

# **Application**



# Application for Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

### Application Fee: \$2,400.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)  
(\$500.00 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 729 Fleming Street, Key West, FL 33040

Zoning District: HMDR Real Estate (RE) #: 00006000-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Richard McChesney, Esq. - Spottswood & Sterling PLLC

Mailing Address:

City: 500 Fleming Street, Key West State: FL 33040 Zip:

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 293-8791 Fax: \_\_\_\_\_

Email: richard@spottswoodlaw.com

### PROPERTY OWNER: (if different than above)

Name: Fleming Street Faith Center, INC, a Florida non-profit corporation

Mailing Address:

City: 908 Fleming Street, Key West State: FL 33040 Zip:

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of requested easement and use: The proposed easement will encompass an existing concrete curb on William Street that will be converted to an ADA ramp, as well as an existing ADA ramp on Fleming Street. The William Street easement area consists of 27 square feet and the Fleming Street easement area consists of 20 square feet, for a total easement area of 47 square feet.

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REQUIRED SUBMITTALS:** *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

Correct application fee. Check may be payable to "City of Key West."

Notarized verification form signed by property owner or the authorized representative.

Notarized authorization form signed by property owner, if applicant is not the owner.

Certificate of Liability Insurance with the City of Key West listed as additional Certificate Holder.

Copy of recorded warranty deed

Monroe County Property record card

Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity and the City of Key West on the document.

Photographs showing the proposed area

# INFORMATION BULLETIN (IB)

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**PROJECT:** Southernmost Church  
Spalling Repair and Exit Stairs  
729 Fleming St.

**OWNER:** Rob & Maria Sharpe  
729 Fleming Street  
Key West, FL 33040

**TO CONTRACTOR:**  
Joe Hughes

**INFORMATION BULLETIN NO.** Seven (7)

**DATE OF ISSUANCE:** 4/22/20

**CONTRACT FOR:** Rehabilitation

**CONTRACT DATED:** January 2019

**ARCHITECT'S PROJECT NO.** 1810

**ARCHITECT:**  
Bender & Associates Architects  
410 Angela Street  
Key West, FL 33040

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If the Contractor believes that the information contained herein will result in a change in the contract time or amount, Contractor must submit a written Request for Change Order within fifteen (15) days of the date of issuance of this I.B.

1. The exterior ramp at the William Street door #6 shall be revised per the attached sketch. Per conversation with Terry Justice, we are using 10" of city sidewalk to install a new 44" wide code compliant ramp. See attached sketch.
2. The existing ramp at Fleming Street shall remain, and will serve as the accessible entrance to the building. The ramp slope is compliant. The handrails shall be revised to comply with the 2017 FBC, Accessibility. NOTE TO PLANS EXAMINER: This existing ramp has been here for decades. The existing ramp is 10.5" over the property line. We are in the process of obtaining an easement from the City for the property line overage. See attached sketch.

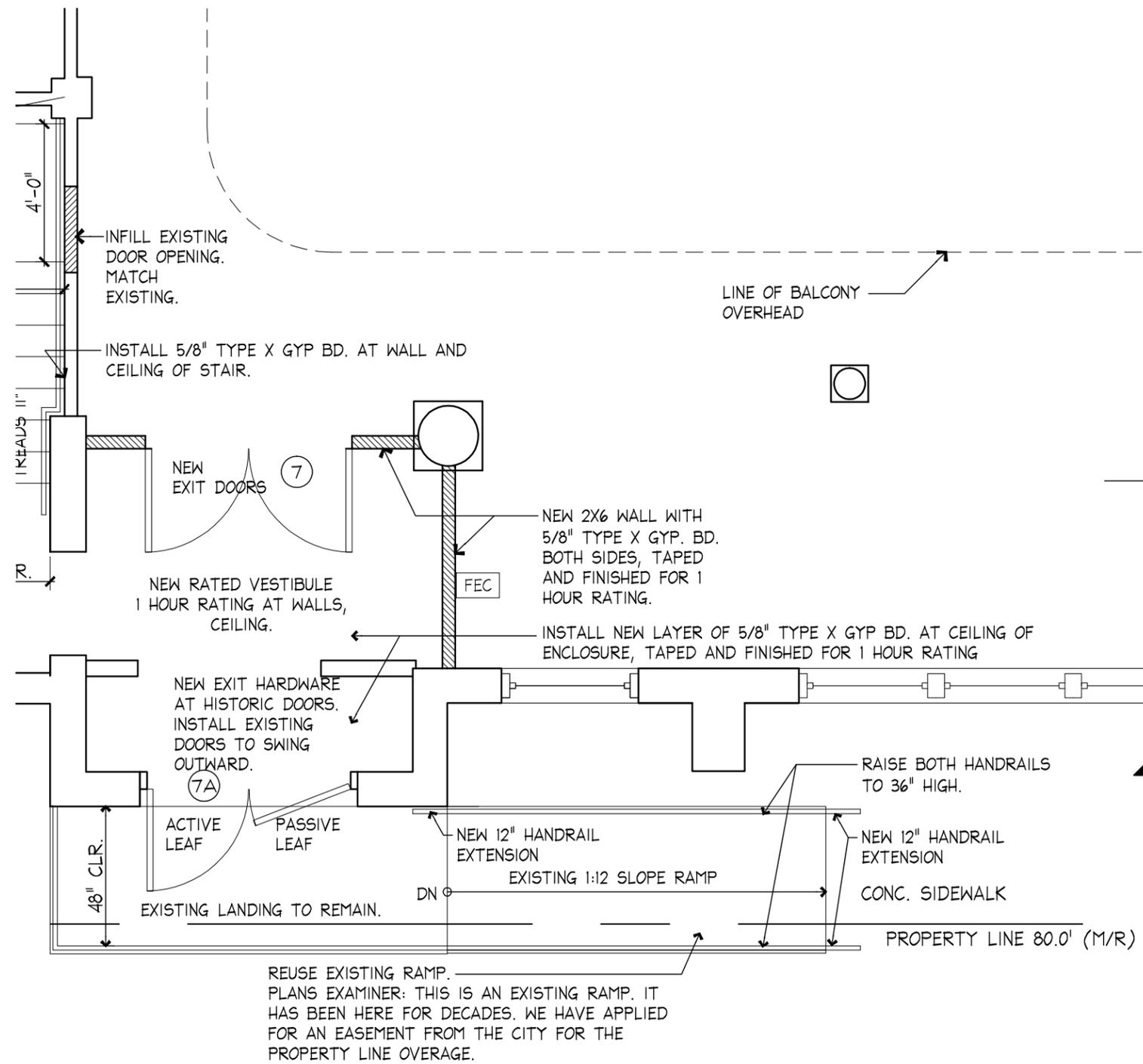
**BENDER & ASSOCIATES ARCHITECTS, P.A.**



by: \_\_\_\_\_  
David Salay, Project Manager

Attachments:  
Revised Ramp at Door #6 along William St.  
Revisions to Existing Ramp to Existing Door #7A at Fleming Street





2  
IB7

EXISTING RAMP AT FLEMING ST.

SCALE: 1/4" = 1'-0"



**SOUTHERNMOST CHURCH**  
729 FLEMING STREET  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1810

REVISED  
RAMP /  
STAIR PLAN

Date:

2  
IB7

# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, Robert F. Sharpe, Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Director of Fleming Street Faith Center, Inc  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Richard J. McChesney, Esq. - Spottswood, Spottswood, Spottswood & Sterling  
*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 of entity owner*

Subscribed and sworn to (or affirmed) before me on this

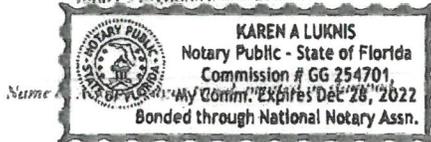
4/15/2020  
*Date*

by Karen A. Luknis  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented

as identification.

*Notary's Signature and Seal*



*Commission Number, if any*

# **Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney  
*(print name)* *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC  
*(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:

729 Fleming St, Key West FL 33040  
*Street Address of subject property*

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

*Richard McChesney*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this April 17, 2020 by  
*date*

Richard McChesney  
*Name of Authorized Representative*

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

*Monica Hornyak*  
*Notary's Signature and Seal*



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

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

# **Warranty Deed**

Prepared by and return to:

**Richard J. McChesney**

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 543-16.00612 RB

Will Call No.:

Parcel Identification No. 00006000-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 24th day of March, 2017 between Southernmost Prayer and Faith Center Church, Inc., a Florida not for profit corporation, f/k/a Southernmost Church of God In Christ, Inc., a Florida not for profit corporation whose post office address is P. O. Box 1452, Key West, FL 33041-1452 of the County of Monroe, State of Florida, grantor\*, and Fleming Street Faith Center, LLC, a Florida limited liability company whose post office address is 723 Fleming Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*.

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

A parcel of land on the Island of Key West, and is part of Lot One (1) of Square Thirty-five (35) according to Wm. A. Whitehead's map or plan of said island, delineated in February, A.D. 1829, and more particularly described as follows: Commencing at a point on William Street, distant Eighty (80.00) feet from the corner of William and Fleming Streets, and running thence along William Street in a Northwesterly direction Four (4.00) feet; thence at right angles in a Southwesterly direction Eighty (80.00) feet; thence at right angles in a Southeasterly direction Four (4.00) feet; thence at right angles in a Northeasterly direction Eighty (80.00) feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, and is part of Lot One (1) in Square Thirty-five (35) according to Wm. A. Whitehead's map or plan of said island, delineated in February, A.D. 1829. Commencing at the corner of William and Fleming Streets and running thence along William Street in a Northwesterly direction eighty (80) feet; thence in a Southwesterly direction eighty (80) feet; thence at right angles in a Southeasterly direction eighty (80) feet; thence at right angles in a Northeasterly direction along Fleming Street eighty (80) feet back to the Point of Beginning.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Southernmost Prayer and Faith Center Church, Inc., a Florida not for profit corporation f/k/a Southernmost Church of God In Christ, Inc., a Florida not for profit corporation

Adelle V. Stone  
Witness Name: Adelle V. Stone

By: Barney J. Hicks  
Barney J. Hicks, President

Tania Ortiz  
Witness Name: Tania Ortiz

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 21 day of March, 2017 by Barney J. Hicks, as President of Southernmost Prayer and Faith Center Church, Inc., a Florida not for profit corporation, f/k/a Southernmost Church of God In Christ, Inc., a Florida not for profit corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Tania Ortiz  
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: \_\_\_\_\_

# **Specific Purpose Survey**

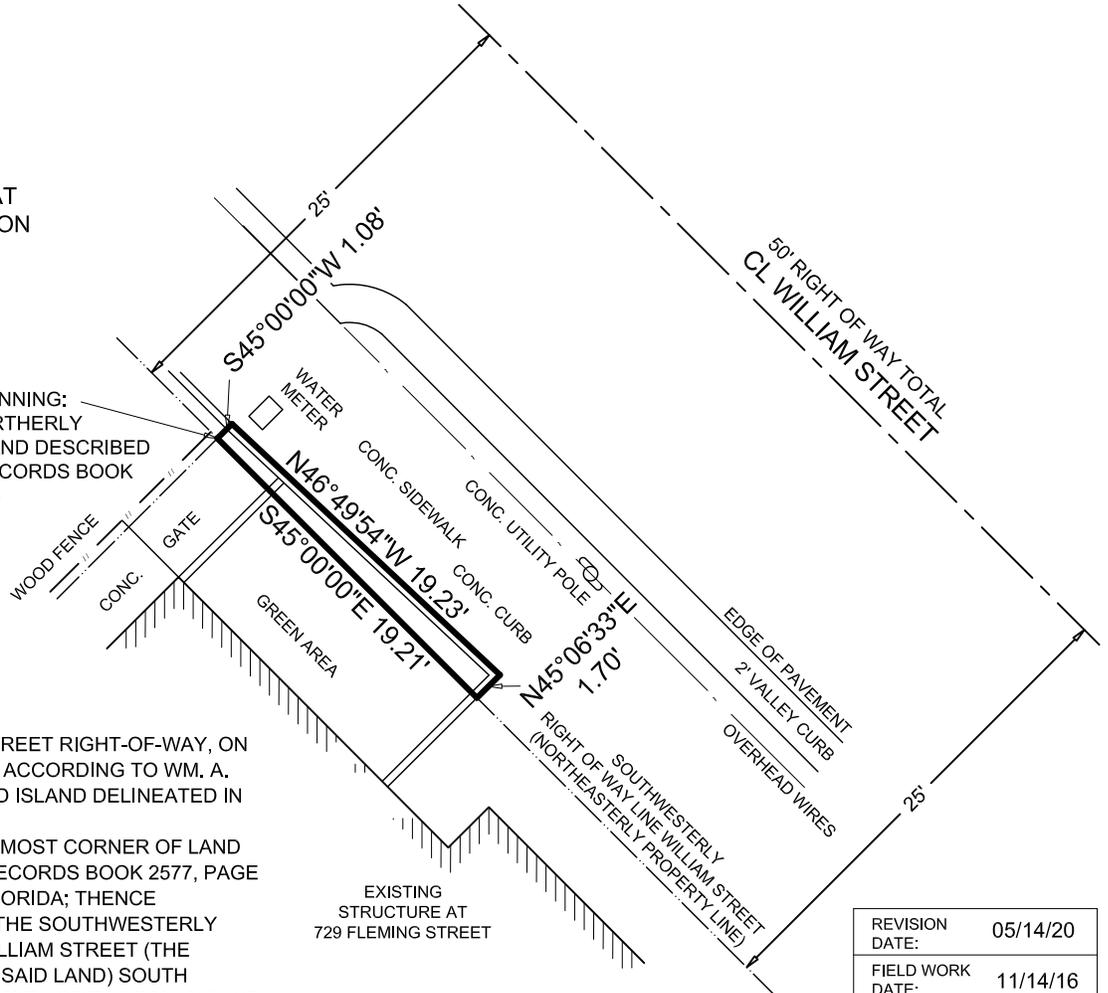
# SPECIFIC PURPOSE SURVEY

LOCATION OF CONCRETE CURBING AND LANDSCAPING  
ENCROACHING INTO THE RIGHT-OF-WAY OF WILLIAM STREET  
AT THE MOST NORTHERLY CORNER OF 729 FLEMING STREET  
KEY WEST, MONROE COUNTY, FLORIDA



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 10'

POINT OF BEGINNING:  
THE MOST NORTHERLY  
CORNER OF LAND DESCRIBED  
IN OFFICIAL RECORDS BOOK  
2557, PAGE 185



**DESCRIPTION:**

A PORTION OF WILLIAM STREET RIGHT-OF-WAY, ON THE ISLAND OF KEY WEST ACCORDING TO WM. A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 A.D. BEGIN AT THE NORTHERN MOST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2577, PAGE 1855 MONROE COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WILLIAM STREET (THE NORTHEASTERLY LINE OF SAID LAND) SOUTH 45°00'00" 19.21 FEET; THENCE NORTH 45°06'33" EAST, 1.70 FEET; THENCE NORTH 46°49'54" WEST, 19.23 FEET; THENCE SOUTH 45°00'00" WEST, 1.08 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 27.0 SQUARE FEET.

**CERTIFIED TO:**

Fleming Street Faith Center, Inc.  
City of Key West  
Spottswood, Spottswood, Spottswood & Sterling

**REVISION 05/14/20: CHANGED "FLEMING" TO "WILLIAM" - JM**

**GENERAL NOTES**

- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

REVISION DATE:	05/14/20
FIELD WORK DATE:	11/14/16
OFFICE DATE:	04/22/20
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	20041707

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LB NO. 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: info@recesurveying.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED   
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

# SPECIFIC PURPOSE SURVEY

LOCATION OF CONCRETE RAMP  
ENCROACHING INTO THE RIGHT-OF-WAY OF FLEMING STREET  
ALONG THE SOUTHEASTERLY SIDE OF 729 FLEMING STREET  
KEY WEST, MONROE COUNTY, FLORIDA

CERTIFIED TO:  
Fleming Street Faith Center, Inc.  
City of Key West  
Spottswood, Spottswood, Spottswood & Sterling



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 10'

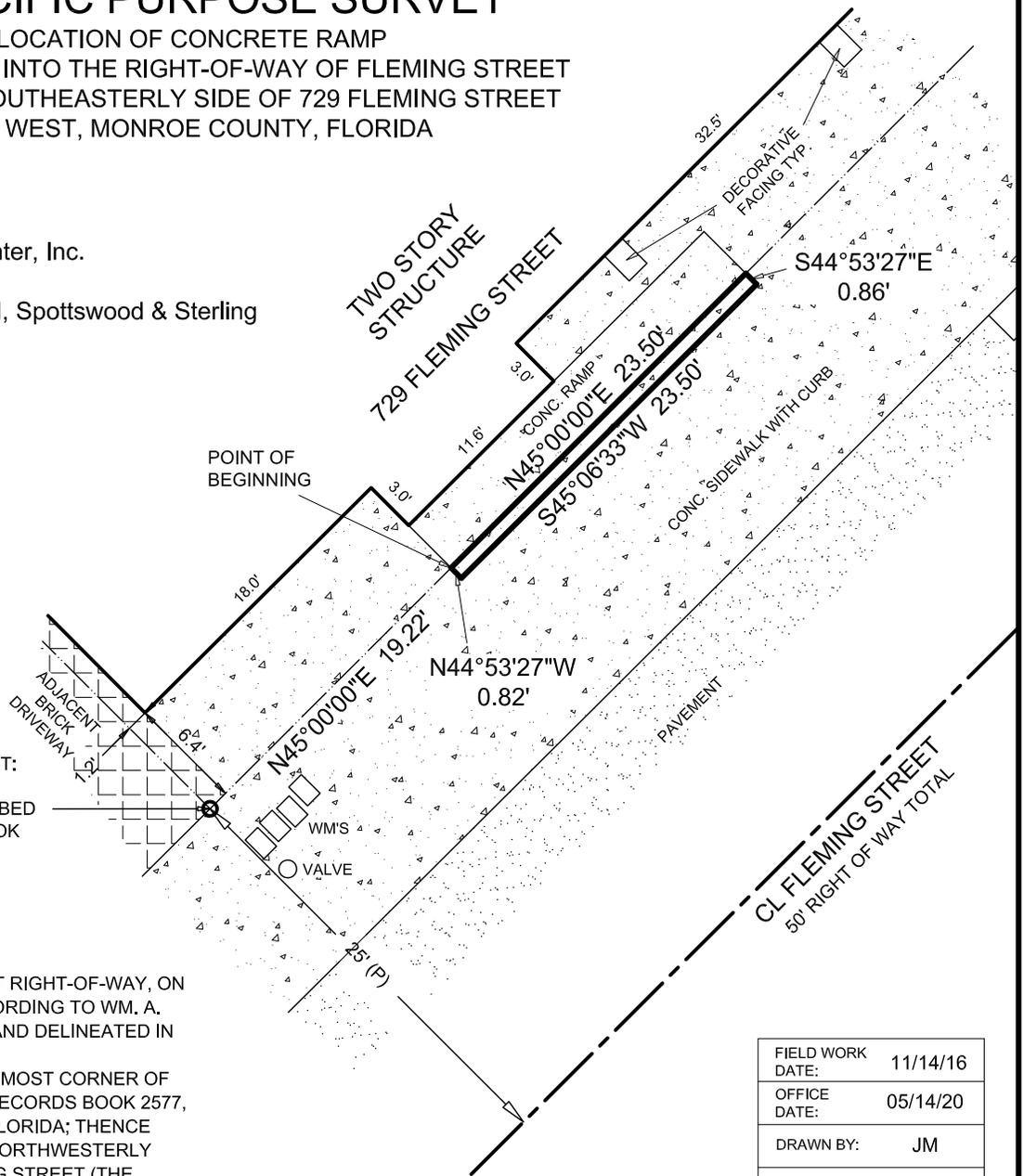
POINT OF COMMENCEMENT:  
THE MOST SOUTHERLY  
CORNER OF LAND DESCRIBED  
IN OFFICIAL RECORDS BOOK  
2557, PAGE 185  
FND NAIL & DISK, LB7846

## DESCRIPTION:

A PORTION OF FLEMING STREET RIGHT-OF-WAY, ON THE ISLAND OF KEY WEST ACCORDING TO WM. A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 A.D. COMMENCE AT THE SOUTHERN MOST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2577, PAGE 1855 MONROE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FLEMING STREET (THE SOUTHEASTERLY LINE OF SAID LAND) NORTH 45°00'00" EAST, 19.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FLEMING STREET NORTH 45°00'00" EAST, 23.50 FEET; THENCE SOUTH 44°53'27" EAST, 0.86 FEET; THENCE SOUTH 45°06'33" WEST, 23.50 FEET; THENCE NORTH 44°53'27" WEST, 0.82 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 20.0 SQUARE FEET.

## GENERAL NOTES

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- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.



FIELD WORK DATE:	11/14/16
OFFICE DATE:	05/14/20
DRAWN BY:	JM
CHECKED BY:	RER
INVOICE NO.:	20050402

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LB NO. 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: info@recesurveying.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED   
**ROBERT E. REECE**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

# **Boundary Survey**

# MAP OF BOUNDARY SURVEY

## A PART OF LOT 1, SQUARE 35

### WM. A. WHITEHEAD'S MAP OF

#### THE ISLAND OF KEY WEST

#### CITY OF KEY WEST, FLORIDA

Surveyors Note:  
Boundary Line between 418 William and subject property has been agreed upon by a Boundary Line & Easement Agreement as recorded in O.R. Book 2577, Page 1857 as the existing wood fence.

BEARING BASE:  
SW'LY RIGHT OF WAY LINE  
OF WILLIAM STREET  
AT NW'LY ASSUMED

ALL ANGLES DEPICTED ARE  
90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
729 FLEMING STREET  
KEY WEST, FL 33040

#### LEGAL DESCRIPTION:

O.R. BOOK 1593, PAGE 1463

On the Island of Key West and is part of lot (1) in square thirty-five (35) according to Wm. A. Whitehead's map of said island delineated in Feby. 1829. Commencing at the corner of William and Fleming Sts. and running thence along William St. in a northwesterly direction eighty (80) feet, thence in a southwesterly direction eighty (80) feet; thence at right angles in a southeasterly direction eighty (80) feet; thence at right angles in a northeasterly direction eighty (80) feet back to the Point of Beginning.

O.R. BOOK 2577, PAGE 1855

A parcel of land on the Island of Key West, and is part of Lot (1) of square thirty-five (35) according to Wm. A. Whitehead's map or plan of said City, delineated in February, A.D. 1829, and more particularly described as follows: COMMENCING at a point on William Street, distant Eighty (80.00) feet from the corner of William and Fleming Streets, and running thence along William Street in a Northwesterly direction Four (4.00) feet thence at right angles in a Southwesterly direction Eighty (80.00) feet; thence at right angles in a Southeasterly direction Four (4.00) feet; thence at right angles in a Northeasterly direction Eighty (80.00) feet to the Place of Beginning.

#### CERTIFIED TO:

Fleming Street Faith Center, LLC  
Spottswood, Spottswood, Spottswood  
First American Title Insurance Company

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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SCALE: 1"=20'  
FIELD WORK DATE: 11/14/16  
REVISION DATE: -/-/  
SHEET: 1 OF 1

DRAWN BY: GF  
CHECKED BY: RER  
INVOICE #: 16110305

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUPPARAGRAPH 1(B) (SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED:   
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

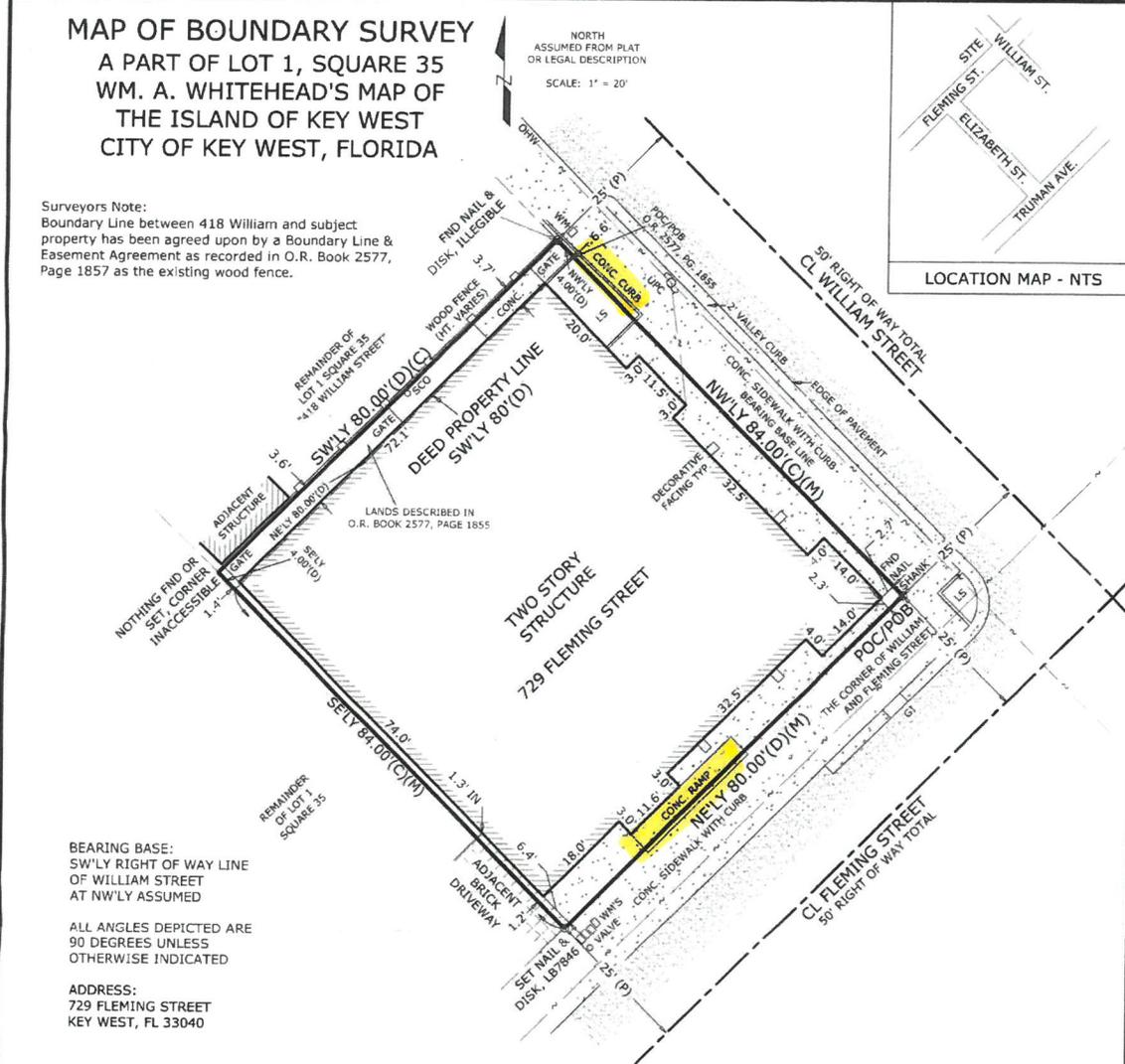
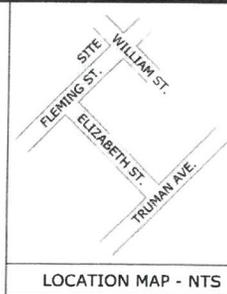
BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BUSH OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2" CONCRETE CURB & GUTTER	HS = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCD = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CM = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MBWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTF = METAL FENCE	THM = TELEPHONE MANHOLE
D = DEED	NAV = NORTH AMERICAN	TOB = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NATIONAL DATUM (1988)	TOS = TIDE OF SHORE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DH = DRAINAGE MANHOLE	OHW = OVERHEAD WIRES	TIP = TYPICAL
EB = ELECTRIC BOX	PC = POINT OF CURVE	UEASE = UTILITY EASEMENT
EL = ELEVATION	PCP = POINT OF COMPOUND CURVE	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PAM = PLAT & MEASURED	UPM = METAL UTILITY POLE
EH = ELECTRIC METER	PC = POINT OF CURVE	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = POINT OF COMPOUND CURVE	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PK = POINT OF INTERSECTION	WD = WOOD DECK
FH = FIRE HYDRANT	PK = PARKER KALON HALL	WDF = WOOD FENCE
FI = FENCE INSIDE	PH = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	POC = POINT OF COMMENCEMENT	WRACK = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE
GB = GRADE BREAK		

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

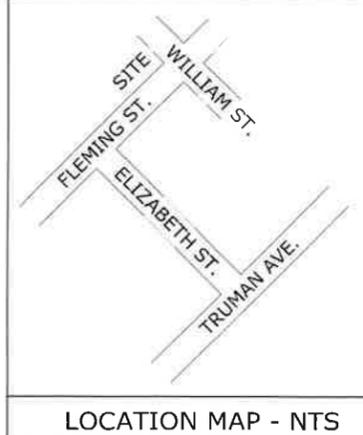
FAX (305) 872 - 5622



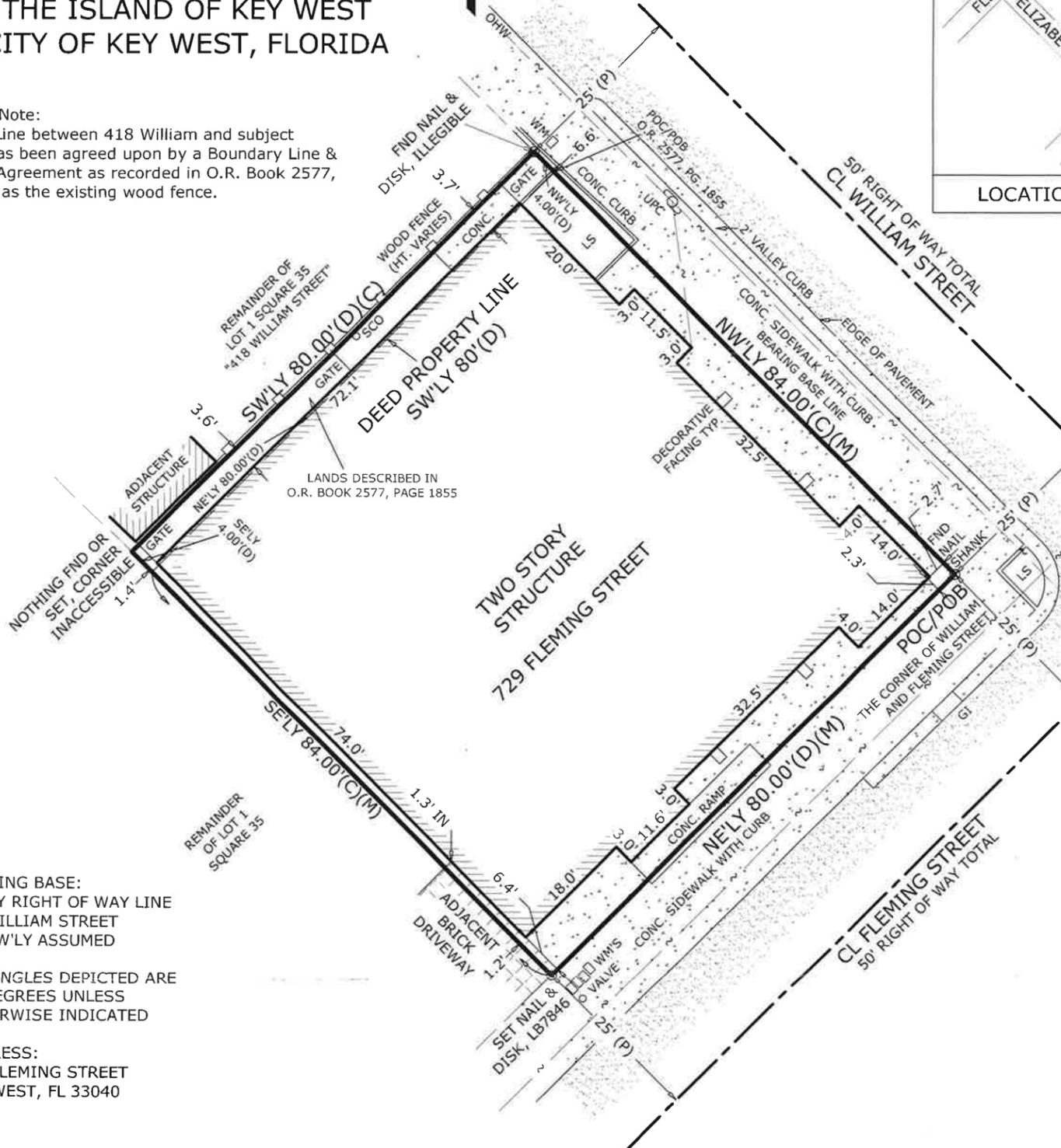
# MAP OF BOUNDARY SURVEY

## A PART OF LOT 1, SQUARE 35 WM. A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST CITY OF KEY WEST, FLORIDA

NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 20'



Surveyors Note:  
Boundary Line between 418 William and subject property has been agreed upon by a Boundary Line & Easement Agreement as recorded in O.R. Book 2577, Page 1857 as the existing wood fence.



BEARING BASE:  
SW'LY RIGHT OF WAY LINE  
OF WILLIAM STREET  
AT NW'LY ASSUMED

ALL ANGLES DEPICTED ARE  
90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
729 FLEMING STREET  
KEY WEST, FL 33040

### LEGAL DESCRIPTION :

O.R. BOOK 1593, PAGE 1463

On the Island of Key West and is part of lot (1) in square thirty-five (35) according to Wm. A. Whitehead's map of said island delineated in Feby. 1829. Commencing at the corner of William and Fleming Sts. and running thence along William St. in a northwesterly direction eighty (80) feet, thence in a southwesterly direction eighty (80) feet; thence at right angles in a southeasterly direction eighty (80) feet; thence at right angles in a northeasterly direction along Fleming Street eighty feet (80) back to the Point of Beginning.

O.R. BOOK 2577, PAGE 1855

A parcel of land on the Island of Key West, and is part of Lot (1) of square thirty-five (35) according to Wm. A. Whitehead's map or plan of said City, delineated in February, A.D. 1829, and more particularly described as follows: COMMENCING at a point on William Street. distant Eighty (80.00) feet from the corner of William and Fleming Streets, and running thence along William Street in a Northwesterly direction Four (4.00) feet thence at right angles in a Southwesterly direction Eighty (80.00) feet; thence at right angles in a Southeasterly direction Four (4.00) feet; thence at right angles in a Northeasterly direction Eighty (80.00) feet to the Place of Beginning.

### CERTIFIED TO :

Fleming Street Faith Center, LLC  
Spottswood, Spottswood, Spottswood  
First American Title Insurance Company

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2' CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM (1929)	TOB = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1988)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	OHW = OVERHEAD WIRES	TYP = TYPICAL
EB = ELECTRIC BOX	P = PLAT	UEASE = UTILITY EASEMENT
EL = ELEVATION	P&M = PLAT & MEASURED	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PC = POINT OF CURVE	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	JPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = PERMANENT CONTROL POINT	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PI = POINT OF INTERSECTION	WD = WOOD DECK
FH = FIRE HYDRANT	PK = PARKER KALON NAIL	WDF = WOOD FENCE
FJ = FENCE INSIDE	PM = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	POC = POINT OF COMMENCEMENT	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE
GB = GRADE BREAK		

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE:	1"=20'
FIELD WORK DATE	11/14/16
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	16110305

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# **Site Photos**



Fleming Street existing encroachment



William Street area of encroachment

# **Property Record Card**



**Disclaimer**

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

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

**Summary**

Parcel ID 00006000-000000  
 Account# 1006220  
 Property ID 1006220  
 Millage Group 10KW  
 Location 729 FLEMING St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 35 UU-231 H-166 OR1519-1692/96 OR1519-1697/98AFFD  
 Description OR1593-1463/65 OR2577-1855/56 OR2577-2279/83F/J OR2845-1705/06 OR2881-1338/39 OR2881-1340/42 OR2942-316  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class CHURCHES (7100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

FLEMING STREET FAITH CENTER INC  
 908 Fleming St  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$942,327	\$887,676	\$887,676	\$918,501
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$856,800	\$783,360	\$479,002	\$481,995
= Just Market Value	\$1,799,127	\$1,671,036	\$1,366,678	\$1,400,496
= Total Assessed Value	\$1,799,127	\$1,671,036	\$1,366,678	\$1,400,496
- School Exempt Value	(\$1,799,127)	(\$1,671,036)	(\$1,366,678)	(\$1,400,496)
= School Taxable Value	\$0	\$0	\$0	\$0

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	6,720.00	Square Foot	80	88

**Commercial Buildings**

Style CHURCHES / 718  
 Gross Sq Ft 6,700  
 Finished Sq Ft 6,700  
 Perimeter 0  
 Stories 4  
 Interior Walls  
 Exterior Walls METAL SIDING  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 METAL SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1920  
 Year Remodeled  
 Effective Year Built 1994

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,700	6,700	0
<b>TOTAL</b>		<b>6,700</b>	<b>6,700</b>	<b>0</b>

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/1/2017	\$100	Warranty Deed	2145959	2881	1340	11 - Unqualified	Improved
3/21/2017	\$800,000	Warranty Deed	2115970	2845	1705	01 - Qualified	Improved
6/5/2012	\$100	Quit Claim Deed		2577	1855	11 - Unqualified	Improved
8/16/1999	\$250,000	Warranty Deed		1593	1463	O - Unqualified	Improved

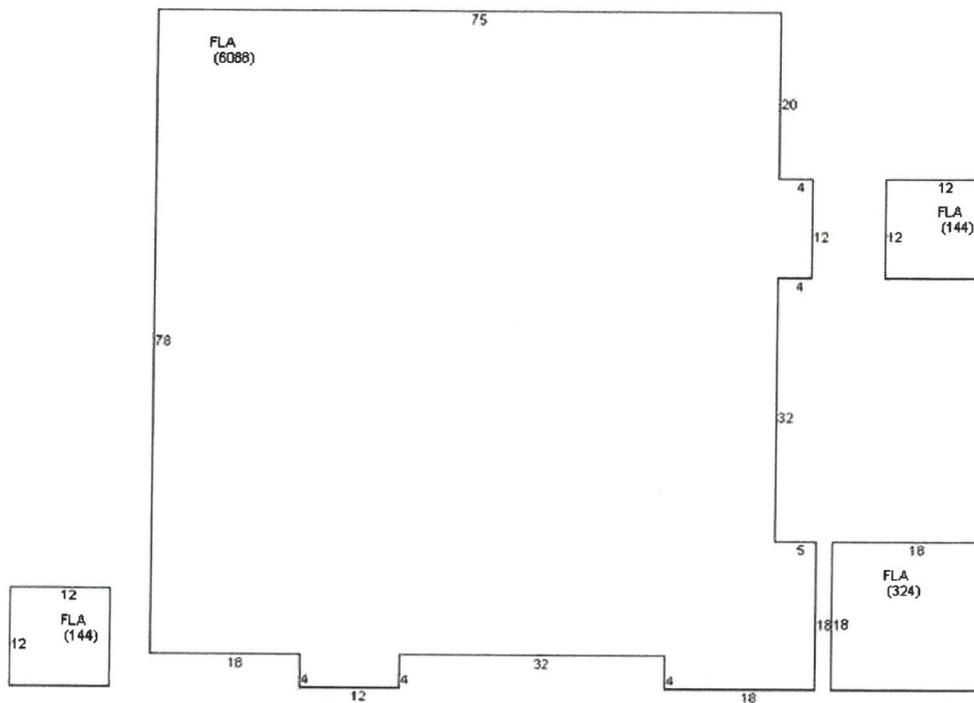
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-2953	9/6/2019		\$20,000	Commercial	INSTALL 2 3-TON 16 SEER AIR HANDLER AND CONDENSER AND 1 4-TON 16SEER AIR HANDLER AND CONDENSER. CONDENSING UNITS TO BE PLACED ON ROOF STANDS LOCATED ON ROOF. REPLACED EXISTING DUCT WORK WITH NEW.
BLD2019-1344	5/8/2019		\$6,500	Commercial	COMPLETE ELECTRICAL INSULATION OF NEW KITCHEN.
BLD2019-1587	5/1/2019		\$50,000	Commercial	Install 9 fire rated interior doors. 280' linear ft. of drywall framing.
BLD2019-0643	2/22/2019		\$22,400	Commercial	Install 4 w/c, 2 urinals, 1 wash/dryer, 3 lavatory sinks, 1 water heater, 1 mop sink, 1 dishwasher, 1 kitchen sink, 1 grease trap, 1 hand sink and 1 ice maker box
2018-0307	11/5/2018		\$0		CONSTRUCTION OF NEW INTERIOR MAINT ACCESS STAIR IN EXISTING TOWER.
04-2430	7/22/2004	8/20/2004	\$7,535		ELEC. - LTS & CEIL. FANS
03-3868	12/22/2003	11/27/2003	\$12,000		INTERIOR CERAMIC TILE
03-3868	12/22/2003	12/31/2004	\$4,000		PLUMBING
03-4145	12/11/2003	8/20/2004	\$246,020		WINDOW & MASON REPAIR
03-3223	9/12/2003	11/24/2003	\$10,000		RENOVATE BATHROOM
01-3219	3/8/2001	10/29/2001	\$65,000		ROOF REPAIR
01-0590	2/26/2001	10/29/2001	\$30,000		REPAIRS TO WOOD LOUVERS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



1006220 729 FLEMING ST 08/20/04



# **Insurance**

Burns & Wilcox  
Florida Surplus Lines Cover Page

Insured's Name: Fleming Faith Center Inc  
Policy Number: 3AA369213  
UMR #: \_\_\_\_\_  
(Lloyd's Policies Only)

Policy Dates:  
From: 11/15/2019 To: 11/15/2020

Surplus Lines Agent's Name: Christopher S. Siegel  
Surplus Lines Agent's Address:  
400 Colonial Center Parkway Suite 126, Lake Mary, FL 32746

Surplus Lines Agent's License: E169916

Producing Agent's Name (name of individual not company):  
Jonathan Diamond

Producing Agent's Physical Address:  
3706 N Roosevelt Blvd Ste 207, Key West, FL 33040

**"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER"**

**"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."**

Policy Premium: <u>\$1,812.00</u>	Policy Fee: <u>\$75.00</u>
Inspection Fee: _____	Service Fee: <u>\$1.89</u>
Tax: <u>\$94.35</u>	Citizen's Assessment: _____
EMPA Surcharge: _____	FHCF Assessment: _____

Surplus Lines Agent's Countersignature: Christopher S. Siegel

"THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU"

"THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU"



**EVANSTON INSURANCE COMPANY**

State Transaction Code:

**COMMON POLICY DECLARATIONS**

**POLICY NUMBER:** 3AA369213

**RENEWAL OF POLICY:** 3AA312347

Named Insured and Mailing Address (No., Street, Town or City, County, State, Zip Code)

Fleming Faith Center Inc  
 908 Fleming Street  
 Key West, FL 33040

Policy Period: From 11/15/2019 to 11/15/2020 at 12:01 A.M. Standard Time at your mailing address shown above.

**BUSINESS DESCRIPTION:** Church building under renovation

FORM OF BUSINESS				
<input type="checkbox"/> Individual	<input type="checkbox"/> Partnership	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Trust	<input checked="" type="checkbox"/> Corporation
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Other Organization:			
Audit Period: Annual unless otherwise stated:			FTZ Code:	

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S), BUT ONLY FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.		
Commercial Property Coverage Part	\$	Not Covered
Commercial General Liability Coverage Part	\$	1,812.00
Commercial Inland Marine Coverage Part	\$	Not Covered
Commercial Ocean Marine Coverage Part	\$	Not Covered
Commercial Professional Liability Coverage Part	\$	Not Covered
Commercial Automobile Liability Coverage Part	\$	Not Covered
Liquor Liability Coverage Part	\$	Not Covered
Crime Coverage Part	\$	Not Covered
Other Coverages: Terrorism - Certified Acts	\$	Excluded
	\$	
	<b>Premium Total</b>	\$ 1,812.00
Other Charges: Taxes and Fees - See MDIL 1002	\$	171.24
	\$	
	\$	
	<b>GRAND TOTAL</b>	\$ 1,983.24

"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER."

"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."

**Producer Number, Name and Mailing Address**



# EVANSTON INSURANCE COMPANY

## COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

POLICY NUMBER: 3AA369213

"X" If Supplemental Declarations Is Attached

RETROACTIVE DATE	
THIS INSURANCE DOES NOT APPLY TO "BODILY INJURY", "PROPERTY DAMAGE" OR "PERSONAL AND ADVERTISING INJURY" WHICH OCCURS BEFORE THE RETROACTIVE DATE, IF ANY, SHOWN BELOW.	
RETROACTIVE DATE:	None
(ENTER DATE OR "NONE" IF NO RETROACTIVE DATE APPLIES)	

LIMITS OF INSURANCE		
General Aggregate Limit (other than Products/Completed Operations)	\$ 2,000,000	
Products/Completed Operations Aggregate Limit	\$ Excluded	
Personal and Advertising Injury Limit	\$ 1,000,000	Any One Person or Organization
Each Occurrence Limit	\$ 1,000,000	
Damage to Premises Rented to You Limit	\$ 100,000	Any One Premises
Medical Expense Limit	\$ 5,000	Any One Person

ALL PREMISES YOU OWN, RENT OR OCCUPY	
Loc. No.	ADDRESS OF ALL PREMISES YOU OWN, RENT OR OCCUPY
1	729 Fleming Street, Key West, FL, 33040
2	418 William Street, Key West, FL, 33040
3	908 Fleming Street, Key West, FL, 33040

CLASSIFICATION AND PREMIUM								
Loc. No	Code No. Classification	Rating Basis	Premium Basis	Other Basis	Rate		Advance Premium	
					Pr/Co	All Other	Pr/Co	All Other
1	68607 Vacant Buildings - not factories (Not-For-Profit)	Per 1,000 Square Feet of Area	6,800		Excl.	\$25.17	Excl.	\$171
1	91585 Contractors - subcontracted work - in connection with construction, reconstruction, repair or erection of buildings - Not Otherwise Classified	Per \$1,000 of Total Cost	500,000		Excl.	\$3.06	Excl.	\$1,530
1	61217 Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the	Per 1,000 Square Feet of Area	275		Excl.	\$74.77	Excl.	\$21

	insured (Lessor's risk only) (For-Profit)							
2	61217 Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the insured (Lessor's risk only) (For-Profit)	Per 1,000 Square Feet of Area	1,200		Excl.	\$74.77	Excl.	\$90
3	61217 Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the insured (Lessor's risk only) (For-Profit)	Per 1,000 Square Feet of Area	If Any		Excl.	\$74.77	Excl.	If Any
	Add'l Insured - CG2011	Flat	Incl.			Incl.		Incl.
*(a) Area *(c) Total Cost *(m) Admissions *(p) Payroll *(s) Gross Sales (u) Units *(r) Gross Receipts (e) Each (o) Other: Premium Basis identified with a "*" is per 1000 of selected basis.						<b>Total Advance Premium</b>	\$1,812	

These declarations, together with the Common Policy Conditions and Coverage Form(s) and any Endorsement(s), complete the above numbered policy.

<b>FORMS AND ENDORSEMENTS</b>
SEE FORMS SCHEDULE - MDIL 1001

# GENERAL CHANGE ENDORSEMENT

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below:

Name of Insurance Company(ies) Evanston Insurance Company		Evanston Insurance Company	100.0% GenLiab
		Inception Date 11/15/2019	Expiration Date 11/15/2020
Endorsement Effective 4/14/2020	Policy Number 3AA369213	Endorsement # 1	
Named Insured Fleming Faith Center Inc		<i>Christopher S. Siegel</i> Countersigned By	

(Authorized Representative)

IN CONSIDERATION OF THE PREMIUM PREVIOUSLY CHARGED, IT IS HEREBY UNDERSTOOD AND AGREED THAT THE POLICY IS AMENDED AS FOLLOWS:

Additional Insured – City of Key West is added to the policy, as per the following form attached:

CG2013 (04-13) - Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision

All other terms and conditions remain unchanged.

<b>PREMIUM . . . . .</b>	<b>:\$</b>	0.00
<b>FEES . . . . .</b>	<b>:\$</b>	0.00
<b>TAX . . . . .</b>	<b>:\$</b>	0.00
<b>FILING FEE . . .</b>	<b>:\$</b>	0.00
<b>FIRE MARSHALL:</b>	<b>:\$</b>	0.00
<b>STAMPING FEE . .</b>	<b>:\$</b>	0.00
<b>TOTAL . . . . .</b>	<b>:\$</b>	0.00

bli 4/16/2020

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – STATE  
OR GOVERNMENTAL AGENCY OR SUBDIVISION  
OR POLITICAL SUBDIVISION – PERMITS  
OR AUTHORIZATIONS RELATING TO PREMISES**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

<p><b>State Or Governmental Agency Or Subdivision Or Political Subdivision:</b>  City of Key West  1300 White St  Key West, FL 33040</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>

**A. Section II – Who Is An Insured** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

1. The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures; or
2. The construction, erection or removal of elevators; or
3. The ownership, maintenance or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**Development Review Committee  
Comments from May 28, 2020**

Oral for 729 Fleming Street - Easement agreement request – Richard McChesney APPLICANT

Good Morning again Madam Chair and DRC Members, Angela Budde, Planning Staff

Before you is an application for an Easement Agreement at 729 Fleming Street, located within the Historic Medium Density Residential (HMDR) zoning district. The existing structure is 6,720.0-Square feet. The property is a historic, contributing building in the Key West Historic District. It's a Gothic Revival Church built circa 1912 and the use will remain as a Church.

The Easement agreement is for proposed encroachments totaling 47-square feet, more or less, to construct an ADA accessible ramp from an existing concrete curb and ramp that extends onto the Fleming Street right-of-way, and to construct an ADA Accessible ramp from an existing concrete curb/planter bed that extends onto the William Street right-of-way.

Pursuant to Section 2-938 (b)(3) of the City of Key West Code of Ordinances and Land Development Regulations, the owner shall pay an annual fee of 300 with a current Certificate of Insurance.

I am pleased to report the application is complete.

Any proposed Engineering plans addressing the proposed reconstruction of ADA ramps shall be required prior to permitting.

*A review of the comments received and posted on the agenda prior to our meeting today have indicated no concerns.*

Thank you for allowing me the opportunity to present this application.

I am available to answer any questions and I see the applicant is on our meeting to answer any questions.

Thank you!

BIKE - N/C  
FIRE - N/C

WAT - N/C

CBO - SEND SPECIFIC SURVEY MAPS TO TERRY -  
ENGINEERING FS ON ROAD.

ENR - HALL PLANNER - SOUND LIKE  
CHURCH - PROVIDE

WILL NOT REQUIRE HALL COMMISSION APPROVAL

---



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

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UTILITY BOARD OF THE CITY OF KEY WEST

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May 28, 2020

Planning Director  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF MAY 28, 2020

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for May 28, 2020. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Easement - 210-216 Duval Street  
COMMENT: KEYS has no objection to the Easement request.

LOCATION: Easement - 729 Fleming Street  
COMMENT: KEYS has no objection to the Easement request.

LOCATION: Easement - 3720 Sunrise Lane  
COMMENT: KEYS has no objection to the Easement request.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 305.295.1055.

Best regards,

*Matthew Alfonso*

Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/cdc

Copied via electronic mail:  
L. Tejeda, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Sabino, Director of Engineering & Control Center  
E. Zarate, Director of Customer Services

**From:** Young-Elizabeth <[director@keysarts.com](mailto:director@keysarts.com)>  
**Sent:** Thursday, May 28, 2020 8:55 AM  
**To:** Donna Phillips <[donna.phillips@cityofkeywest-fl.gov](mailto:donna.phillips@cityofkeywest-fl.gov)>  
**Subject:** Re: 5.28.20 DRC Meeting - Comments Needed

Good morning Donna,  
Art in Public Places does not have comments on any of today's agenda items.  
thank you for your email.  
liz

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**From:** Elizabeth Ignoffo <[eignoffo@cityofkeywest-fl.gov](mailto:eignoffo@cityofkeywest-fl.gov)>  
**Sent:** Friday, May 15, 2020 4:58 PM  
**To:** Donna Phillips <[donna.phillips@cityofkeywest-fl.gov](mailto:donna.phillips@cityofkeywest-fl.gov)>  
**Cc:** Angela Budde <[abudde@cityofkeywest-fl.gov](mailto:abudde@cityofkeywest-fl.gov)>  
**Subject:** RE: 5.28.20 DRC Meeting

Hi, Donna.  
Utilities has no comments for the May DRC easement applications.  
I will not be in attendance at the May DRC meeting.

Respectfully,  
Elizabeth

Elizabeth Ignoffo, E.I.  
Contract and Permit Engineer  
P.O. Box 1409  
Key West, FL 33041  
305.809.3966

**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Wednesday, May 13, 2020 1:23 PM  
**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>  
**Subject:** RE: 5.28.20 DRC Meeting

Comments from Urban Forester:

2. Easement 210-216 Duval St: I am concerned regarding the locations of the balconies and how close they may or may not be to the existing city trees. There is no site map showing the existing conditions of the area and the distance of the balconies to eh trees. I think at least one city tree might be impacted by this work. Before an easement can be considered, an accurate site map showing the locations of the City trees and palms and the distance to the proposed balconies needs to be submitted to the file.

3. Easement 729 Fleming Street: No Comments.

4. Easement 3720 Sunrise Lane: As the urban forester I have no comments. As the acting City biologist this easement is appropriate.

Sincerely,

Karen

*Karen DeMaria*  
Urban Forestry Manager  
Certified Arborist FL# 6585A  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
305-809-3768



**From:** Sabino, Dan <Dan.Sabino@KeysEnergy.com>

**Sent:** Thursday, May 28, 2020 8:37 AM

**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

**Cc:** Curry, Chasity <chasity.curry@keysenergy.com>; Young-Elizabeth <director@keysarts.com>; Alfonso, Matthew <Matthew.Alfonso@keysenergy.com>

**Subject:** RE: 5.28.20 DRC Meeting - Comments Needed

Donna,

KEYS does not have any comments.

Thank you,

Dan Sabino  
Director of Engineering  
Keys Energy Services  
Work 305-295-1041  
Cell 305-304-4556

Florida has broad public records laws. Electronic mail sent or received by Keys Energy Services may be available to the public upon request.

**From:** Scott Fraser <sfraser@cityofkeywest-fl.gov>  
**Sent:** Wednesday, May 20, 2020 1:13 PM  
**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>  
**Subject:** RE: 5.28.20 DRC Meeting

Donna,

I haven't any floodplain comments for any of these agenda items.

*Scott*

Scott Fraser, CFM - Floodplain Administrator

T: 305-809-3810 | [sfraser@cityofkeywest-fl.gov](mailto:sfraser@cityofkeywest-fl.gov) | [www.CityofKeyWest-FL.gov/Flood](http://www.CityofKeyWest-FL.gov/Flood)

# **Site Photos**



