;  
 thence in a Northwesterly direction along the Northeastly line of Margaret Street a distance of 355 feet, more or less, to the outside face of the seawall;  
 thence at right angles and in a Northeastly direction a distance of 402 feet, more or less, to a point on the extension Northwesterly of the Southwesterly line of Grinnell Street;  
 thence at right angles and in a Southeastly direction along said extension of Grinnell Street a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street;  
 thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

LESS the following described property:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street, Key West, Florida;  
 thence South 53° 00' West along the Northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet;  
 thence North 34° 42' West, a distance of 144.26 feet;  
 thence North 54° 46' East, a distance of 29.25 feet;  
 thence North 35° 02' West, a distance of 208.03 feet, more or less, to the outside face of the seawall;  
 thence North 55° 18' East, 221.87 feet, more or less, to a point;  
 thence South 35° 02' East, 351.4 feet to the Point of Beginning.

TRACT B a/k/a the following described TRACT B:

FILE #968892  
BK#1424 PG#995

TRACT B

The following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:  
 Beginning at the intersection of the Northwesterly line of Caroline Street with the Northeastly line of Margaret Street;  
 thence in a Northwesterly direction along the Northeastly line of Margaret Street a distance of 355 feet, more or less, to the outside face of the seawall;  
 thence at right angles and in a Northeastly direction a distance of 402 feet, more or less, to a point on the extension Northwesterly of the Southwesterly line of Grinnell Street;  
 thence at right angles and in a Southeastly direction along said extension of Grinnell Street a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street;  
 thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

LESS the following described property:

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

COMMENCING at the intersection of the Northwesterly line of Caroline Street with the Northeastly line of Grinnell Street; thence in a Northwesterly direction along the Northeastly line of Grinnell Street, and its extension Northwesterly a distance of 193 feet to a point of place of beginning;

continue in a Northwesterly direction along the line of Grinnell Street extended Northwesterly a distance of 162 feet, more or less, to the outside face of the seawall, thence in a Northwesterly direction and along a deflected angle to the right of 90° 17' a distance of 94 feet, more or less, along said seawall; thence in an Easterly direction and along a deflected angle to the right of 39° 37', a distance of 117 feet, more or less; thence in a Southerly direction and along a deflected angle to the right of 09° 57' a distance of 133 feet, more or less; thence in a Southwesterly direction and along a deflected angle to the right of 59° 01' a distance of 107 feet, more or less, back to the point or place of beginning, and lying and being in the City of Key West, Monroe County, Florida.

TRACT D-2

FILE #968892  
BK#1424 PG#996

On the Island of Key West and being a part of certain filled lands, described by metes and bounds as follows:

COMMENCING at the intersection of the Northeastly property line of Grinnell Street, if extended, and the Northwesterly property line of Caroline Street, if extended; from said point of intersection run Northwesterly along the Northeastly property line of Grinnell Street, if extended, a distance of 43.25 feet to a galvanized pipe hereinafter known as the point of beginning; from said point of beginning run Northwesterly along the Northeastly property line of Grinnell Street, if extended, a distance of 148.25 feet to an iron pipe; thence with an interior angle of 81° 24' to the left and in a Northeastly direction a distance of 86.2 feet to an iron pipe; thence with an interior angle of 133° 54' to the left and in a Southeastly direction a distance of 23.63 feet to an iron bolt; thence with an interior angle of 104° 17' to the left and in a Southerly direction a distance of 152.71 feet to the aforementioned Point of Beginning.

TRACT C AND TRACT D-2 TOGETHER a/k/a as the following described TRACT C

## TRACT C

Commence at the intersection of the Northeastly Right-of-Way line of Grinnell Street, if extended and the Northeastly Right-of-Way line of Caroline Street, if extended, thence N 40° 00' 00" W along the extension of the Northeastly Right-of-Way line of Grinnell Street for 43.25 feet to the Point of Beginning; thence continue along the Northeastly Right-of-Way line of Grinnell Street for 307.63 feet to the face of a seawall (said point also being the Safe Mean High Water line (elev 1.6 NGVD) of Key West Bight; thence N 50° 44' 21" E along the face of the seawall for 101.25 feet; thence S 87° 18' 28" E and along the said seawall for 120.42 feet to the Westerly Right-of-Way line of Trumbo Road; thence S 00° 11' 00" W along the said Westerly Right-of-Way line of Trumbo Road for 294.08 feet to the Point of Beginning.

On the Island of Key West, Monroe County, Florida, and known on the Map of William A. Whitehead delineated in February, A.D. 1829, as follows:

All of Lot 2 and 3 in Square 20, EXCEPTING parcel of land owned by Fleet Reserve Home, Inc., which deed is recorded in Deed Book G-65, Page 207-208;  
 ALSO EXCEPTING that parcel of land conveyed by Warranty Deed recorded in Official Records Book 379, Pages 355-356, of the Public Records of Monroe County, Florida;  
 and also EXCEPT parcel of land owned by Samuel G. Galea Estate recorded in Deed Book PP, Page 238, of Monroe County, Florida records;  
 AND ALSO EXCEPT parcel sold by Shelly Tractor and Equipment Co., which deed is recorded in Official Records Book No. 9, Pages 102-103, of the Public Records of Monroe County, Florida;  
 AND ALSO LESS parcel sold to Donald L. Scribner and Linda E. Scribner filed December 3, 1974, in Official Records Book 590, Page 45, of the Public Records of Monroe County, Florida.

## TRACT E

FILE #968892  
 BK#1424 PG#997

On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 5, of William A. Whitehead's Map delineated in February, 1829, being more particularly described as follows:

Commence at the intersection of the Northeast right-of-way of Simonton Street and the Northwest right-of-way of Greene Street and run  
 thence in a Northeasterly direction along the Northwestly right-of-way of the said Greene Street for a distance of 141 feet, 10 inches, to the Point of Beginning of the land being described herein;  
 thence run Northwestly, perpendicular to the said Greene Street for a distance of 216 feet;  
 thence run Northeasterly, parallel with the said Greene Street for a distance of 311.8 feet to the waters of Key West Harbor;  
 thence run Southeasterly along the waters of said Key West Harbor for a distance of 17 feet to a concrete seawall;  
 thence run Northeasterly along the face of said concrete seawall for a distance of 71 feet;  
 thence continue along the face of said seawall in a Southeasterly direction for a distance of 198.2 feet to the Northwest right-of-way of said Greene Street extended Northeast;  
 thence run Southwestly along the Northwestly right-of-way of said Greene Street for a distance of 367.14 feet back to the Point of Beginning.

TRACT E a/k/a the following described TRACT E:

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 5 of William A. Whitehead's map of said City of Key West, delineated in February, 1829 and being more particularly described as follows:

Commence at the intersection of the Northeasterly Right-of-Way line of Simonton Street and the Northwestly Right-of-Way line of Greene Street; thence N 49°55'10"E along the said Northwestly Right-of-Way line of Greene Street for 141.84 feet to the Point of Beginning; thence N 40°04'50" W for 216.00 feet; thence N 49°52'17" E for 312.97 feet to the Safe Mean High Water line (elev 1.6 NGVD) of Key West Bight; thence S 47°46'00" E along the said Safe Mean High Water line for 18.00 feet; thence meander a concrete seawall and the Safe Mean High Water line of the Key West Bight with the following four (4) metes and bounds: thence (1) N 44°20'00" E for 7.00 feet; thence (2) N 53°31'40" E for 61.61 feet; thence (3) S 33°04'14" E for 76.07 feet; thence (4) S 37°08'37" E for 119.88 feet to the said Northwestly Right of Way line of Green Street; thence S 49°55'10" W along the said Northwestly Right-of-Way line of Greene Street for 368.41 feet to the Point of Beginning.

Attachment B  
 Page 19 of 21 Pages  
 SSLL No. 440027185

EXHIBIT A

TRACT FFILE #968892  
BK#1424 PG#998

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead Map delineated in February, 1829, and other lands; said parcel being described as follows:  
 Begin at the intersection of the Southeasterly right-of-way line of Greene Street with the Northeasterly right-of-way line of Elizabeth Street and run thence Northeasterly along the Southeasterly right-of-way line of the said Greene Street and extension thereof for a distance of 402 feet to the Southwesterly right-of-way line of William Street extended Northwesterly; thence run Southeasterly along the Southwesterly right-of-way line of William Street and extension thereof for a distance of 106 feet; thence run Southwesterly and parallel with Caroline Street for a distance of 170.52 feet; thence run Northwesterly and perpendicular to said Caroline Street for a distance of 57.60 feet; thence run Southwesterly and parallel with the said Caroline Street for a distance of 52.44 feet; thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 47.10 feet; thence run Southwesterly and parallel with the said Caroline Street for a distance of 79.04 feet; thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 4.5 feet; thence run Southeasterly and parallel with the said Caroline Street for a distance of 100 feet to the Northeasterly right-of-way line of Elizabeth Street; thence run Northwesterly along the Northeasterly right-of-way line of said Elizabeth Street for a distance of 100 feet back to the Point of Beginning.

TRACT F a/k/a the following described TRACT F:

On the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead's map, delineated in February, 1829, and other lands, and being more particularly described as follows:

Begin at the intersection of the Southeasterly Right-of-Way line of Greene Street and the Northeasterly Right-of-Way line of Elizabeth Street; thence S 49°55'10" E along the said Southeasterly Right-of-Way line of Greene Street for 53.87 feet to the face of a concrete seawall, said point also being the Safe Mean High Water Line (elev. 1.6 NGVD), of Key West Right; thence meander said seawall and the Key West Right with the following four (4) metes and bounds: thence (1) S 40°00'00" E for 8.50 feet; thence (2) N 50°00'00" E for 337.86 feet; thence (3) S 40°00'00" E for 45.21 feet; thence (4) N 50°04'00" E for 10.69 feet to the Southwesterly Right-of-Way line of William Street; thence S 40°00'00" E along the said Southwesterly Right-of-Way line of William Street for 51.79 feet, thence:  
 S 50°00'00" W for 170.52 feet; thence  
 N 40°00'00" W for 57.60 feet; thence  
 S 50°00'00" W for 52.44 feet; thence  
 S 40°00'00" E for 47.10 feet; thence  
 S 50°00'00" W for 79.04 feet; thence  
 S 40°00'00" E for 4.50 feet; thence  
 S 50°00'00" W for 100.36 feet to the said Northeasterly Right-of-Way line of Elizabeth Street; thence N 40°02'20" W along the said Northeasterly Right-of-Way line of Elizabeth Street for 99.43 feet to the Point of Beginning.

EXHIBIT "B" TO DEED

ALL OF THE BELOW-REFERENCED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

FILE # 968892  
BK # 1424 PG # 999

- 1) Reservations contained in that certain Deed filed April 26, 1944 in Deed Book Volume G-13, page 287 (as to Tract F).
- 2) Easement recorded in Official Records Volume 477, page 566.
- 3) Easement recorded in Official Records Volume 477, page 567 (as to Tracts A, B, C, D-1, and D-2).
- 4) Easement recorded March 9, 1966 in Official Records Volume 369, page 122.
- 5) Subject to the terms and conditions of that certain Lease/Easement Agreement recorded April 12, 1979 in Official Records Volume 785, page 1744 (as to Tract C).
- 6) Easements granted to The Utility Board of the City of Key West, Florida, recorded August 25, 1983 in Official Records Volume 889, page 1910 (as to Tract B).
- 7) Easement granted to The Utility Board of the City of Key West, Florida, recorded March 20, 1974 in Official Records Volume 572, page 126 (as to Tract E).
- 8) Easement in Deed Book G-55, page 72 (as to Tracts C and D-2).
- 9) Reservations contained in Deed No. 19849, recorded in Deed Book G-56, page 20 (as to Tract C).
- 10) Easement granted to The Utility Board of the City of Key West, Florida recorded November 17, 1981 in Official Records Volume 843, page 386 (as to Tracts C and D-2).

11) The Covenant set forth in those certain deeds recorded in ~~Official Record Book~~ <sup>CLERKS FILE NUMBER 766411</sup>, page ~~\_\_\_\_\_~~ ; Official Record Book ~~\_\_\_\_\_~~ <sup>CLERKS FILE NUMBER 766412</sup>, page ~~\_\_\_\_\_~~ ; and Official Record Book ~~\_\_\_\_\_~~ <sup>CLERKS FILE NUMBER 766414</sup>, page ~~\_\_\_\_\_~~ , concerning the Henry C. Singleton, Sr., Memorial.

- 12) Survey prepared by Frederick H. Hildebrandt, Drawing No. 91-271, last certified January 4, 1993, shows the following:
  - (a) 9 X 12-foot covered shelter encroaching in the most easterly corner as to Tract A;
  - (b) 5.3 foot wood porch encroaching onto adjacent property along northwesterly boundary as attached to one-story frame restaurant, "Raw Bar"; covered brick porch and wood frame shed encroaching into adjacent property from one-story CBS building along southwesterly boundary; and fence encroaching from captioned property in most easterly corner onto adjacent property (all as to Tract B);
  - (c) Chain link fence on line and encroaching into the adjacent property off line along southwesterly boundary and continuing inside along southeasterly boundary (as to Tracts C and D-2);
  - (d) Chain link fence partially inside and partially on line along southwest boundary and encroaching from off site in most easterly corner and continuing on line along southeast boundary (as to Tract D-1);
  - (e) Fuel tanks and propane tanks (as to Tract E);
  - (f) Overhead wire and two poles in west half of captioned property and concrete loading dock encroaching along northerly portion of southeasterly boundary (as to Tract F).
- 13) Subject to the terms and conditions of unrecorded leases, notices of which have been given by Grantor to Grantee, if any.

# Survey

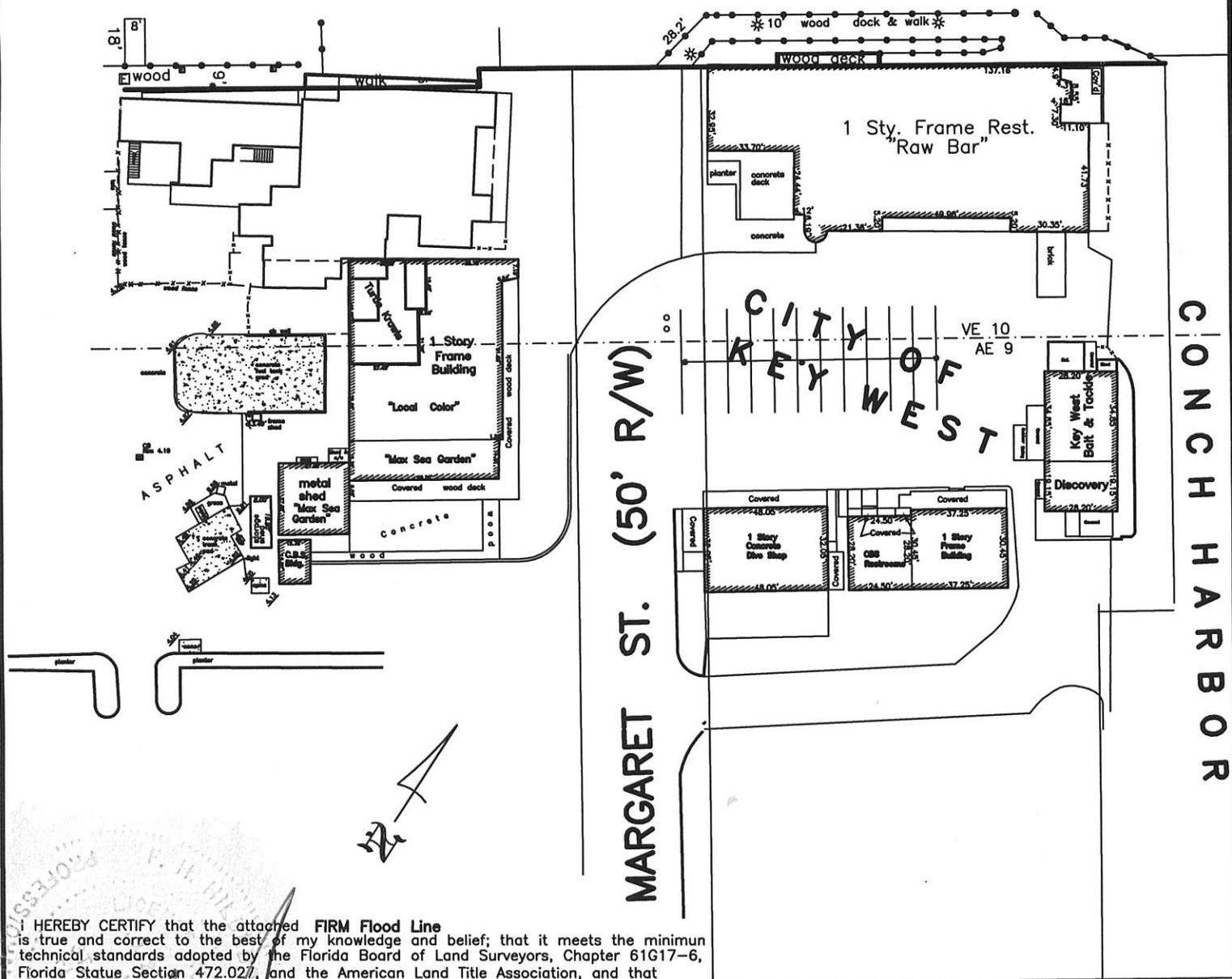
# CITY OF KEY WEST

## Local Color/Max Sea Garden



RECEIVED  
August 1, 2011  
KW Planning Dpt

KEY WEST BIGHT



I HEREBY CERTIFY that the attached FIRM Flood Line is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

CAROLINE ST. (50' R/W)

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

City of Key West Key West Bight, Key West, Florida 33040			
Specific Purpose Survey		Dwn No.: 07-262	
Scale: 1" = 60'	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/23/07		Flood Zone: AE-VE	Flood Elev. 9-10'
REVISIONS AND/OR ADDITIONS			
10/4/07: Local Color added			
6/21/11: Firm Line			
f:\drawings\city of key west\local color			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

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fhildeb1@bellsouth.net  
L.B. No. 7700