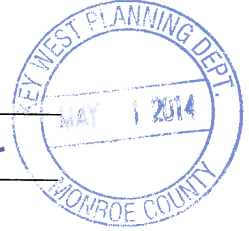


# Application

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.



Applicant's Name Juan C. Pisani  
Address of Proposed Display 901 Caroline Street  
RE# of Property 00072082-004504  
Business Name The Little Red  
Business Address 901 Caroline St., Key West, FL 33040  
Applicant's Mailing Address Same  
Telephone (305)396-7582 Email juanpisani@me.com  
Name of Property Owner City of Key West  
Mailing Address 3132 Flagler Avenue, Key West, FL 33040  
Telephone (305)809-3700 Email wm@keywestcity.com

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Six varied items displayed on top of the porch railing.  
Four Flags (U.S., Florida, Conch Republic, Rainbow).  
Hanging wind chime and bird house.

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

The items on display are placed on top of the porch railing. There are four rustic cane-seated chairs on the porch for customers. The wind chime and bird house hang from the porch awning

How far is the display from the street? 15 feet

How far is the display from the sidewalk? N/A

Length of time exception will be needed (no more than 60 months) 60 months

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

*The information furnished above is true and accurate to the best of my knowledge.*

Signature [Signature] Date 5/1/14

**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



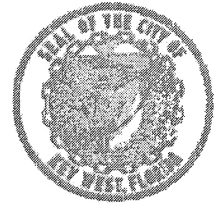
specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Authorization Form

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, Bogdan Vitas as  
*Please Print Name of person with authority to execute documents on behalf of entity*

City Manager of City of Key West  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Juan Pisane, Lessee of 901 Caroline, Owner of  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 30, July, 2013 by  
*date*

Bogdan Vitas  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Maria G. Ratcliff  
*Name of Acknowledger typed, printed or stamped*



053741  
*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, JUAN C. PISANI as  
*Please Print Name of person with authority to execute documents on behalf of entity*

JUAN C. PISANI of CITY OF KEY WEST  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize JUAN C. PISANI  
*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 Jan 31st 2013 by  
*date*

Juan Pisani  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL O License as identification.

[Signature]  
  
*Notary Signature and Seal*

Winter Codde  
*Name of Acknowledger typed, printed or stamped*

EE151297  
*Commission Number, if any*





# Verification Form

City of Key West  
Planning Department



Verification Form

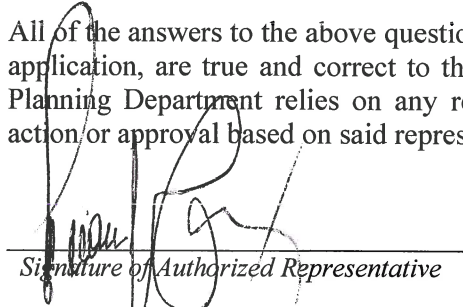
(Where Authorized Representative is an individual)

I, Juan C. Pisani, 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:

901 Caroline Street, Key West, FL 33040

*Street address of subject property*

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

  
\_\_\_\_\_  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 05/19/14 by \_\_\_\_\_  
*date*

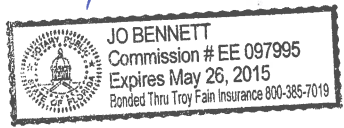
JUAN C. PISANI  
\_\_\_\_\_  
*Name of Authorized Representative*

He/She is ~~personally known to me~~ or has presented Drivers License as identification.

  
\_\_\_\_\_  
*Notary's Signature and Seal*

Jo Bennett  
\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

EE097995  
\_\_\_\_\_  
*Commission Number, if any*



**Deed**

**Diane Everett**

---

**From:** Diane Everett  
**Sent:** Friday, December 10, 2010 4:55 PM  
**To:** JBennett@keywestcity.com  
**Subject:** Key West Bight  
**Attachments:** Key West Bight.pdf

Jo,

All of the property was deeded to the City of Key West by The Trust for Public Land on January 6, 1993 which was recorded along with the submerged land lease issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in Official Record Book 1424, Pages 979 thru 999. The Deed was also previously recorded in Official Record Book 1240 Page 1156. I have attached a copy of the Lease which includes the Deed for your reference.

The Alternate Key numbers to the property that we have that are attached to that Deed are as follows: 9073835 (BO's); 9073978 (Old Fish House and Turtle Cannery); 9073736 (Sunny Days Ticket Booth on Elizabeth St); 9073714 (Sunny Days Ticket Booth on Greene St); 9073747 (Jimmy Buffett Recording Studio); 9073758 (Lazy Way Ln); 9073769 (Lazy Way Ln); 9073780 (Lazy Way Ln); 9073791 (Lazy Way Ln); 9073824 (Lazy Way Ln); 8818629 (Margaret St Plaza); 9073846 (Stars and Stripes Bldg end of Margaret St); 8818645 (Turtle Kraals); 9073868 (Lost Reef Adventures Dive Shop); 9073879 (Fish Market leased by Half Shell); 9073912 (Public Parking); 9073703 (Ticket Booth); 9073725 (Public Parking and Lift Station/Greene St); 9073802 (Sebago Ticket Booth); 8817606 (Key West Ferry Terminal Bldg); 8818602 (Waterfront Bldg, 201 William St); 8817584 (Schooner Wharf, 202 William St); 9073857 (241 Margaret St, Key West Bait and Tackle and Discovery Underseas Tour); 8817550 (613-631 Greene St (Florida Straits Conch Company Inc Lease); 8757948 (Harbor Master and Bar Pilot Offices, 700 Bik Front St); 1000698 (800 Bik Caroline St Public areas including restrooms/parking/walkways, etc.); 9073890 (Flagler Station, 901 Caroline); 9073901 (907 Caroline, The Piano Shop/Wooden Head Gallery); 8818823 (908 Caroline, Seafood's of Key West Inc Lease); 8818653 (Half Shell Raw Bar); 9082335 (Public Area and Parking at Ferry Terminal).

Alternate Keys for property not included in the above Deed are: 1001805 (250 Trumbo Rd deeded from School Board to the City on 7/7/1980 in Official Record Book 813, Pages 2458 thru 2464); 1001767 (1001 James St deeded from Thompson Widow to City on 10/7/1958 in Official Record Book 80, Pages 477 thru 479) and 1002887 (922 Caroline St, deeded from Thompson Enterprises to the City on 9/12/1966 in Official Record Book 379, Pages 355 and 356). To get a copy of these Deeds you will need to call Patricia at the Clerk of the Court Office, 292-3507 and provide her with the deed references indicated.

To view the properties on our GIS maps, go to our website: <http://www.mcpsfl.org/GISMaps.aspx> and click on open PALMIS Map Application and it defaults to the Alternate Key, so just enter it in – there are zooming capabilities as well as printing capabilities on this site.

Should you have any additional questions or need additional information, please do not hesitate to let me know. Have a great weekend!

Diane L. Everett  
Monroe County Property Appraiser's Office  
500 Whitehead St., PO Box 1176  
Key West, FL 33041-1176  
305-292-3490

Return to:  
Name: Robert Feldman, Esq. 766  
Address: 417 Eaton Street  
Key West, Florida 33040

JUN 28 1995 RECEIVED

This instrument prepared  
by: Robert C. McClymonds  
Name: SIRKIN & McCLYMONDS, P.O. D.E.P. Marathon, FL  
Address: 7900 Red Road, Suite 250  
South Miami, Florida 33143

MAY 31 1995

P. South District

FILE 1968992  
BRI 424 PGS 92

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

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

[Space above this line for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed the 6th 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

[Signature]  
Signature

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

SARA E. BRUNGER  
Printed Name

(CORPORATE SEAL)

[Signature]  
Signature

Harvey A. Abrams  
Printed Name

FILE # 968892  
BK# 1424 PG# 993

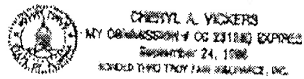
STATE OF FLORIDA  
COUNTY OF LEON



Special Warranty

The foregoing ~~Quit-Claim~~ Deed was acknowledged before me this 14th 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.

[Signature]  
Printed Name: CHEYL A. VICKERS  
Notary Public, State of Florida  
Commission Number:  
Commission Expires:



760431  
REC 1240 MAR 11 56

TRACT A

766431

REC 1240 PAGE 157

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 353 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 MSLVD) 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°16'12" 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 N 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  
SSL No. 440027185

# EXHIBIT A

760431

DEF 12 20 1958

TRACT B

The following describes 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 Southwestly 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 Southwestly 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 Southwestly 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 31° 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 200.00 feet, more or less, to the outside face of the seawall;

thence North 35° 18' East, 221.07 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 196889Z  
BK#1424 PG#995

TRACT B

The following describes 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 Southwestly 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 Southwestly 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 Southwestly 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 31° 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 200.00 feet, more or less, to the outside face of the seawall;

thence North 35° 18' East, 221.07 feet, more or less, to a point;

thence South 35° 02' East, 351.4 feet to the Point of Beginning.

EXHIBIT A



TRACT C

765431

REC 1240 DEC 159

COMMENCING at the intersection of the Northwesterly line of Caroline Street with the Northwesterly line of Grinnell Street;  
 thence in a Northwesterly direction along the Northwesterly 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 09° 07', a distance of 117 feet, more or less;  
 thence in a Southerly direction and along a deflected angle to the right of 05° 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 1968892  
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 06.2 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 254.08 feet to the Point of Beginning.

Attachment B  
Page 18 of 21 Pages  
SSLL No. 440027185

EXHIBIT A  
3 OF 5

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 7 and 8 in Square 20, EXCEPTING parcel of land owned by First Hawaiian Bank, Inc., which deed is recorded in Deed Book D-65, Page 207-208; ALSO EXCEPTING that parcel of land conveyed by Warranty Deed recorded in Official Records Book 379, Pages 353-356, of the Public Records of Monroe County, Florida; and also EXCEPT parcel of land owned by Samuel G. Gates Estate recorded in Deed Book PP, Page 208, 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 107-103, of the Public Records of Monroe County, Florida; AND ALSO LESS parcel sold to Donald L. Scribner and Linda G. Scribner dated December 3, 1974, in Official Records Book 590, Page 43, 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 3, 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 Northwesterly 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 Northwesterly, 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 Southwesterly along the Northwesterly right-of-way of said Greene Street for a distance of 367.34 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 3 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 Northwesterly Right-of-Way line of Greene Street; thence N 49°55'10"E along the said Northwesterly 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 NSVD) 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 35°04'14" E for 75.07 feet; thence (4) S 37°08'37" E for 119.88 feet to the said Northwesterly Right of Way line of Green Street; thence S 49°55'10" W along the said Northwesterly Right-of-Way line of Greene Street for 368.41 feet to the Point of Beginning.

EXHIBIT A

766431

REC 1250 FEB 1961

FILE #968892  
BK#1424 PG#998

TRACT F

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 Northeasterly; 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. 1.5 MSLVD), of Key West Bight; thence meander said seawall and the Key West Bight 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.

Attachment B  
Page 20 of 21 Pages  
SSL No. 440027185

**EXHIBIT A**  
5 of 5

EXHIBIT "B" TO DEED

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

- 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).

1968 PG 29

# Survey


# Site Plans

EXHIBIT A

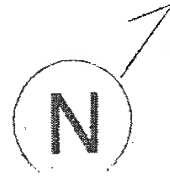
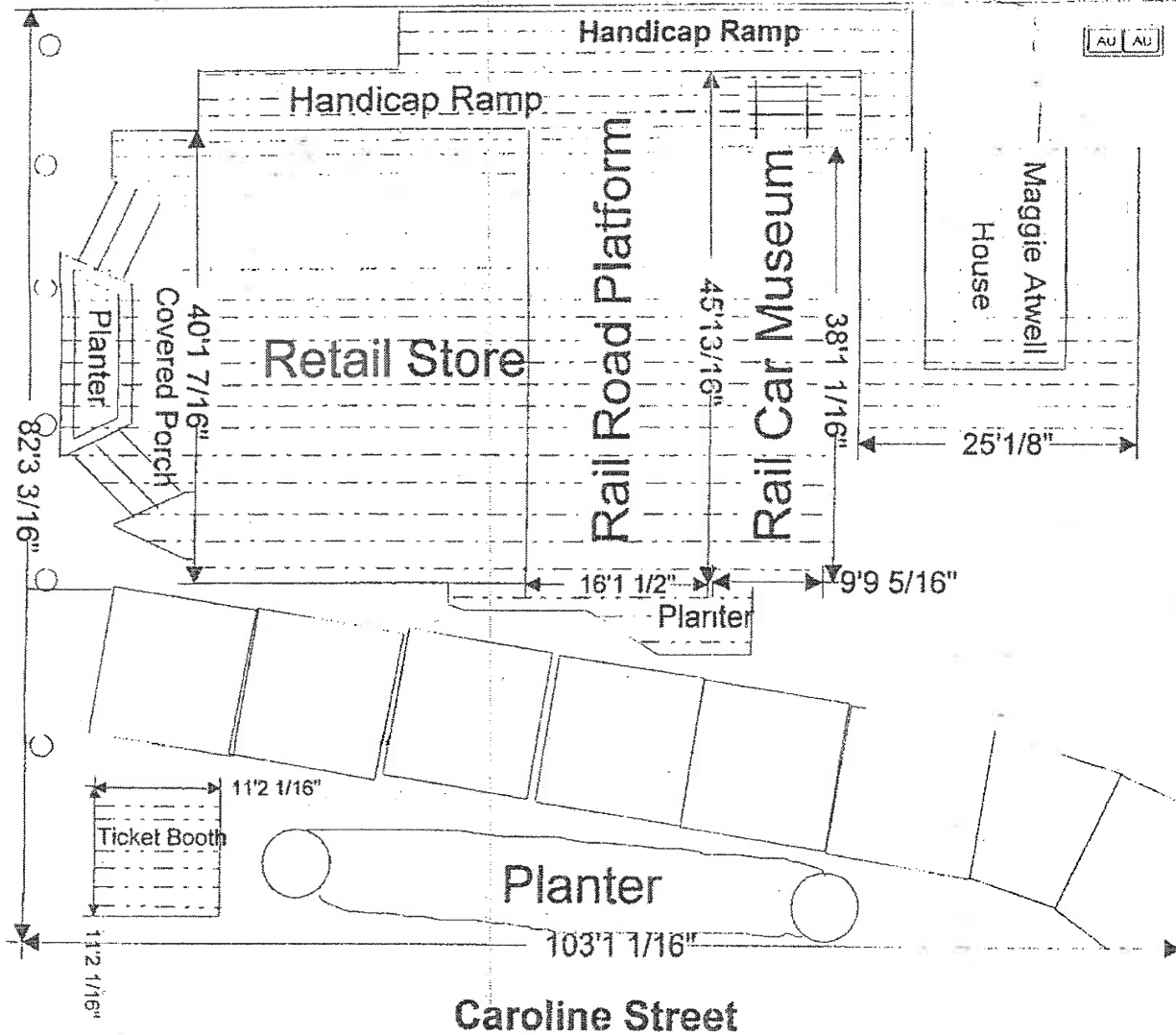
# Flagler Station Site Plan

All Dementions Approximate

 = Air Conditioning Units

 Indicates "FootPrint" Area

Margaret Street



" EXHIBIT A "

# Exhibit "A"

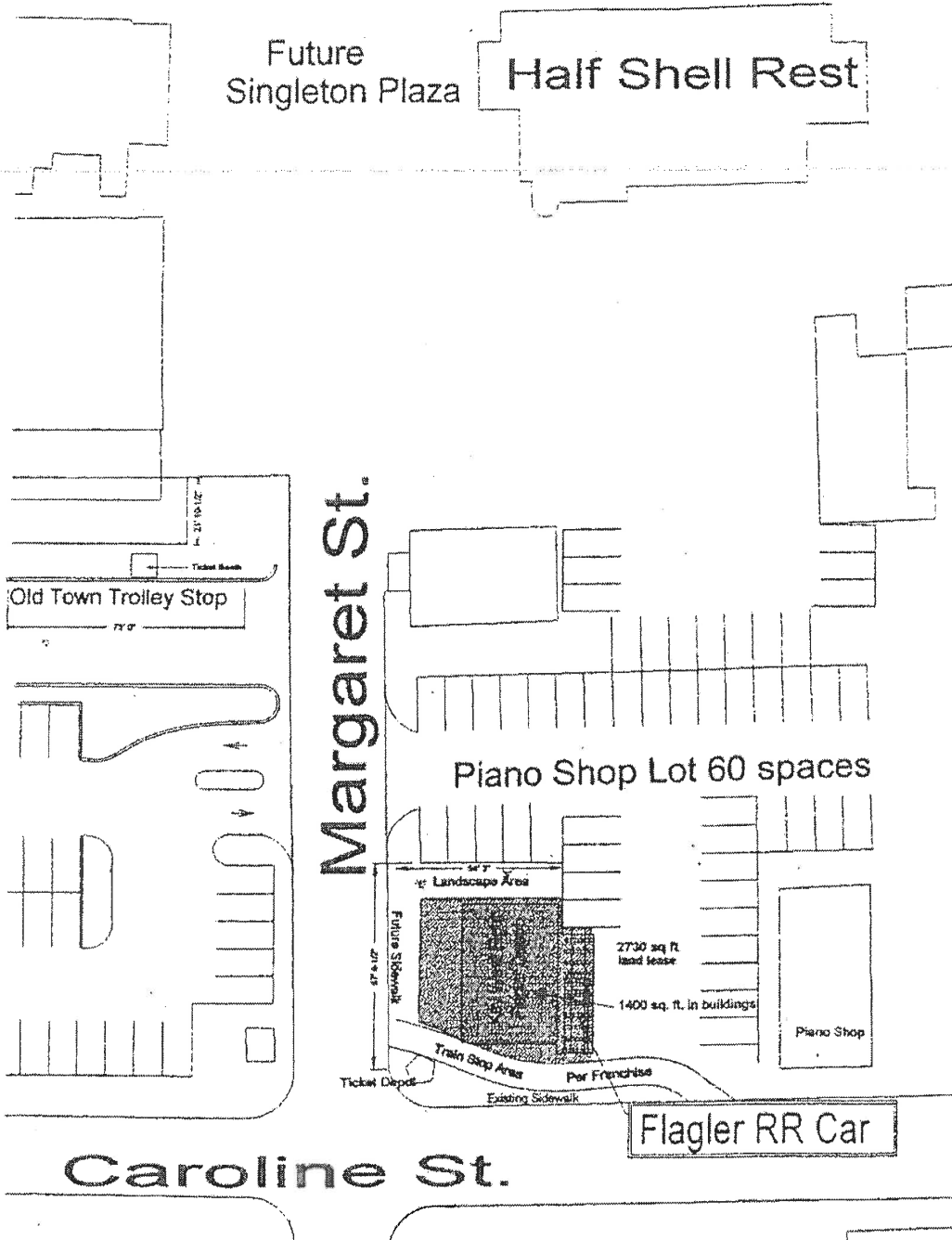
Land Lease Area

Train Depot

as allowed by franchise

Future Singleton Plaza

Half Shell Rest



Caroline St.



# Site Photos









# Property Appraiser Information



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

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

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: **9073890** Parcel ID: **00072082-004504**

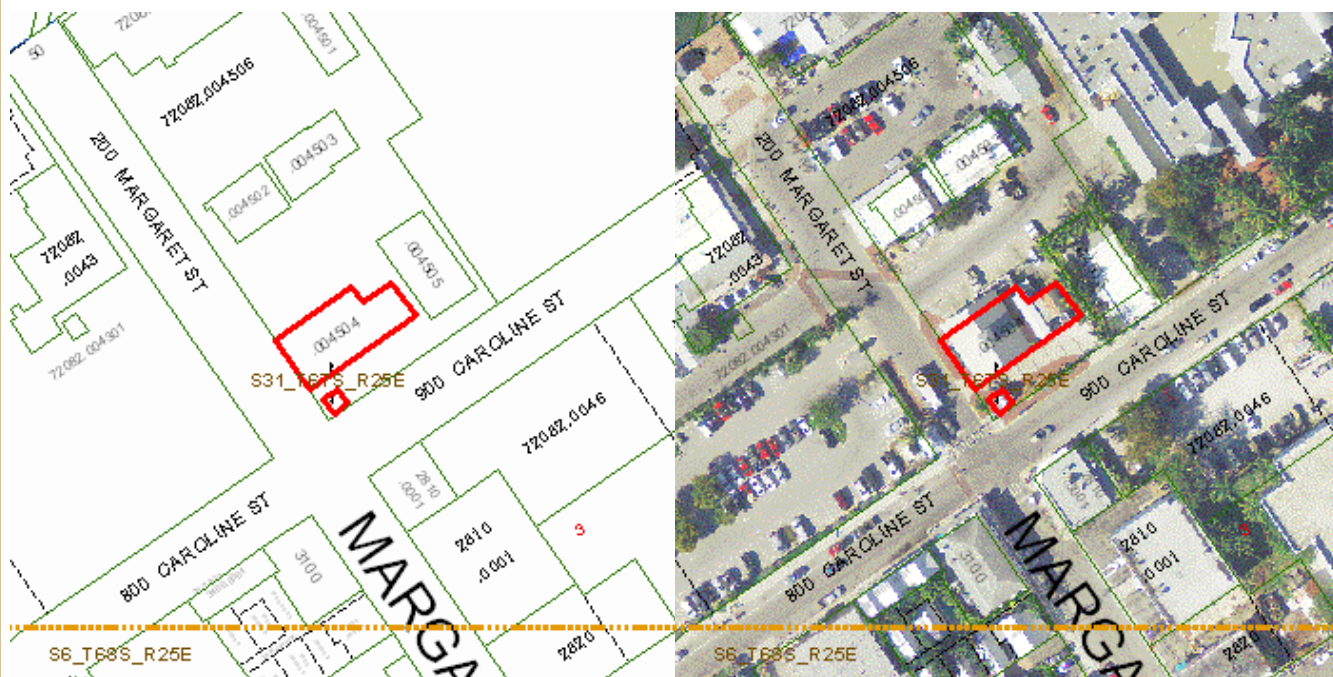
### Ownership Details

**Mailing Address:**  
 CITY OF KEY WEST  
 PO BOX 1409  
 KEY WEST, FL 33041-1409

### Property Details

**PC Code:** 35 - TOURIST ATTRACTIONS (PC/LIST)  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 901 CAROLINE ST KEY WEST  
**Legal Description:** KW LYING N'LY SQR 20 (FLAGLER STATION/MUSEUM LEASE) G56-22/23 OR15-444/45 OR439-421/25 OR655-395/403 OR1424-992/99

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100D - COMMERCIAL DRY

82

103

3,980.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 1843  
 Year Built: 1999

## Building 1 Details

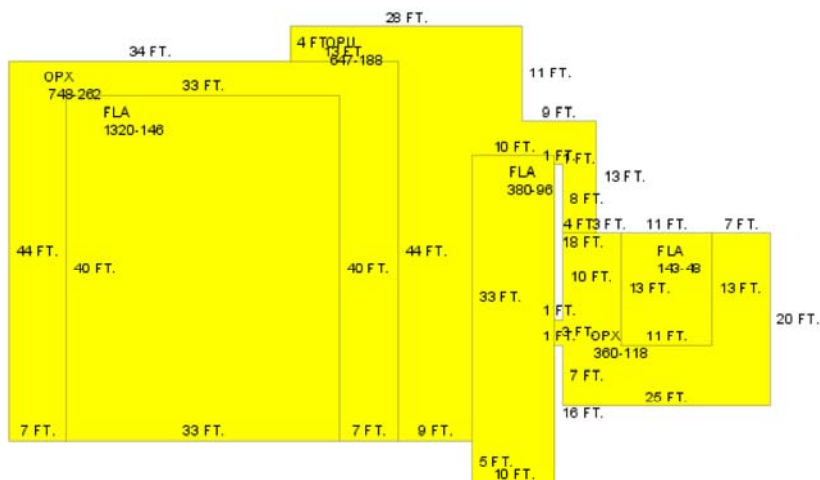
<b>Building Type</b>	<b>Condition E</b>	<b>Quality Grade 400</b>
<b>Effective Age 12</b>	<b>Perimeter 290</b>	<b>Depreciation % 15</b>
<b>Year Built 1999</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 1,843</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

### Inclusions:

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

### Extra Features:

2 Fix Bath 2	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 0	Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1999					1,320
2	OPX		1	1999					748
3	OPU		1	1999					647
4	FLA		1	1999					380
5	OPX		1	2000					360



6 FLA 1 2000 143

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16859	1 STY STORE-A	100	Y	Y
	16860	1 STY STORE-A	100	Y	Y
	16861	TOURIST ATTRAC-A-	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5847	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	124 SF	0	0	1999	2000	5	40

**Appraiser Notes**

6/12/04 IN PRIOR YEARS THIS PARCEL WAS INCLUDED WITHIN AK 8818653. FOR THE 2004 TAX ROLL THIS PARCEL IS NOW UNDER ITS OWN INDIVIDUAL PARCEL ACCOUNT NUMBER. LG

NOTE: FLAGLER STATION/MUSEUM - MAGGIE ATWELL HOUSE

**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
2013	287,009	1,265	472,394	760,668	760,668	0	760,668
2012	287,009	1,302	472,394	760,705	760,705	0	760,705
2011	296,906	1,358	472,394	770,658	691,653	0	770,658
2010	296,906	1,395	330,475	628,776	628,776	0	628,776
2009	303,504	1,451	1,077,335	1,382,290	1,382,290	0	1,382,290
2008	303,504	1,488	1,562,510	1,867,502	1,867,502	0	1,867,502
2007	227,583	1,544	1,562,510	1,791,637	1,791,637	0	1,791,637
2006	227,583	1,581	1,224,670	1,453,834	1,453,834	0	1,453,834
2005	232,374	1,637	1,182,440	1,416,451	1,416,451	0	1,416,451
2004	232,363	1,674	844,600	1,078,637	1,078,637	0	1,078,637

**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.

There are no sales to display for this parcel.

This page has been visited 132,767 times.