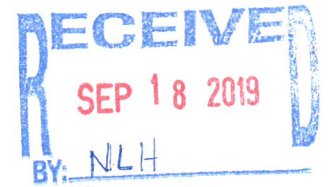




Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 528 Front Street

Zoning District: HRCC1 Real Estate (RE) #: 00000310-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: 528 Front Street Key West, Inc.

Mailing Address: 528 Front Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

Description of requested easement and use: To maintain existing overhang, retaining wall and accessible ramp to restaurant. All improvements have been previously permitted by the City.

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ 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.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☐ Photographs showing the proposed easement area

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, **James Olinkiewicz**

Please Print Name of person with authority to execute documents on behalf of entity

as

President

528 Front Street Key West, Inc.

of

Name of office (President, Managing Member)

Name of owner from deed

authorize **Oropeza, Stones & Cardenas, PLLC**

Please Print Name of Representative

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

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

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

9/6/19
Date

by **James Olinkiewicz**

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

He/She is personally known to me or has presented **Ny Drivers Licence** as identification.

Notary's Signature and Seal

EMILY J REEVE
Notary Public, State of New York
No. 01RE6059270
Qualified in Suffolk County

Name of Notary Public **My commission expires July 28, 2021** stamped

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, 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:

528 Front Street

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.

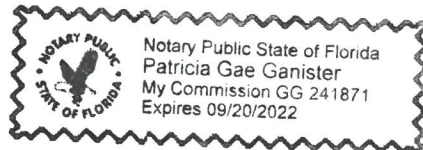
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept. 17, 2019 by
date
Gregory S. Oropeza
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Warranty Deed

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 72-19.00202 EC
Consideration: \$1,800,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of July, 2019 between Sunset Ventures, LLC, a Pennsylvania limited liability company whose post office address is PO Box 520A, Villanova, PA 19085, grantor, and 528 Front Street Key West, Inc., a Florida corporation whose post office address is 528 Front Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

Parcel 1: (Fee Simple Estate)

All that piece, parcel or lot of land in the City of Key West, known and described by William A. Whitehead's plan of the City of Key West, and now on file in the Clerk's Office in Monroe County, Florida, as a part of Lot 2 Square 6, situated on the corner of Front and Simonton Street.

Commencing at the corner of Front and Simonton Streets and running thence along the said Simonton Street Southeasterly 45 feet; thence at right angles in a Southwesterly direction 92 feet 6 inches; thence at right angles in a Northwesterly direction out to Front Street 45 feet; thence at right angles in a Northeasterly direction 92 feet 6 inches to the Point of Beginning.

Parcel 2: (Fee Simple Estate)

On the Island of Key West and known on William A. Whitehead's Map delineated in February A.D. 1829 as part of Lot Two (2) in Square Six (6), to wit:

Commencing at the Southerly corner of the intersection of the Southeasterly property line of Front Street and the Southwesterly property line of Simonton Street, and running thence along the Southwesterly line of Simonton Street in a Southeasterly direction forty-five (45) feet to the POINT OF BEGINNING; thence continue Southeasterly along the Southwesterly line of Simonton Street for a distance of one (1) foot; thence at right angles in Southwesterly direction ninety-two and one-half (92.5) feet; thence at right angles in a Northwesterly direction one (1) foot; thence at right angles in a Northeasterly direction ninety-two and one-half (92.5) feet back to the POINT OF BEGINNING.

Parcel Identification Number: 000000310-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

*****REMAINDER OF PAGE INTENTIONALLY BLANK, SIGNATURE PAGE FOLLOWS*****

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:

Susan Barbacane
Witness Name: SUSAN BARBACANE
Colleen A. Sullivan
Witness Name: Colleen A. Sullivan

Sunset Ventures, LLC, a Pennsylvania limited liability company

By: Pasquale W. Croce, Jr.
Pasquale W. Croce, Jr., Manager

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 19 day of July, 2019 by Pasquale W. Croce, Jr., Manager of Sunset Ventures, LLC, a Pennsylvania limited liability company, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Diane N. Lebold
Notary Public

Printed Name:

My Commission Expires

Commonwealth of Pennsylvania - Notary Seal DIANE N. LEBOLD, Notary Public Delaware County My Commission Expires April 9, 2023 Commission Number 4289844

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 00000310-000000
 Account# 1000302
 Property ID 1000302
 Millage Group 10KW
 Location 528 FRONT St, KEY WEST
 Address
 Legal KW PT LT 2 SQR 6 OR41-339/40 OR41-341 OR405-757/58 OR409-1032/33 OR454-429 OR1030-780 OR1041-785/86 OR1522-418/21 OR1522-422/24 OR1989-1094 OR1998-1045C OR2976-0602
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

528 FRONT STREET KEY WEST INC
 528 Front St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$616,860	\$707,079	\$707,079	\$796,440
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$978,863	\$2,071,547	\$2,071,547	\$2,068,062
= Just Market Value	\$1,595,723	\$2,778,626	\$2,778,626	\$2,864,502
= Total Assessed Value	\$1,595,723	\$2,488,970	\$2,262,700	\$2,057,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,595,723	\$2,778,626	\$2,778,626	\$2,864,502

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	4,255.00	Square Foot	92.5	46

Commercial Buildings

Style REST/CAFET-A- / 21A
 Gross Sq Ft 7,754
 Finished Sq Ft 3,965
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED
 Year Built 1953
 Year Remodeled
 Effective Year Built 2005

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	656	0	0
FLA	FLOOR LIV AREA	3,965	3,965	0
OPF	OP PRCH FIN LL	84	0	0
PDO	PATIO DIN OPEN	3,049	0	0
TOTAL		7,754	3,965	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/19/2019	\$1,800,000	Warranty Deed	2229632	2976	0602	01 - Qualified	Improved
2/26/2004	\$1,975,000	Warranty Deed		1989	1094	Q - Qualified	Improved
6/1/1998	\$1,000,000	Warranty Deed		1522	0418	Q - Qualified	Improved

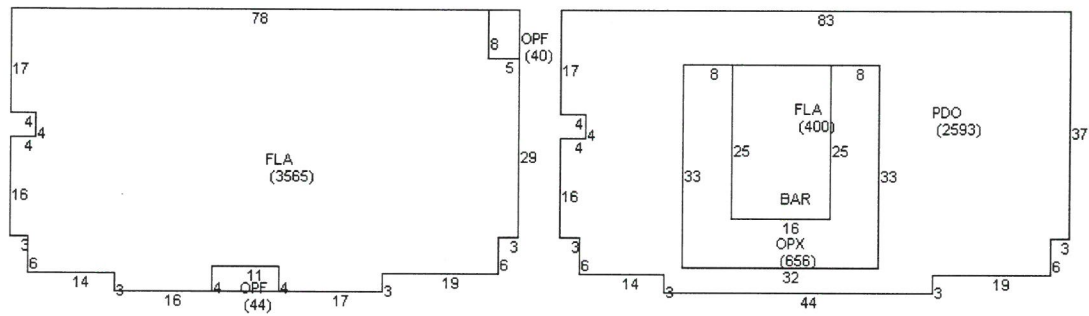
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0516	3/1/2013	12/31/2013	\$62,455	Commercial	ALUMINUM TRELLIS OVER SECOND FLOOR DECK AS PER APPROVED PLANS.
08-0349	2/12/2008	2/13/2008	\$1,850	Commercial	APPLICATION FOR EXISTING AWNING APPROX. 120 SF
06-3900	6/27/2006	8/14/2006	\$0	Commercial	ADD ELECTRIC FOR SPLIT SYSTEM
06-3645	6/15/2006	8/14/2006	\$2,300	Commercial	INSTALL ONE MINI SPLIT SYSTEM IN OFFICE
06-3578	6/14/2006	8/14/2006	\$1,400	Commercial	ADD 2 OUTLETS
06-2776	5/22/2006	8/14/2006	\$15,000	Commercial	INTERIOR WORK ADD OFFICE SPACE IN STAIRCASE
06-3023	5/18/2006	8/14/2006	\$500	Commercial	INSTALL EXIT STAIRCASE LIGHTING
06-0854	2/10/2006	8/14/2006	\$15,000	Commercial	BUILD 2ND SET OF EGRESS STAIRS ON ALLEY SIDE OF BUILDING
06-0485	1/31/2006	2/17/2006	\$100	Commercial	SET (4) 100 GAL TANKS ON CONCRETE CONNECT PIPE
05-5299	11/23/2005	12/31/2005	\$21,937	Commercial	INSTALL COOLEY C-3 WHITE PVC ROOFING
05-4912	11/4/2005	12/31/2005	\$9,513	Commercial	INSTALL PHONE & CABLE JACKS & SMOKE DETECTORS
05-2448	10/6/2005	12/31/2005	\$80,000	Commercial	INSTALL A/C,ANSUL SYSTEM & COMM HOOD
05-3613	8/30/2005	12/31/2005	\$600	Commercial	ADDITION INFO FROM ENG.
05-2478	6/23/2005	12/31/2005	\$119,000	Commercial	ELECTRICAL PER PLANS & 20KW GENERATOR
05-2443	6/22/2005	12/31/2005	\$55,729	Commercial	ROUGH & TRIM OUT PLUMBING
05-0828	5/10/2005	12/31/2005	\$1,100,000	Commercial	REVISIONS TO ORIGINAL PLANS,TEMP.C.O.2ND FLOOR RUM BARREL REST
05-0728	4/14/2005	12/31/2005	\$1,500	Commercial	ERECT TEMP, CONSTRUCTION FENCE
04-2304	10/6/2004	5/28/2004	\$600,000	Commercial	TOTAL INT & EXT RENOVATION, ADD 2ND FLR
03-4096	12/9/2003	5/28/2004	\$1,100	Commercial	PLUMBING
02-2979	11/20/2002	11/24/2003	\$1,000	Commercial	INSTALL SECURITY SYSTEM
02-3028	11/12/2002	11/26/2002	\$1,000	Commercial	ELECTRIC
02-2996	11/1/2002	11/26/2002	\$500	Commercial	INTERIOR PAINTING
00-3593	10/27/2000	11/8/2000	\$12,000	Commercial	ROOFING
98-2470	8/27/2000	11/8/2000	\$37,500	Commercial	RENOVATE EXTERIOR
99-0724	11/12/1999	11/8/2000	\$1,000	Commercial	INSTALL ANSUL SYSTEM
99-0332	5/28/1999	11/8/2000	\$2,000	Commercial	ELECTRICAL/PLUMBING
99-1679	5/14/1999	11/8/2000	\$5,000	Commercial	REPAIRS
99-0332	4/9/1999	11/8/2000	\$2,000	Commercial	BUILD INTERIOR WALLS
99-0089	1/12/1999	11/8/2000	\$6,500	Commercial	RENOVATION
98-3542	11/10/1998	11/8/2000	\$1,800	Commercial	ELECTRICAL
98-2067	7/2/1998	12/31/1998	\$1,000	Commercial	INTERIOR PAINTING
96-1579	4/1/1996	8/1/1996	\$100		PAINTING
96-1820	4/1/1996	8/1/1996	\$1,500		MECHANICAL
A951394	4/1/1995	10/1/1995	\$1,600		WOOD SIGNS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[Trim Notice](#)

2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

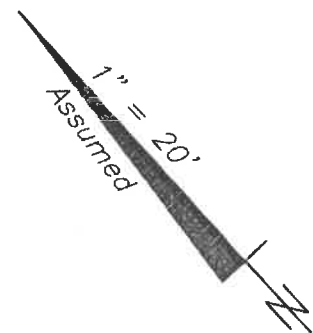
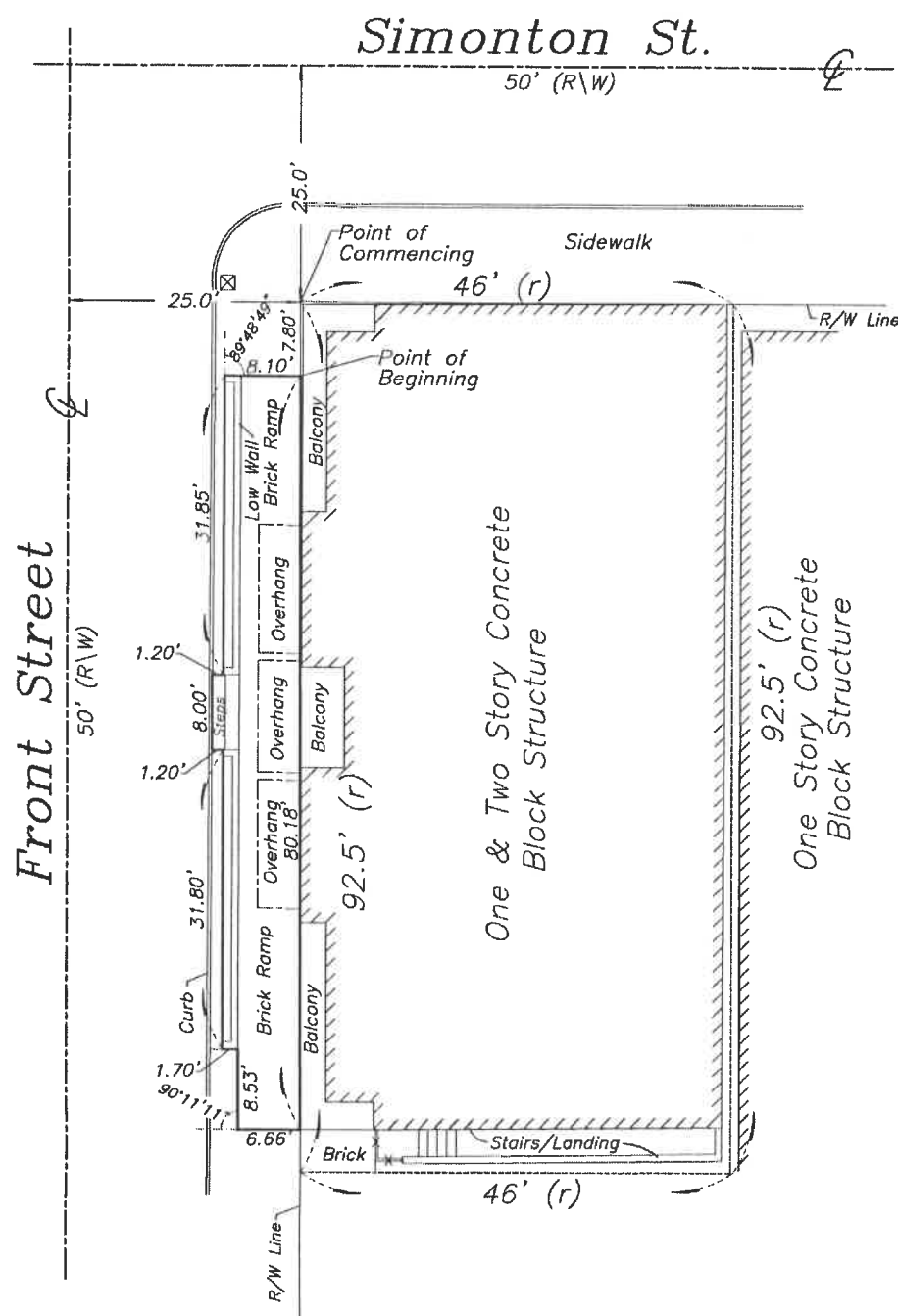
Last Data Upload: 8/28/2019, 5:51:26 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.2

Specific Purpose Survey

Specific Purpose Survey to illustrate a legal description of a portion of the right of way of Front Street, Island of Key West, adjacent to Lot 2, Square 6, prepared by the undersigned



LEGEND

R/W	Right of Way
CL	Centerline
(r)	Record

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 528 Front Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. The description contained herein and sketch do not represent a field boundary survey.
9. Adjoiners are not furnished.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of the Right-of-Way of Front Street adjacent to Lot 2, Square 6 according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Simonton Street with the Southeasterly right of way line of Front Street and run thence Southwesterly along the Southeasterly right of way line of the said Front Street for a distance of 7.80 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Front Street for a distance of 80.18 feet; thence Northwesterly and at right angles for a distance of 6.66 feet; thence Northeasterly with a deflection angle of 90°11'11" to the right for a distance of 8.53 feet; thence Northwesterly and at right angles for a distance of 1.70 feet; thence Northeasterly and at right angles for a distance of 31.80 feet; thence Northwesterly and at right angles for a distance of 1.20 feet; thence Northeasterly and at right angles for a distance of 8.00 feet; thence Southeasterly and at right angles for a distance of 1.20 feet; thence Northeasterly and at right angles for a distance of 31.85 feet; thence Southeasterly with a deflection angle of 89°48'49" to the right for a distance of 8.10 feet back to the Point of Beginning, containing 656 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: 528 Front Street Key West, Inc.; City of Key West;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 23, 2019

Revised November 18, 2019

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site visit/photos
January 21, 2020















Historic Property Record Card

MARTIN, HERBERT L & RUTH E.
3713 DUCK AVE.
CITY

8950

PC-11

KW

DT LOT 2

SQR 6

OR405-757-758 OR409-1032-1033 OR454-429

LAND COMPUTATIONS

QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	45x92.6	125	97		121.25	5460
Cor 10%	45x-	125		70	25.00	1120
	45x92.6	156.25	97		151.56	6820
					TOTAL	7940
						65.80

Card #1 31
REAL PROPERTY RECORD CARD

1000302
MONROE COUNTY, FLORIDA

VALUATION TOTALS		
1966	LAND	6580
	IMPROVEMENTS	9980
	TOTAL	16560
1974	LAND	6580
	IMPROVEMENTS	20063
	TOTAL	26643
1974	LAND	7940
	IMPROVEMENTS	20063
	TOTAL	28003
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

② Conc Pav 36x15
70/ 1/2 int. OR 454-429

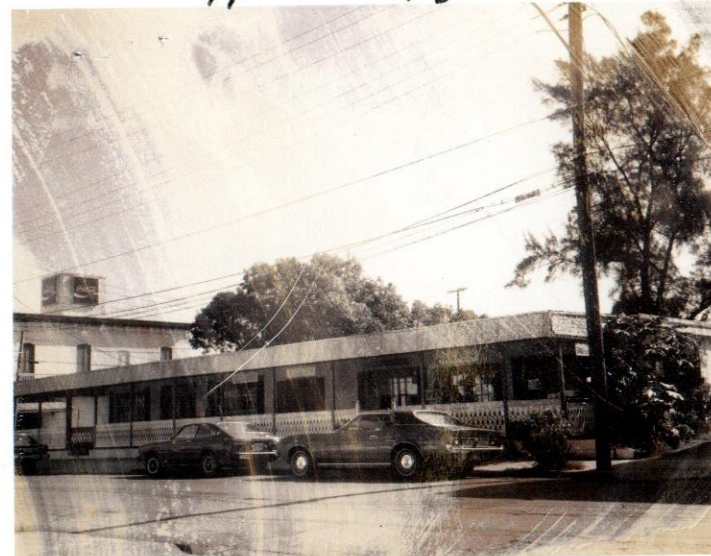


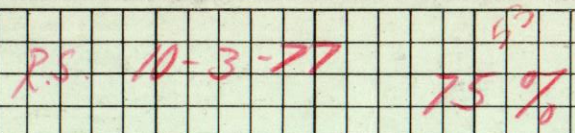
3-19-73

11-30-78

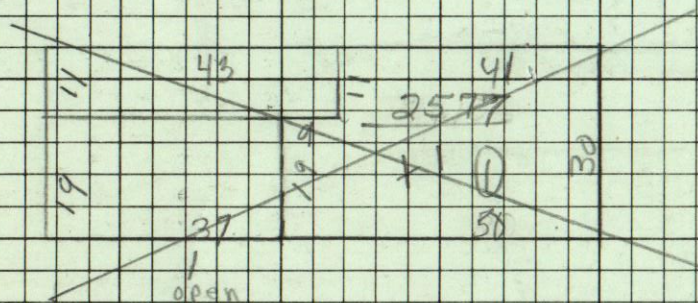


11-21-74





Redrawn below



11-30-78 30

Woo
over
pat

98%

87. mefodiazin

[illegible]

31

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
				TOTAL		

[illegible]

— NOTES —

PHOTO
IMP. #1

PHOTO
IMP. #2

PHOTO
IMP # 3

PHOTO
IMP # 4

MONROE COUNTY PROPERTY APPRAISAL CARD

FILE DATA

BLDG. APPRAISAL

Total Unit _____
 Unit Sq. Ft. Cost _____
 Adj. Sq. Ft. Cost _____
 Total No. Sq. Ft. _____
 Total Cost _____
 Porch, Etc. _____
 Utility, Etc. _____
 Extra Features _____
 Bldg. Value _____
 Depreciation _____
 Appraised _____
 Bldg. Value _____

BUILDING DATA

% Complete _____
 Jan. 1, 19 _____
 % Complete Now _____
 % Bldg. Value _____
 For 19 _____

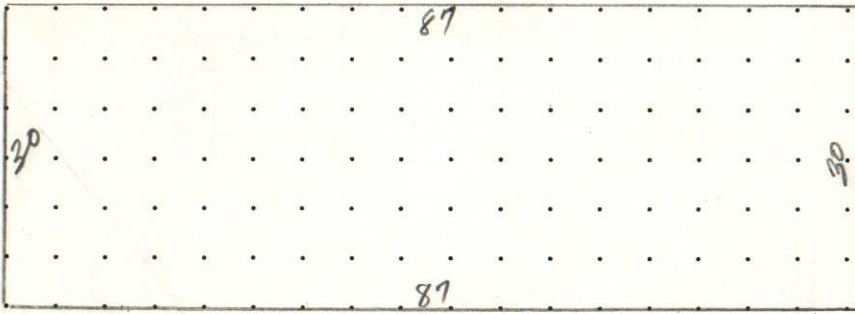
PROPERTY DATA

Year Assessed _____
 Permit No. _____
 Type of Prop. _____
 By _____
 Date Appraised _____

TYPE	A	B	ROOF TYPE	A	B	FLOORS	A	B	CLASSIFICATION	A	B
RES 1 STORY			FLAT			WOOD JOIST			EXCELLENT		
SPLIT LEVEL			HIP			CONCRETE JOIST			BETTER		
RES 2 STORY			GABLE			SUB FLOOR			GOOD		
DUPLEX			TRUSS (WD, STL)			SOFT WOOD			BASE		
MOTEL						HARD WOOD			FAIR		
WAREHOUSE			ROOF MATERIAL	A	B	CONCRETE			POOR		
STORE			ASBESTOS SHINGLE			TERRAZZO					
OFFICE			SLATE SHINGLE			SP TILE - MARBLE			TOTAL UNITS		
GAS STATION			WOOD SHINGLE			COMPOSITION					
GARAGE			METAL SHINGLE			W/W CARPETING			PORCH, FLA. RM		
GARAGE APT			CEMENT TILE						OPEN		
STORE APT			BARREL TILE						SEMI-ENCLOSED		
FACTORY			ROLL ROOF			PLUMBING	A	B	SCREEN		
			TAR & GRAVEL			GOOD, PLAIN			JALOUSY GLASS		
FOUNDATION	A	B	BERMUDA			GOOD, TILE			JALOUSY METAL		
CONC. FTG.			CONCRETE			PLAIN			ALUMINUM		
CONCRETE			SHT. METAL			POOR			CONCRETE		
CONCRETE BLK.						NO. BATHS			TILE-TERRAZZO		
PIERS			WINDOWS/DOORS	A	B	TUB & SHOWER			WOOD		
PILES			AWNING			SHOWER					
PILE & GR. BM.			WOOD SASH			SEPTIC SYSTEM			UTILITY, C. PORTE		
			JALOUSY GLASS			SEWER			MASONRY		
EXTERIOR	A	B	JALOUSY METAL						FRAME		
C.B. PLAIN			CASEMENT						EXP BEAM		
C.B. STUCCO			PLATE GLASS			KITCHEN CAB.	A	B	PLASTER (INT.)		
BRICK			SL GLASS DOORS			WALL L.F.			EXP. INT.		
REINF. CONC.						BASE L.F.			OPEN		
FRAME						FORMICA			CONCRETE		
FRAME STUCCO			INTERIOR	A	B	PLYWOOD					
BOARD & BATTEN			UNFINISHED			METAL			EXTRA FEATURES		
ASBESTOS SIDING			WOOD			BUILT-IN KIT			1/2 BATH		
BEVEL SIDING			RUBBED BLK						FULL BATH		
PLYWOOD SIDING			PLASTERED BLK						FIREPLACE		
CORR. METAL			PLASTER, FURRED			ELECTRIC	A	B	BUILT-INS		
			WALLBOARD			GOOD			AIR CONDITION.		
			DRYWALL			AVERAGE			HEATING		
INSULATION	A	B	WOOD CEILED			POOR			SWIMMING POOL		
ROOF			ACOUSTIC			NONE			PATIO		
WALLS			PLYWOOD						SEAWALL		
NONE			PANELING 1 2 3						DOCK		
									FENCE		
ROOM COUNT			A	B	GENERAL			A	B		
LIVING ROOM					HEIGHT IN FEET						
DINING ROOM					APARTMENTS						
KITCHEN					OFFICES						
BEDROOMS					MOTEL ROOMS						
BATH					STORES						
					FLOORS						
TOTAL					DATE BUILT						



L/D 80%



Sunbiz.org

**Division of Corporations, an
official State of Florida website**

**Electronic Articles of Incorporation
For**

P19000055425
FILED
July 03, 2019
Sec. Of State
tscott

528 FRONT STREET KEY WEST, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

528 FRONT STREET KEY WEST, INC.

Article II

The principal place of business address:

528 FRONT STREET
KEY WEST, FL. US 33040

The mailing address of the corporation is:

PO BOX 591
SHELTER ISLAND HEIGHTS, NY. US 11965

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

OROPEZA, STONES & CARDENAS, PLLC
221 SIMONTON STREET
KEY WEST, FL. 33040

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: GREGORY OROPEZA

P19000055425
FILED
July 03, 2019
Sec. Of State
tscott

Article VI

The name and address of the incorporator is:

JAMES OLINKIEWICZ
PO BOX 591

SHELTER ISLAND HEIGHTS, NY 11965

Electronic Signature of Incorporator: JAMES OLINKIEWICZ

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PVS
JAMES OLINKIEWICZ
PO BOX 591
SHELTER ISLAND HEIGHTS, NY. 11965

Article VIII

The effective date for this corporation shall be:

07/03/2019

**Development Review Committee
Comments from December 19, 2019**



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

UTILITY BOARD OF THE CITY OF KEY WEST

December 18, 2019

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

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF DECEMBER 19, 2019

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for December 19, 2019. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Revocable License - 818-826 Terry Lane
COMMENT: KEYS does not have an objection to this Revocable License request.

LOCATION: Easement - 528 Front Street
COMMENT: KEYS does not have an objection to this 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,

A handwritten signature in black ink, appearing to read "Matthew Alfonso", followed by the word "For" in a simple, sans-serif font.

Matthew Alfonso
Supervisor of Engineering
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: Scott Fraser <sfraser@cityofkeywest-fl.gov>
Sent: Tuesday, December 10, 2019 5:45 PM
To: Natalie Hill <nhill@cityofkeywest-fl.gov>
Subject: RE: December DRC Agenda

No floodplain comments.

Scott

Scott Fraser, CFM - Floodplain Administrator
T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood

From: Natalie Hill <nhill@cityofkeywest-fl.gov>
Sent: Tuesday, December 10, 2019 2:21 PM
To: Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Alfonso Matthew <Alfonso.Matthew@KeysEnergy.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Raj M. Ramsingh <rmramsingh@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio Hernandez <rhernandez@cityofkeywest-fl.gov>; Roy Bishop <rbishop@cityofkeywest-fl.gov>; Scott Fraser <sfraser@cityofkeywest-fl.gov>; Steve Torrence <storrence@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Timothy P. Staub <tstaub@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>; Amanda Brady <abrady@cityofkeywest-fl.gov>
Subject: December DRC Agenda

Good Afternoon DRC members,

Please see the attached agenda for this month's DRC meeting. Please supply me with any of your comments so that I may add them to the record.

<http://keywest.legistar.com/Calendar.aspx>

Thank you!

Respectfully,

Natalie L. Hill

Administrative Specialist
City of Key West
Planning Department at
Josephine Parker City Hall
1300 White Street
(305) 809-3764

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Wednesday, November 20, 2019 5:10 PM
To: Natalie Hill <nhill@cityofkeywest-fl.gov>
Cc: Angela Budde <abudde@cityofkeywest-fl.gov>
Subject: RE: November DRC Agenda - Proposed Ad-On

Urban Forester Comment regarding proposed add-on, Easement Simonton St: The easement must include a provision that the property owners must maintain the vegetation that is planted along that sidewalk/ramp area. That was all part of the original development building of that area (the City does not maintain it).

Sincerely,

Karen

From: Natalie Hill <nhill@cityofkeywest-fl.gov>
Sent: Wednesday, November 20, 2019 4:46 PM
To: Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Alfonso Matthew <Alfonso.Matthew@KeysEnergy.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Raj M. Ramsingh <rmramsingh@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio Hernandez <rhernandez@cityofkeywest-fl.gov>; Roy Bishop <rbishop@cityofkeywest-fl.gov>; Scott Fraser <sfraser@cityofkeywest-fl.gov>; Steve Torrence <storrence@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Timothy P. Staub <tstaub@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>; Amanda Brady <abrady@cityofkeywest-fl.gov>
Subject: November DRC Agenda - Proposed Ad-On

Good Afternoon/Evening DRC members,

Please see the attached agenda for tomorrow's DRC meeting. I have included the link below to review the requested add-on to the revised Agenda (1 Easement)

<http://keywest.legistar.com/Calendar.aspx>

Thank you!

Respectfully,
Natalie L. Hill
Administrative Specialist
City of Key West

Surrounding Properties

Mailing Labels

ASHFORD PIER HOUSE LP
14185 DALLAS PKWY
DALLAS, TX 75254

524 FRONT LLC
513 W BROAD ST
FALLS CHURCH, VA 22046

ASHFORD PIER HOUSE LP
14185 DALLAS PKWY
DALLAS, TX 75254

524 FRONT LLC
513 W BROAD ST
FALLS CHURCH, VA 22046

ASHFORD PIER HOUSE LP
14185 DALLAS PKWY
DALLAS, TX 75254

524 FRONT LLC
513 W BROAD ST
FALLS CHURCH, VA 22046

ASHFORD PIER HOUSE LP
14185 DALLAS PKWY
DALLAS, TX 75254

524 FRONT LLC
513 W BROAD ST
FALLS CHURCH, VA 22046

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040

528 FRONT STREET KEY WEST INC
528 FRONT ST
KEY WEST, FL 33040

528 FRONT STREET KEY WEST INC
528 FRONT ST
KEY WEST, FL 33040

528 FRONT STREET KEY WEST INC
528 FRONT ST
KEY WEST, FL 33040

528 FRONT STREET KEY WEST INC
528 FRONT ST
KEY WEST, FL 33040

50 foot radius from 528 Front Street.

