

APPLICATION



**FUTURE LAND USE MAP AND ZONING MAP
AMENDMENT APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Future Land Use Map and Zoning Map Amendment Application	\$ 8,103.38
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 8,544.64

All applications must be deemed complete and in compliance with the City code prior to the item being scheduled. The city commission, the planning board, the city manager or the owner of real property within the city or the agent of the owner may propose amendments to the zoning map. Applications for amendments to the Future Land Use Map may only be filed by the City Manager, City Commission, a City Commissioner, Planning Director or owner of property subject to the amendment.

Please note the timeframes for processing. With the exception of items pertaining directly to affordable housing, the City can only send Future Land Use Map amendments twice a year to the State Department of Community Affairs (DCA) for review. The City sends these amendments to the DCA in February and August of each year. Depending on the time an application is submitted to the City, a proposed Future Land Use Map amendment may be subject to processing in accordance with the twice year transmittal dates. Because of the submittal restrictions, an approved change to the Future Land Use and Official Zoning Maps may take as long as 18 months for an application without objections or appeal. Amendments to the Official Zoning Map may take upwards of nine (9) months to become effective without objections or appeal. Please see attached Comprehensive Plan Process sheet for Future Land Use Map amendment process.

PROPERTY OWNER NAME: Casa Marina Owner, LLC and BRE/FL Development Parcels L.L.C., both Delaware limited liability companies

Mailing Address: C/O Park Hotels & Resorts, 1775 Tysons Boulevard, 7th Floor, Tysons, VA 22102

Phone Number:(Home) _____ (Other) 571-302-5757

Email Address: nvu@pkhotelsandresorts.com

The application shall include a verified statement showing each and every individual person having a legal and/or equitable ownership interest in the property upon which the application for amendment is sought, except publicly held corporations, in which case the names and addresses of the corporate officers shall be sufficient.

* Applicant has enclosed a comprehensive statement related to this Application.

AGENT NAME/TITLE: Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street, Key West, Florida 33040

Phone Number: (Office/Fax) (305) 294-0252

Email Address: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

Note: Applicant must submit a notarized letter authorizing the agent to act on their behalf and stating the agent's name, address and phone number.

LEGAL DESCRIPTION OF PROPERTY:

Subdivision: PB1-69 Lot: 1-6; 1-10 Block: 7; 8

If in metes and bounds, attach warranty deed and legal description on separate sheet.

Real Estate Number(s): 00037160-000100; 00037230-000100

Has an Application Been Submitted for This Site Within The Past Two Years? If Yes, please provide the following information: Type of application, name of applicant and date of application:

Yes. An Affordable Rate BPAS Application was submitted for the 811 Seminole Avenue address and a Market Rate BPAS Application was submitted for the 715 Seminole Avenue address, submitted by Gregory Oropeza on November 1, 2022; a Right of Way Abandonment Application was submitted by Gregory Oropeza on February 24, 2023.

PROPERTY DESCRIPTION

1. Street Address of Property: 811 Seminole Avenue and 715 Seminole Avenue, Key West, FL 33040
2. Current Future Land Use Map Category: Historic Residential
3. Proposed Future Land Use Map Category: Historic Commercial
4. Current Land Use District Map Designation: Historic Medium Density Residential
5. Proposed Land Use District Map Designation: Historic Commercial Tourist
6. Size of Parcel (acres): 1.21 Acres

Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of residential units, or the gross floor area of the commercial development. (If the property contains structures, submit a site plan in addition to your verbal description).

Future Land Use Map Amendment. All Future Land Use Map amendments are evaluated based on the consistency with the City of Key West Comprehensive Plan and compatibility with Florida Administrative Code, Chapter 28-36, Principles for Guiding Development (Key West Area of

Critical State Concern). The Principles for Guiding Development are attached to this application. Please explain how Future Land Use Map Amendment Application your application meets these.

Rezoning. The purpose of a rezoning is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in the comprehensive plan, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in this division, the consistency of the proposed amendment with the provisions and intent of the comprehensive plan.

In evaluating proposed changes to the comprehensive plan future land use map, the city shall consider the following criteria:

- (1) *Consistency with plan.* Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
- (2) *Conformance with ordinances.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.
- (3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.
- (4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.
- (5) *Adequate public facilities.* Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.
- (6) *Natural environment.* Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.
- (7) *Economic effects.* Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.
- (8) *Orderly development.* Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.
- (9) *Public interest; enabling act.* Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of this subpart B and its enabling legislation.
- (10) *Other matters.* Other matters which the planning board and the city commission may deem appropriate.

Please provide an explanation of how your application satisfies these.

Submittal Requirements. The following information is required to be submitted with this completed application (**20 copies of each for a FLUM and Rezoning Application**,

15 copies of each for a Rezoning Application):

1. Property survey.
2. Include photographs of the subject parcel(s). Only original photos or color copies will be accepted. Aerial photos may not be used to meet this requirement but may be used for support information.
3. A copy of the zoning map, clearly marking the boundaries of the property being considered. The Planning Department will be able to assist you in obtaining a copy of the zoning map.
4. Attach proof of ownership (i.e., copy of deed or tax bill). Include a copy of the property record card from the property appraiser's office.
5. Justification as required by Section 90-554 of the City of Key West City Code.
The need and justification for the proposed change. The evaluation shall address but shall not be limited to the following issues:
 - a. *Comprehensive plan consistency.* Identifying impacts of the proposed change in the comprehensive plan future land use map on the overall purpose of the comprehensive plan and consistency with applicable policies within the comprehensive plan.
 - b. *Impact on surrounding properties and infrastructure.* The effect of the change, if any, on the particular property and all surrounding properties. Identify potential land use incompatibility and impacts on infrastructure.
 - c. *Avoidance of special treatment.* The proposed change shall not:
 1. Single out a small piece of land and confer special and privileged treatment not provided to abutting properties with similar characteristics and land use relationships; and
 2. Provide for land use activities which are not in the overall public interest but only for the benefit of the landowner.
 - d. *Undeveloped land with similar comprehensive plan future land use map designation.* The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete, and accurate. I certify that all information required, as listed on Attachment A has been provided.

JLO

4.13.2023

Signature of Applicant or Agent

Date

STATE OF FLORIDA NOTARY PUBLIC

The foregoing signature was acknowledged before me this 13th day of April, 2023

by Gregory Orfesa, who is personally known to me
_____ or has produced _____

_____ as identification.

[Signature]
Notary Public Signature

Seal:



My Commission Expires _____

**City of Key Area of Critical State Concern - Principles for Guiding Development.
Florida Administrative Code, Annotated, Chapter 28-36.003.**

(1) Objectives to Be Achieved.

- (a) Strengthen local government capabilities for managing land use and development;
- (b) Protection of tidal mangroves and associated shoreline and marine resources and wildlife;
- (c) Minimize the adverse impacts of development of the quality of water in and around the City of Key West and throughout the Florida Keys;
- (d) Protection of scenic resources of the City of Key West and promotion of the management of unique, tropical vegetation;
- (e) Protection of the historical heritage of Key West and the Key West Historical Preservation District;
- (f) Protection of the value, efficiency, cost-effectiveness and amortized life of existing and proposed major public investments, including:
 - 1. The Florida Keys Aqueduct and water supply facilities,
 - 2. Sewage collection and disposal facilities,
 - 3. Solid waste collection and disposal facilities,
 - 4. Key West Naval Air Station,
 - 5. The maintenance and expansion of transportation facilities, and
 - 6. Other utilities, as appropriate;
- (g) Minimize the adverse impacts of proposed public investments on the natural and environmental resources of the City of Key West; and
- (h) Protection of the public health, safety, welfare and economy of the City of Key West, and the maintenance of Key West as a unique Florida resource.

(2) Elements Requiring Regulation.

(a) Planning and Administration.

- 1. The City of Key West shall modify the Comprehensive Plan which guides development within its boundaries to be consistent with these principles. The Comprehensive Plan shall be implemented through development regulations, including zoning ordinances and maps, which are kept current and made available for reasonable public distribution and

inspection. Development orders shall be issued only in conformance with the policies and standards of the Comprehensive Plan, development regulations and maps.

2. The City of Key West shall prepare and implement Capital Improvement Plans based on viable funding sources to provide adequate infrastructure for existing and future development.
3. Issuance of development orders shall be coordinated with and contingent upon provisions contained within the Capital Improvement Plan. Development shall not be approved which is inconsistent with or exceeds the services specified in the Plan.
4. Special planning and zoning districts shall be created for:
 - a. Environmentally sensitive areas including, without limitation, mangrove communities. Such areas shall be zoned with a maximum use density of one dwelling unit per acre. Site alteration in these areas shall be limited to 10% of the total site size. Density credit should be considered by local governments as an incentive for the preservation of environmentally sensitive areas.
 - b. Noise and hazard zones of the Key West Naval Air Station as delineated by the U. S. Navy Office of the Chief of Naval Operations. Development within such zones should be limited to that compatible with air operations. Implementation of this section should be closely coordinated with the Office of the Chief of Naval Operations. Similar districts should be created around civilian airfields in cooperation with the Florida Department of Transportation and the Federal Aviation Administration. Codes for airfield districts should clearly specify height limits for structures and other appropriate restrictions on development necessary to protect air operations and public health and safety.
5. A community impact statement shall be designed to enable local governmental officials to determine the proposed development's favorable or unfavorable impact on the environment, natural resources, economy and the potential of the project to meet local or regional housing needs. The statement shall also require information relative to the project's potential impact on public facilities, including without limitation, water, sewer, solid waste disposal and transportation facilities. A community impact assessment statement shall be submitted and approved prior to the issuance of development orders or site plan approval for the following developments:
 - a. Any development which includes building(s) in excess of 45 feet in height;
 - b. Any intensive land uses including: residential uses of 10 or more dwelling units per acre or 50 or more total dwelling units; and
 - c. Intensive business, commercial, or industrial uses.
6. Developments shall be encouraged in the Comprehensive Plan and development regulations to use clustering and other design techniques which would reduce public

facilities costs, produce energy savings, and improve the scenic quality of the development. In addition, they shall conform to appropriate setback and open space requirements, stringent landscaping and land use compatibility requirements. Building and siting requirements shall reduce hurricane and fire damage potential and control access to City thoroughfares.

7. An evacuation plan consistent with regional and County plans shall be prepared and adopted which provides an opportunity for residents and visitors to evacuate to a place of safety during a natural disaster.

(b) Site Alteration Regulations.

Site alteration and landscaping regulations shall provide for:

1. A land clearing permit of limited duration issued upon approval of a site plan which includes a natural vegetation map, excepting minimal clearing required for survey.
2. Limitation of the size and species of trees allowed to be removed in clearing, including reasonable exceptions for structure sites and public safety. The ordinance shall provide protection for native tropical vegetation and tree species characteristic of West Indian tropical hardwood hammocks.
3. Revegetation and landscaping of cleared sites after construction.

(c) Waste Control and Water Quality Protection.

1. The City of Key West, in cooperation with the Monroe County Waste Collection and Disposal District, shall establish criteria and regulations for the methods and location of the disposal of all solid waste and waste-water effluents and residuals.
2. Site alteration and subdivision regulations shall provide for:
 - a. Retention of runoff or discharge of such runoff into adequately sized natural vegetative filtration areas in a manner approximating the natural runoff regime.
 - b. Permanent drainage systems which make maximum use of natural drainage patterns, vegetative retention and filtration.
 - c. Maintenance of habitat for wildlife species, prevent the introduction of noxious vegetation, and minimize the alteration of transitional wetlands.

(d) Protection of Public Facilities and Investments.

1. The City of Key West, in cooperation with the Florida Keys Aqueduct Authority, shall amend all applicable plumbing codes to provide for the mandatory installation of water conserving fixtures in all new development and redevelopment.

2. Business, commercial and industrial development shall provide off street parking and limited controlled access points to City thoroughfares.
3. Existing and future waste treatment and disposal sites shall be protected from encroachment by land uses which would endanger their functions or existence.

(e) Historical Resource Protection.

1. A management and enforcement plan and ordinance shall be adopted by the City of Key West providing that designs and uses of development reconstruction within the Key West Historical Preservation District shall be compatible with the existing unique architectural styles and shall protect the historical values of the District.
2. The City of Key West shall maintain an architectural review board established pursuant to Section 266.207(2), Florida Statutes. Furthermore, the architectural review board shall receive notice of all applications for development within the City of Key West and participate in hearings as appropriate.



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | KAI A. MURPHY

Greg@oropezastonescardenas.com.
Telephone: (305) 294-0252
E-mail: Greg@oropezastonescardenas.com

VIA HAND DELIVERY

Original Submittal Date - March 8, 2023
Revised – May 9, 2023
Revised – October 2, 2023

Katie Halloran, Director of Planning
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: CASA MARINA OWNER, LLC and BRE/FL Development Parcels L.L.C.–
Proposed Land Use District Zoning Map Amendment:

Dear Ms. Halloran:

Please allow this correspondence to serve as an application (“Application”), submitted on behalf of CASA MARINA OWNER, LLC, a Delaware limited liability company, and BRE/FL DEVELOPMENT PARCELS, L.L.C., a Delaware limited liability company (both of which are owned by Casa Marina Equity Holdings LLC and collectively referred to herein as “Applicant”), for a text amendment to the existing Land Development Regulations and the Official Zoning Map from Historic Medium Density Residential (HMDR) to Historic Commercial Tourist (HCT). This Application pertains to the parcels of real property located at 715 Seminole Ave, Key West, Florida 33040, having Monroe County Parcel ID Number 00037160-000100 (the “East Parcel”), and 811 Seminole Ave, Key West, Florida 33040, having Monroe County Parcel ID Number 00037230-000100 (the “West Parcel”) (the East Parcel and the West Parcel collectively, the “Properties”). Enclosed herewith please find information, data, and an analysis in support of the requested Amendment. Additionally, a corresponding application to amend the Future Land Use Map (“FLUM”) has been filed simultaneously herewith, seeking to change the current FLUM on the Properties from Historic Residential (HR) to Historic Commercial (HC).

Approval of the Application will enable the Properties to be redeveloped to include transient accommodations associated with the neighboring hotel, which transient units will be developed at the same time as, and provide financial viability for, much needed newly developed deed restricted affordable housing dwelling units to be developed at the same time. The affordable housing aspect of the project would provide approximately eighty-eight (88) total beds of affordable housing in the downtown area. It would allow for a reduction in the total number of cars in the downtown area while offering new affordable workforce housing walking distance to

employment centers. As this Application involves the construction of affordable housing, includes an area of less than 50 acres, and is for a text amendment that relates directly to a companion FLUM amendment which application is being submitted concurrently with this text amendment application, the Application can be processed through the small-scale comprehensive plan amendment process set out in Florida Statutes (2021) Section 163.3187.

Please find enclosed a check of \$8,544.64 for the Application and advertising/noticing fee and the fire review fee.

CURRENT EAST PARCEL BACKGROUND INFORMATION

Location: 811 Seminole Ave, Key West, Florida 33040

Real Estate (RE) Number: 00037160-000100

Property Owner/Applicant: CASA MARINA OWNER, LLC, a Delaware limited liability company

Agent: Oropeza, Stones & Cardenas, PLLC

Total Property Area: 2.05 acres

Land Use District: Historic Medium Density Residential

Proposed Land Use District: Historic Commercial Tourist

Future Land Use Map (FLUM) Designation: Historic Residential

Proposed Future Land Use Map Designation: FLUM Designation: Historic Commercial

Flood Zone: AE8, AE6, X

Existing Uses: Workforce Residential and Hotel amenities, including office, parking, spa and gym amenities.

Community Character of Immediate Vicinity: Residential, Hotel, Restaurant

EAST PARCEL:



Existing LUD:

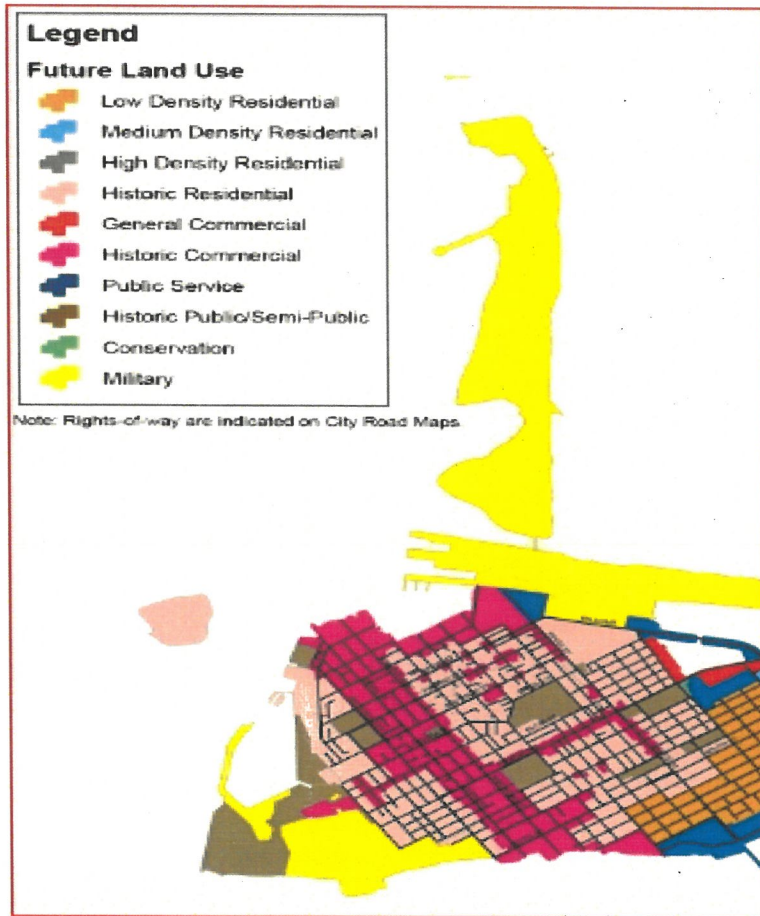
(2 of 5)

Zoning | Setbacks | Site Data

Zoning	Historic Medium Density Residential
Zoning ID	HMDR
Front Setback	10-feet
Side Setback	5-feet
Street Side Setback	7.5-feet
Rear Setback	15-feet
Building Coverage	40%
Impervious Surface	60%
Open Space	35%

Zoom to

EXISTING FUTURE LAND USE MAPS:



CURRENT WEST PARCEL BACKGROUND INFORMATION

Location: 715 Seminole Ave, Key West, Florida 33040

Real Estate (RE) Number: 00037230-000100

Property Owner/Applicant: BRE/FL Development Parcels L.L.C., a Delaware limited liability company

Agent: Oropeza, Stones & Cardenas, PLLC

Total Property Area: 1.21 acres

Land Use District: Historic Medium Density Residential

Proposed Land Use District: Historic Commercial Tourist

Future Land Use Map (FLUM) Designation: Historic Residential

Proposed Future Land Use Map Designation: FLUM Designation: Historic Commercial

Flood Zone: VE and AE

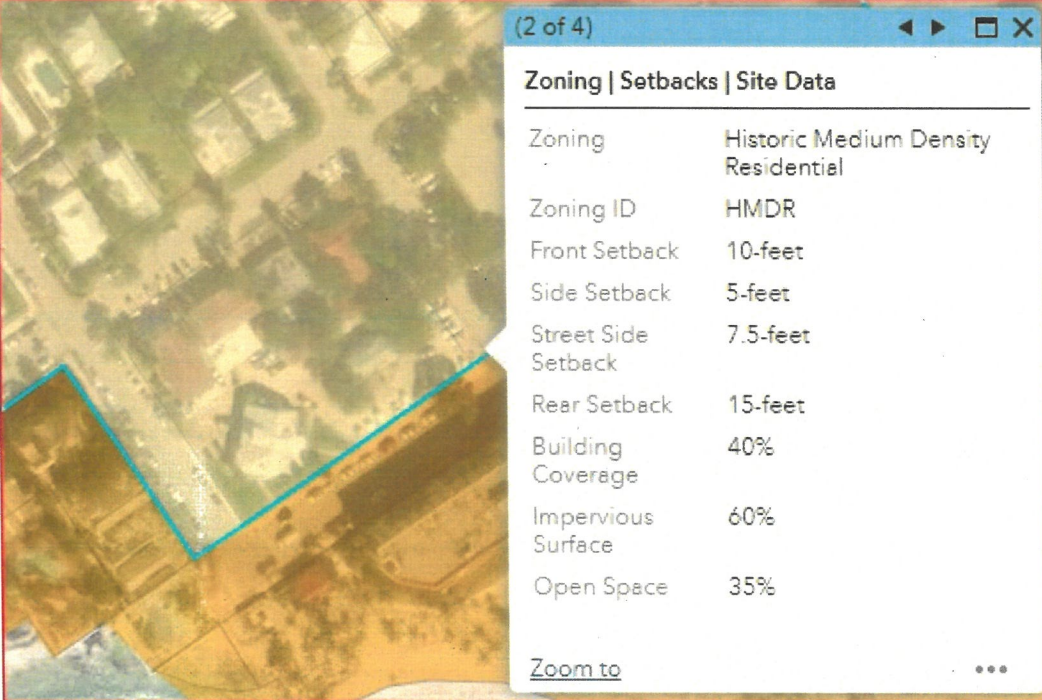
Existing Uses: Market Rate Residential, Hotel amenities, including office space and parking

Community Character of Immediate Vicinity: Residential, Hotel and Restaurant

WEST PARCEL:



Existing LUD:



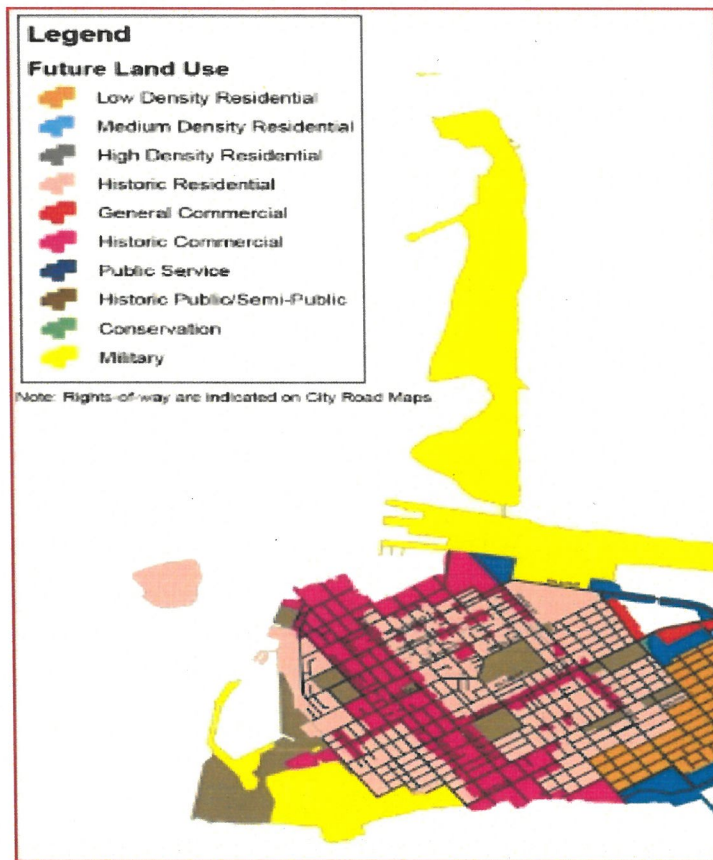
(2 of 4) ◀ ▶ □ ×

Zoning | Setbacks | Site Data

Zoning	Historic Medium Density Residential
Zoning ID	HMDR
Front Setback	10-feet
Side Setback	5-feet
Street Side Setback	7.5-feet
Rear Setback	15-feet
Building Coverage	40%
Impervious Surface	60%
Open Space	35%

[Zoom to](#) ...

EXISTING FUTURE LAND USE MAPS:



I. AMENDMENT BACKGROUND:

a. Overview

This Application seeks to amend the Properties' land use designation from Historic Medium Density Residential to Historic Commercial Tourist and create a site-specific subarea policy to allow the conversion of lawfully established existing market rate dwelling units to transient units which in turn will allow the financial feasibility to development new workforce housing. The conversion from market rate to transient units will provide the financial incentive and ability to simultaneously develop new affordable workforce housing units at affordability levels (median income) lower than would be feasible without the market rate to transient conversion. The proposed zoning district of HCT is harmonious to the existing parcels both to the west and south which are already HCT and as such this is not an exercise in spot zoning.

The proposed Amendment will enable the Applicant to redevelop the Properties with up to eighty-eight (88) beds of much needed deed restricted affordable housing.

Surrounding Zoning Districts and Related Land Uses:

Direction	Official Zoning Map Designation	Property Uses
North	HMDR	Residential
South	HCT	Hotel/transient
East	HMDR	Residential
West	HCT	Hotel/transient

b. Proposed Map Amendment:

The Applicant is requesting an amendment to the Land Development Regulations and the City's Official Zoning Map for the subject Properties. The current zoning of the Properties is the Historic Medium Density Residential (HMDR). The proposed zoning for the Properties is the Historic Commercial Tourist (HCT).

The request entails an amendment to the Properties' official zoning map designation and the creation of a site-specific subarea policy similar to Policy 1-1.1.17 in blue below.

Additions are set forth below in [Blue](#).

Sec. 122-897. - Uses permitted.

Uses permitted in the historic commercial tourist district (HCT) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with six or less residents as provided in section 122-1246.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low intensity less than or equal to 5,000 square feet.
- (7) Hotels, motels, and transient lodging.
- (8) Parking lots and facilities.

(Ord. No. 97-10, § 1(2-5.5.5(B)), 7-3-1997)

Sec. 122-898. - Conditional uses.

Conditional uses in the historic commercial tourist district (HCT) are as follows:

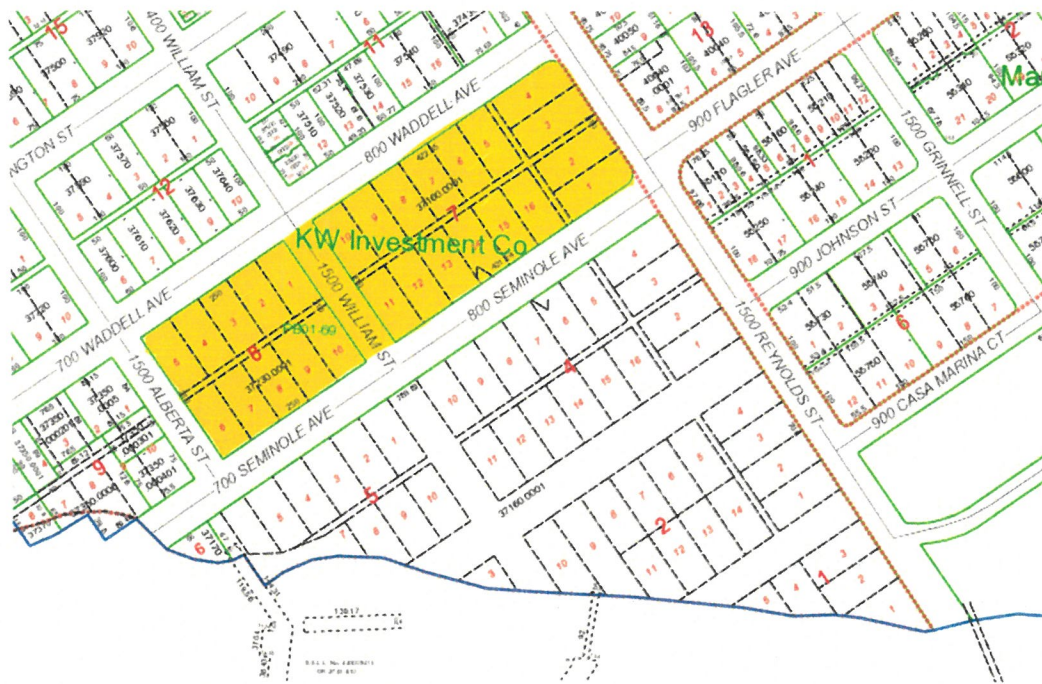
- (1) Group homes with seven to 14 residents as provided in section 122-1246.
- (2) Community centers, clubs and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.

- (8) Public and private utilities.
- (9) Bars and lounges accessory to and located within a motel, hotel or other transient facility having at least 20 units.
- (10) Commercial retail low and medium intensity greater than 5,000 square feet.
- (11) Restaurants, excluding drive-through.
- (12) Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).

(Ord. No. 97-10, § 1(2-5.5.5(C)), 7-3-1997)

Policy 1-1.1.17: - Casa Marina Affordable Workforce Housing Subarea.

1. Purpose: To provide the ability and financial incentives for the development of affordable workforce housing in the Casa Marina neighborhood.
2. Boundary: Lots 1-16 of Block 7 and Lots 1-10 of Block 8 of Plat of Key West Investment Company's Subdivision, inclusive of proposed vacated right of ways within Blocks 7 and 8.
3. Applicability: The property subject to this Policy shall be subject to all regulations applicable to the Historic Commercial Future Land Use District and the Historic Commercial Tourist Zoning District, as well as the provisions set forth in this Policy. Where conflicts arise, the specific provisions of this Policy shall supersede the general criteria applicable to the underlying Future Land Use District and/or Zoning District
4. Unit Conversion: Concurrently with the development of new and redevelopment of existing affordable workforce units within the Subarea, the existing or proposed units being developed as market rate units in the Subarea may be converted to or redeveloped as transient residential units on a 1-for-1 basis, with transient rental business tax receipts for every unit of affordable workforce housing that is developed (or redeveloped) on the Properties.
5. Any workforce affordable units developed (or redeveloped) pursuant to this section shall be deed restricted in perpetuity at 80% of City of Key West Area Median Income (as published from time to time by the City of Key West) for purposes of determining eligibility of households or persons as well as the maximum monthly rent for each workforce affordable unit. For-clarity, unrelated adults do not constitute members of the same household and qualify individually as separate households when determining eligibility, provided that the total monthly rent from all households within a workforce affordable unit does not exceed the associated rent limits established by the City for the 80% AMI level.
6. Incompatible uses such as food and beverage outlets, recreational rental vehicles and additional transient rentals other than transient rentals permitted pursuant to item 1-1.1.17.4 above are prohibited.
7. Density shall be limited to 16 units per acre.



II. DATA AND ANALYSIS

a. Housing Crisis

As the City of Key West is well aware, there is a severe shortage of affordable/workforce housing on the Island of Key West. This shortage has led to significant understaffing of local businesses, the output of extensive resources by the City of Key West in an attempt to alleviate the housing shortage, and supply versus demand implications. These issues are exacerbated by the limitations afforded by the Island itself, including the limited land available for development, height and density zoning restrictions and regulations, and the continuous increases in cost of living in Key West. Moreover, Key West is the most populous city within Monroe County, and one of the largest employment centers in the County.

As the most populous city in Monroe County, Florida, and one of the largest hubs for tourism within the County, the need for affordable workforce housing in Key West is imperative. Additionally, it should be noted that the above proposed Land Use Text Amendment furthers the “Key West Forward” initiative of the City of Key West’s Strategic Plan for the years 2021-2024 (“the Strategic Plan”). The Strategic Plan was developed in 2021 to address issues in the community, including the lack of adequate affordable housing, and was based in part on a survey of community members, of which 3,776 community members participated. Those members identified affordable housing as the number one major issue of concern and supporting data shows that the cost of living and affordable housing are the main reasons that approximately 42% of respondents feel unsure about their future in Key West. The Strategic Plan states that “Key West

is a prime example of a city with an affordable housing and concurrent labor crisis. Approximately 50% of residences are second and third homes creating a shortage of workforce housing. Unfortunately, what has become clear over the years is that many workers can't afford to live in Paradise. Between March 2020 and May 2021, Key West lost almost 2,000 members of the workforce, bringing the labor crisis to unprecedented heights.”

Unfortunately, as the population in Monroe County and Key West have increased, the number of housing units available has decreased, or otherwise grown at staggeringly disproportionate rates. According to the American Community Survey (ACS) conducted by the US Census Bureau, within Monroe County there were 53,813 housing units in 2008, and only 53,892 housing units in 2019, an insignificant increase compared to the 13.39% increase in population in the County in the same timeframe. The ACS also estimates that in Key West there were approximately 13,971 housing units in 2010, and only 13,748 housing units in 2020 (a decrease of approximately 1.6%), while the population in Key West rose by 7.28% in the same time period. This has created an increased demand for housing but a decreased supply of housing, raising the average cost of housing in general throughout the County, but more significantly in Key West. According to the ACS, the median gross rent in Monroe County in 2010 was \$1,338 and increased by 18.54% to a median gross rent of \$1,586 in 2020. Comparatively, the median gross rent in Key West in 2010 was \$1,427 and increased by 29.98% to a median gross rent of \$1,812 in 2020.

These high housing costs place a large burden on the community’s workforce. The HUD and Florida Department of Economic Opportunity consider a household to be “cost-burdened” if the household pays more than 30% of its income on housing. In 2009, 37% of Monroe County households paid more than 30% of their income for housing. Renters in Monroe County were especially burdened, with 41.9% of them paying more than 30% of their household income on housing. In Key West, the percentage of renter-occupied households paying 30% or more of their household income on rent in 2010 was 68.1% and decreased slightly to 64% in 2020. These statistics alone are troubling, but what is especially concerning is that for both of the analyzed time periods, the majority of renters surveyed have been paying 35% or more of their household income on rent. For reference, the results from the ACS showing these cost-burdened renter households is provided below:

ACS 5-Year Estimates for Key West, FL				
Gross Rent as a Percentage of Household Income	Year 2010		Year 2020	
	Estimate	Percent	Estimate	Percent
Occupied Units Paying Rent	4,890		6,072	
Less than 15%	170	3.5%	274	4.5%
15% to 19.9%	401	8.2%	391	6.4%
20% to 24.9%	410	8.4%	526	8.7%
25% to 29.9%	578	11.8%	999	16.5%
30% to 34.9%	871	17.8%	720	11.9%

35% or more	2,460	68.1%	3,162	64.00%
-------------	-------	-------	-------	--------

Unfortunately, despite initiatives implemented by the City of Key West, these numbers have not improved over the last decade. Additionally, the ACS shows even more troubling estimates of cost-burdened households in Monroe County, estimating that in 2020, 56% of renter-occupied housing units paid 30% or more of their household income on housing, and 32.5% of owner-occupied housing units paid 30% or more of their household income on housing. The breakdown of these figures by household income is provided below:

2020 ACS Estimates		
Household Income	Percentage of households paying more than 30% of household income on <u>owner-occupied housing units</u>	Percentage of households paying more than 30% of household income on <u>renter-occupied housing units</u>
Less than \$20,000	6.8%	10.5%
\$20,000-\$34,999	4.0%	14.1%
\$35,000-\$49,999	5.7%	10.1%
\$50,000-\$74,999	6.2%	11.4%
\$75,000 or more	9.8%	09.9%
Totals	32.5%	56%

Throughout the State, Monroe County currently ranks as the county with the most cost-burdened households (along with Miami-Dade County). The City’s Comprehensive Plan encourages innovative approaches to alleviate the lack of affordable housing, such as the amendment proposed here, which furthers Goal 3-1 of the Plan. Goal 3-1 of the City’s Comprehensive Plan directs/encourages City officials to: “Allocate land area for accommodating a supply of housing responsive to the diverse housing needs of the existing and projected future population and served by adequate public facilities; assist the private sector in: providing affordable quality housing in neighborhoods protected from incompatible uses; promote best practices of land use planning, urban design, and landscaping.”

Recognizing the need for private development of affordable workforce housing, the Florida legislature has mandated in the Live Local Act, that “State and local government shall provide incentives to encourage private sector to be the primary delivery vehicle for the development of affordable housing.” The Live Local Act through F.S. 420.0003 requires state and local governments to consider and implement innovative solutions including “project features that maximize efficiency in land and resource use, such as high density, high rise and mixed use.” By allowing the conversion of market rate to transient units on the Properties, the above proposed Land Use Text Amendment will provide the financial feasibility to facilitate the Properties’ concurrent redevelopment to include twenty-five brand new workforce housing units which will result in approximately eighty-eight (88) workforce housing beds, a number which is certain to aid in the City’s goal of providing affordable workforce housing for the residents of Key West. Additionally, the proposed plan allows for these units to be built in the downtown Key West area

in close proximity to existing employment centers, which is an area in which lower income workers typically seek housing due to its proximity to their places of employment in the downtown area and the ability to commute via bicycles, walking, or the bus system. Therefore, both the City and the County will see a decrease in traffic congestion as a large number of employees will no longer require the use of a vehicle to get to work.

b. Unit Conversion

There is precedent for unit conversion from market rate residential units to transient residential units requested herein. A similar conversion has been approved for adoption by the Florida Department of Economic Opportunity (“DEO”) in the Florida Keys before. In 2012, the City of Marathon amended their comprehensive plan to allow the city to convert up to 100 market rate residential units to transient residential units. At the request of the City of Marathon’s Mayor, the Governor’s Administration Commission overseeing the Area of Critical State Concern approved the conversion of up to 100 units. The City of Marathon then adopted Comprehensive Plan Policy 1-3.2.6 and amended Section 107.02 of their Land Development Regulations, which are still in effect today, allowing the conversion to transient units. The DEO did not object to the comprehensive plan amendment allowing the conversion.

III. CRITERIA FOR APPROVAL – COMPLIANCE WITH SECTION 90-521 OF LAND DEVELOPMENT REGULATIONS

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

GOAL 1-1: - ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES INCORPORATE BEST MANAGEMENT PRACTICES AND PRINCIPLES OF RESOURCE CONSERVATION; ENHANCE COMMUNITY APPEARANCES; PROMOTE ORDERLY LAND USE TRANSITION, AND; MINIMIZE THREATS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE CAUSED BY INCOMPATIBLE LAND USES, ENVIRONMENTAL DEGRADATION, HAZARDS AND NUISANCES.

- The proposed amendment is consistent with this goal because it would pave the way for affordable workforce housing in a compatible area near many employment, shopping, and entertainment opportunities. The Subarea is within an area where older affordable workforce housing currently exists and is compatible with surrounding land uses and should be a priority for the City. The proposed amendment would provide much needed workforce housing to the two primary employment hotels in the area, the Casa Marina and Reach hotels.
- The proposed amendment is also consistent with this goal because the newly developed transient units and newly developed/redeveloped workforce units would enhance the appearance of the local community with architecture in the local

vernacular. Abandoned buildings and unsightly lots would be replaced by attractive structures more in keeping with existing structures on neighboring lots.

OBJECTIVE 1-1.4: - PUBLIC FACILITIES, INFRASTRUCTURE AND PUBLIC SERVICES.

The City shall ensure that needed public services and facilities are developed concurrent with new development through the implementation of the concurrency management system.

- Any future development proposed on the Properties will be subject to applicable development review applications, permitting and review.

Policy 1-1.4.5: - Provision of On-Site and Off-Site Improvements.

Prior to receiving a development permit, plans for all new development shall be evaluated by the City. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Regulations and Ordinances, as exists or as may hereinafter be amended.

Supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), as required by ordinance, shall be agreed to by the applicant prior to City approval of a development petition and facilities shall be constructed as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to ensure that the City of Key West does not assume unanticipated fiscal liabilities for supportive facilities and services.

- The proposal would not affect development conditions imposed by the City. The Applicant will comply with all on-site and off-site conditions as required by the Code as part of the major development approval process.

Policy 1-1.11.4: - Managing Stormwater Run-off.

The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management which shall include stormwater harvesting goals.

- Any new development in the Subarea would comply with updated and current drainage standards to limit storm water runoff. The Properties currently have no managed stormwater plan and the redevelopment of the Properties would bring stormwater management up to current code.

OBJECTIVE 1-1.12: - CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT, CLIMATE ADAPTATION, AND ENERGY CONSERVATION CONCEPTS.

The City of Key West shall maintain Land Development Regulations which incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan. The City of Key West shall adopt Land Development Regulations which incorporate concepts for managing land, water, and the built environment which are responsive to climate change issues including but not limited to sea level rise and increased frequency of intense rainfall events.

- New development will comply with applicable FEMA regulations requiring raising the structure or floodproofing, making the new development more resilient to storms and climate change. Any new development will comply with concepts in the Land Development Regulations regarding managing water, energy, and landscaping.

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

The proposed amendment is in conformance with all applicable requirements of the Code of Ordinances.

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

There are several changed conditions from the effective date of the existing regulations that support the proposal. There is a perfect storm of conditions, detailed in Section II above, that have led to a smaller supply of permanent housing and affordable workforce housing especially. The free market for housing has not led to sufficient affordable workforce housing to support the workers that want to live in Key West. The price of real property and construction costs have also increased significantly. The true costs, including hard cost and opportunity cost, of building workforce housing is much higher now than as of the date of the existing regulations. The limited market rate to transient unit conversion proposed will offset costs and incentivize the development of more deed restricted affordable workforce housing at lower income levels than what would be possible without the incentives provided by conversion of the market rate housing units into transient units.

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

The proposal will not result in incompatible land uses. The Subarea and all surrounding areas are all residential and hotel uses, including ancillary hotel uses such as office, spa, fitness already. These uses will be continued on the two lots.

Allowed uses within the HDMR zoning district are listed in Code Section 122-597. The following table summarizes the differences in allowed uses between the current HDMR and the proposed HCT Zoning Districts. P = Permitted; C = Conditional Use.

	Existing HMDR	Proposed HCT
Residential Uses		
Single- family and two-family residential dwellings	P	P
Multi-family residential dwellings	P	P
Group homes with six or less residents	P	P
Places of worship	C	P
Business and professional offices		P
Commercial retail low intensity less than or equal to 5,000 square feet		P
Hotels, motels, and transient lodging		P
Parking lots and facilities	C	P
Group homes with 7 to 14 residents	C	C
Community centers, clubs and lodges		C
Educational institutions and day cares	C	C
Nursing homes, rest homes and convalescent homes	C	C
Parks and recreation, active and passive	C	C
Protective services	C	C
Public and private utilities	C	C
Bars and lounges accessory to and located within a motel, hotel or other transient facility having at least 20 units		C
Commercial retail low and medium intensity greater than 5,000 square feet		C
Restaurants, excluding drive-through		C

Small recreational power-driven equipment rentals		C
Cultural and civic activities		C

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

The proposal would not result in demands on public facilities and services beyond those existing. Any development proposed would be in compliance with the Land Development Regulations. In fact, there would be a reduced reliance on transportation as a large number of workers would have affordable housing within walking distance of their place of employment.

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

The proposal would not result in adverse impacts to the natural environment. The proposal would provide an environmental benefit as the Properties are across the street from a natural shoreline and therefore nearshore water quality would benefit from the onsite stormwater improvements with a decrease in runoff into the nearshore waters.

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

The proposal would significantly improve the general welfare of the surrounding employment areas and residents of the City of Key West in general. As explained in Section II above, the supply of affordable workforce housing is the top concern for Key West and Monroe County residents. The proposal and the development incentivized by the proposal, together with other similar projects, will significantly improve the supply and price points for housing in Key West. The proposal would provide the financial means to enable the redevelopment of three deteriorating structures consisting of two contributing structures and a third historic structure, while bringing the Properties to current code as to onsite improvements. The addition of new transient units will provide additional tax revenue which in part is directed to the Monroe County Comprehensive Land Authority through the Tourist Development Council for development and acquisition of affordable housing.

The development and redevelopment in the local architectural vernacular on the Properties would add value to the surrounding neighborhood when compared to the current condition of the land and improvements on the Properties.

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

The proposal would result in orderly and compatible land use pattern and no negative effects are anticipated. The lots are adjacent to both residential and hotel uses, and would be used as such, with both the multi-family and the hotel uses reflecting a residential style to be architecturally consistent with the neighborhood.

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

The proposal would promote the public interest and would be in harmony with the purpose and interest of the land development regulations and the enabling legislation.

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

The main result of the proposed zoning map amendment and the related FLUM amendment would be to accommodate the need for new and revitalized affordable workforce housing within the current HMDR district through private financial incentive, which would allow for a reduction in the City's overall need for workforce housing as well as reduce the traffic within the City and lower portion of the County given the Properties' proximity to amenities including restaurants, employment, shopping and activities. Applicant is willing and would diligently work with the planning board and the city commission on any concerns they have with the proposal.

IV. CONSISTENCY WITH APPLICABLE LAW

- a. The proposed Amendment is consistent with Part II of Chapter 163, Florida Statutes. Specifically, the Amendment furthers:

163.3161(4), Fla. Stat. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks,

recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

163.3161(6), Fla. Stat. – It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3194(1)(b), F.S. - All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent. If a local government allows an existing land development regulation which is inconsistent with the most recently adopted comprehensive plan, or element or portion thereof, to remain in effect, the local government shall adopt a schedule for bringing the land development regulation into conformity with the provisions of the most recently adopted comprehensive plan, or element or portion thereof. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

163.3194(3)(a), F.S. - A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

163.3201, F.S. - It is the intent of this act that adopted comprehensive plans or elements thereof shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area. It is the intent of this act that the adoption and enforcement by a governing body of regulations for the development of land or the adoption and enforcement by a governing body of a land development code for an area shall be based on, be related to, and be a means of implementation for an adopted comprehensive plan as required by this act.

There are no provisions of Part II of Chapter 163 which are inconsistent with the proposed Amendment.

V. CONCLUSION

As the City is more than well aware, there is an increased affordable housing crisis which the City alone cannot solve due to the physical constraints of the Island. The Applicant currently owns the Properties which are the subject of this Application, and is ready, willing and able to assist the City with the need for affordable workforce housing through the redevelopment of the Properties to build twenty-five (25) brand new deed restricted workforce housing units that will provide approximately eighty-eight (88) beds. These units will not only provide much needed

housing for the workforce of Key West, but it will also help to alleviate traffic throughout the Lower Keys and the City itself as the Properties' location allows for convenience to and from places of employment, shopping and entertainment and therefore the workforce occupying these units will not require vehicles to travel to and from work, shopping, or entertainment. Moreover, the Applicant is committed to providing such affordable housing in an architectural aesthetic which matches the surrounding area, thus not disturbing the appeal of the surrounding neighborhoods, and will build the structures utilizing green energy certified building materials. Allowing a limited number of transient units to be concurrently developed in the local architectural vernacular on the Properties will make the simultaneous development/redevelopment of workforce units economically feasible. The Applicant respectfully requests approval of the Application to amend the Properties current Land Use Zone designation to Historic Commercial Tourist.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Gregory S. Oropeza', with a long horizontal flourish extending to the right.

Gregory S. Oropeza, Esq.

**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, Thomas J. Baltimore, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

President of Casa Marina Owner, LLC and BRE/FL Development
Parcels, L.L.C.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Gregory S. Oropeza, Esq., 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 of entity owner

Subscribed and sworn to (or affirmed) before me on this October 31, 2022
Date

by Thomas J. Baltimore, Jr.
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal

Claudia Ann Bartz
Name of Acknowledger typed, printed or stamped

309518
Commission Number, if any



SECRETARY'S CERTIFICATE

THE UNDERSIGNED hereby certifies, as of this 7th day of November 2022:

1. I am the duly elected, qualified and acting Vice President and Secretary of CASA MARINA OWNER, LLC, a Delaware limited liability company (the "Company") and am familiar with the corporate records of the Company.
2. I do further certify that Thomas J. Baltimore, Jr. is a duly elected, qualified and acting President of the Company. In such capacity, he is authorized to represent and act on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate as of the date first written above.

By: Nancy M. Vu
Name: Nancy M. Vu
Title: Vice President and Secretary

SECRETARY'S CERTIFICATE

THE UNDERSIGNED hereby certifies, as of this 7th day of November 2022:

1. I am the duly elected, qualified and acting Vice President and Secretary of BRE/FL DEVELOPMENT PARCELS L.L.C., a Delaware limited liability company (the "Company") and am familiar with the corporate records of the Company.
2. I do further certify that Thomas J. Baltimore, Jr. is a duly elected, qualified and acting President of the Company. In such capacity, he is authorized to represent and act on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate as of the date first written above.

By: _____



Name: Nancy M. Vu

Title: Vice President and Secretary

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant 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)

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:

811 Seminole Avenue and 715 Seminole Avenue, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 Applicant

Subscribed and sworn to (or affirmed) before me on this 11/1/22 by
date
Gregory S. Oropeza
Name of Applicant

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

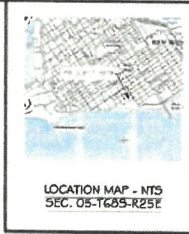
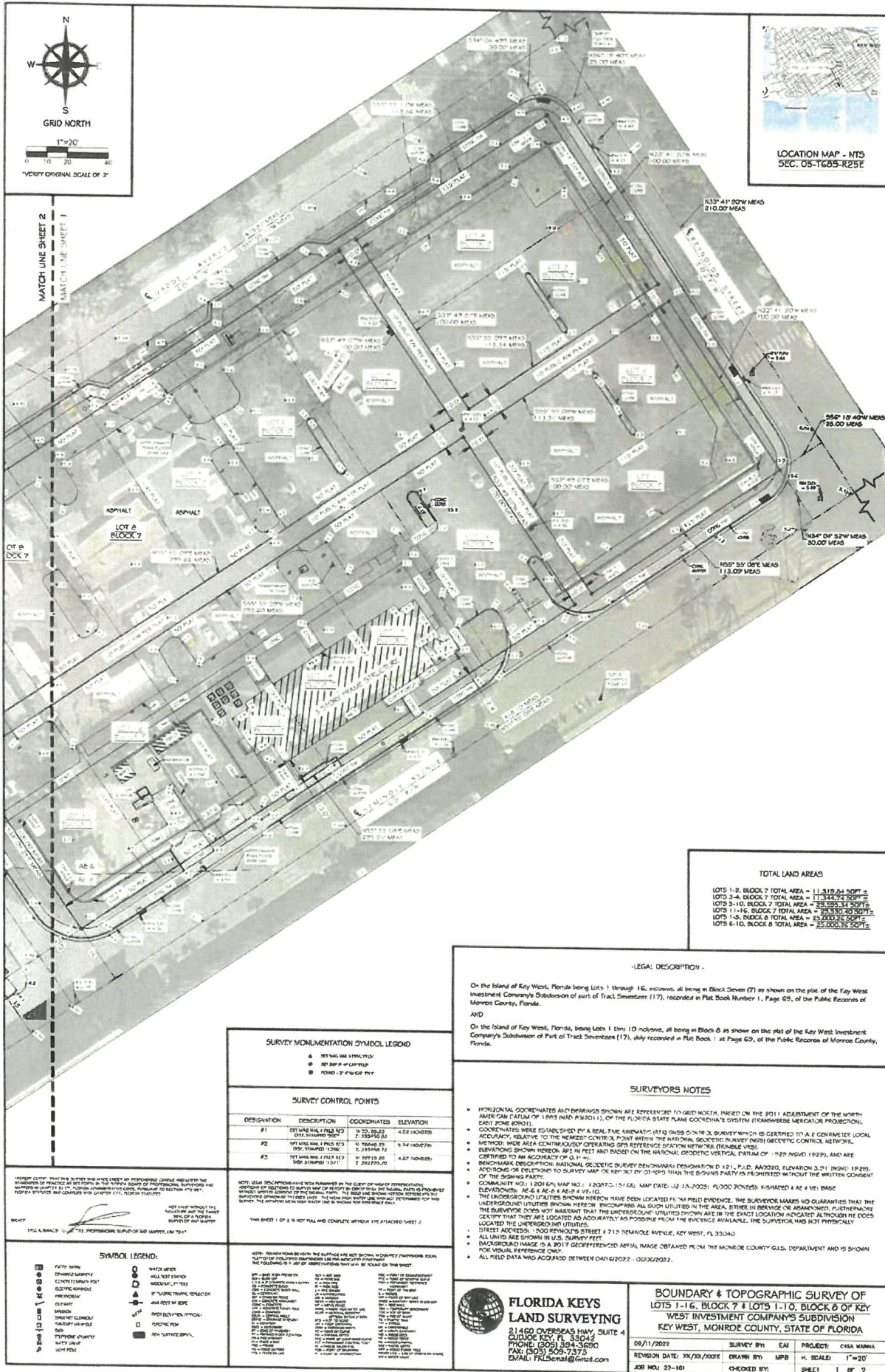

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



SURVEY



MATCH LINE SHEET 2
MATCH LINE SHEET 1

LOT 8
BLOCK 7

SYMBOL LEGEND:

FAIRY TALE	WATER WHEEL	WATER WHEEL	WATER WHEEL
CHURCH	WATER WHEEL	WATER WHEEL	WATER WHEEL
...

SURVEY MONUMENTATION SYMBOL LEGEND

- REINFORCED CONCRETE
- BRASS
- WOOD

SURVEY CONTROL POINTS

DESIGNATION	DESCRIPTION	COORDINATES	ELEVATION
#1	1ST MAIN BULLY FIELD 1011 SHARPER 1000'	N 23° 00' 00" E 7.33510(2)	4.52 (MVD 2018)
#2	1ST MAIN BULLY FIELD 1011 SHARPER 1000'	N 78° 00' 00" E 0.21910(1)	4.52 (MVD 2018)
#3	1ST MAIN BULLY FIELD 1011 SHARPER 1000'	N 27° 15' 20" E 0.22250(2)	4.52 (MVD 2018)

TOTAL LAND AREAS

LOTS 1-7, BLOCK 7 TOTAL AREA = 11,319.24 SQFT ±
 LOTS 8-10, BLOCK 7 TOTAL AREA = 11,344.71 SQFT ±
 LOTS 11-16, BLOCK 7 TOTAL AREA = 28,350.20 SQFT ±
 LOTS 1-6, BLOCK 8 TOTAL AREA = 25,000.00 SQFT ±
 LOTS 7-10, BLOCK 8 TOTAL AREA = 25,000.00 SQFT ±

-LEGAL DESCRIPTION-

On the Island of Key West, Florida, being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, Page 63, of the Public Records of Monroe County, Florida.

AND

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 as Page 63, of the Public Records of Monroe County, Florida.

SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REPRESENTATIVE TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 AND NAD 83(1), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDAMER MERCATOR PROJECTION, EAST ZONE 80ND).
- COORDINATES WERE ESTABLISHED BY A REAL TIME KINEMATIC (RTK) GPS SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NAD 83) GEODETIC CONTROL NETWORK.
- METHOD HERE AREA CONTIGUOUSLY OPERATING GPS REFERENCE STATION NETWORK (FIXABLE VIEW).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1983 (NGVD 1983), AND ARE CERTIFIED TO AN ACCURACY OF 0.1' ±.
- REMARKS DESCRIBE NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION D 131, P.D. ANNO 20, ELEVATION 3.011 (NGVD 1983), 18.225, LOCATED ON DELICIOUS ISLAND SURVEY MAP OF 1913, WHICH IS MORE THAN 20 FEET DEEPER THAN THE SURVEY PARTY HAS PHOTOGRAPHED WITHOUT THE WRITTEN CONSENT OF THE SURVEYING PARTY.
- COMPLANITY NO. 1 (2018) MAP NO. 1 (2017), 15168, MAP DATE: 02-15-2023; FLOOD ZONES: WITHIN 8 & 24 FEET BASE ELEVATIONS: 16.4 & 16.2 & 16.1 ±.
- THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, FURTHERMORE CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1000 RIVINGTON STREET 4 715 MELANIE AVENUE, KEY WEST, FL 33040
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- BACKGROUND IMAGE IS A 2017 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY GIS DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 02/15/2023 - 02/16/2023.

FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
 CUDDEP KEY, FL 33042
 PHONE: 305-243-3680
 FAX: (305) 245-7474
 EMAIL: FKLSEmail@fmsd.com

BOUNDARY & TOPOGRAPHIC SURVEY OF LOTS 1-16, BLOCK 7 & LOTS 1-10, BLOCK 8 OF KEY WEST INVESTMENT COMPANY'S SUBDIVISION, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/11/2023	SURVEY BY: EAM	PROJECT: CASA MARRIA
REVISION DATE: 09/15/2023	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 22-101	CHECKED BY:	SHEET 1 OF 2

DEED

Doc# 1633895 03/22/2007 12:21PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RETURN TO:
FIDELITY NATIONAL TITLE
INSURANCE COMPANY
ATTN: JENNIE CLAYTON
5690 W. Cypress St., Ste A
Tampa, FL 33607

03/22/2007 12:21PM
DEED DOC STAMP CL: PW \$28,000.00

NAPS / FNT File No ACC-Wyndham

Doc# 1633895
Bk# 2281 Pg# 1224

Prepared under local supervision by :
Alison Ando, Esq. @ Simpson Thacher & Bartlett LLP
425 Lexington Ave, NY, NY 10017

Limited Warranty Deed

THIS LIMITED WARRANTY DEED made this 31st day of December, 2005, between IHC Realty Partnership, L.P., a Delaware limited partnership (formerly known as Interstone Partners I, L.P., a Delaware limited partnership), c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantor") and BRE/FL Development Parcels L.L.C., a Delaware limited liability company, c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantee").

Witnesseth:

That the Grantor, in consideration of the sum of \$4,000,000 paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grants, sells, conveys, transfers, assigns and warrants unto Grantee, its successors and assigns, all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Schedule A hereto (the "Premises").

Together with: all right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

Together with: all right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor.

To have and to hold the Premises herein conveyed unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that (a) Grantor is lawfully seized of the fee simple title, (b) the fee simple title is free from all encumbrances, except those appearing in the existing Owner's Policy insuring the Grantor's fee simple title, (c) Grantor has a good right and lawful authority to sell and convey the fee simple title, (d) Grantor fully warrants the fee simple title to immediate Grantee only, and (e) Grantor will defend the fee simple title from all lawful claims of immediate Grantee only. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend any successor grantee.

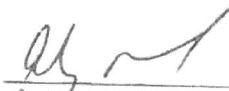
In witness whereof, the undersigned, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

Grantor:


Doc# 1633895
Bk# 2281 Pg# 1225

IHC Realty Partnership, L.P.

By: IHC Realty Corporation, a Delaware corporation

By: 
Name: Anthony Besvich
Title:

Witness #1:


Name:

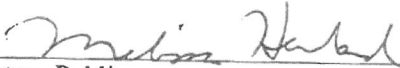
Witness #2:


Name:

County of New York)
State of New York)

Doc# 1633895
Bk# 2281 Pg# 1226

On December 31, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Beovich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. Witness my hand and official seal.



Notary Public
MELISSA HERLIAND
Notary Public, State of New York
No. 302816429
Qualified in Nassau County
Commission Expires 5-9-2007

Doc# 1633895
Bk# 2281 Pg# 1227

Schedule A:

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the Plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

D
130,213.46

Record & Return to:
LandAmerica - Brigitte Sawicki
1302 N. 19th Street, Suite 200
Tampa, FL 33605
File # T-053331

Doc# 1517059 05/18/2005 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201-4675

Doc# 1517059
Bk# 2115 Pg# 141

GENERAL WARRANTY DEED

STATE OF FLORIDA §
COUNTY OF MONROE § KNOW ALL MEN BY THESE PRESENTS THAT:
§

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Doc# 1517059
Bk# 2115 Pg# 142

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Doc# 1517059
Bk# 2115 Pg# 143

EXECUTED this 14th day of May, 2005, to be effective for all purposes
as of the 10th day of May, 2005.

GRANTOR:

CASA MARINA REALTY PARTNERSHIP, L.P., a
Delaware limited partnership

By: Casa Marina Realty Corporation, a Delaware
corporation, its general partner

[Signature]
Emily Nelson
Witness

By: [Signature]
Name: Gregory J. Moundas
Title: Vice President

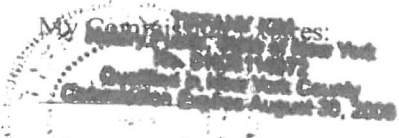
[Signature]
Natalya Shmel'din
Witness

STATE OF NY §
§
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Moundas
Vice President of Casa Marina Realty Corporation, a Delaware corporation, general partner
of CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed, in the
capacity therein stated, and as the act and deed of said corporation and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of
May, 2005.

[Signature]
Notary Public in and for the State of NY



TIFFANY KIM
Notary's Printed Name

After recording, this document should be returned to:
Akin Gump Strauss Hauer & Feld LLP
Attn: Sung Lee
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675

Wyndham Resorts Casa Marina
Key West, FL
012663-0348 WEST 5722675 v1

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Exhibit A

Doc# 1517059
Bk# 2115 Pg# 145

Policy Number: Proforma

Exhibit A-1:

Parcel I:

All that land in the City of Key West, Monroe County, Florida, lying and being situate within a triangle formed by Seminole Avenue, Reynolds Street and the low water mark of the shore known as South Beach, the said triangle embracing Blocks 1, 2, 3, 4, 5 and 6 and the space between them formerly laid out as streets, but heretofore vacated as streets by the City Council of the City of Key West, all shown on the Plat of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida; and also all the land under water lying in front of and all riparian rights belonging or appurtenant to the said triangle; less, however, that portion of Block 6 which is not included in Parcel II described herein and all of the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Subject to encroachment by Reynolds Street being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Block 4 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, Key West, Monroe County, Florida and recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida, said corner is also known as the Point of Beginning of the land hereinafter described:

From said Point of Beginning bear South 37°32'30" East for a distance of 706.00 feet, more or less, to the shore line of said plat; thence meander the shoreline of said plat in a Westerly direction to a point which is 10.21 feet measured at right angles to the preceding course; thence bear North 37°32'30" West for a distance of 678.00 feet, more or less, to a point; thence continue bearing Northwesterly for a distance of 20.00 feet, more or less, to a point on the Southeasterly property line of Seminole Avenue; said point also bearing South 52°00'00" West from the Point of Beginning; thence bear North 52°00'00" East for a distance of 17.81 feet back to the Point of Beginning.

Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected $41^{\circ}09'30''$ to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected $41^{\circ}09'30''$ to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

Parcel IV:

On the Island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

Doc# 1517059
Bk# 2115 Pg# 146

Doc# 1517059
Bk# 2115 Pg# 147

Exhibit B to General Warranty Deed

Permitted Encumbrances

All matters of record affecting the Property which are valid and subsisting.

MONROE COUNTY
OFFICIAL RECORDS

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

PROPERTY CARD

Attachment 1: 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 00037230-000100
 Account # 8735669
 Property ID 8735669
 District Group PT of Key West
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location Address 715 SEMINOLE Ave., KEY WEST
 Legal Description KW KW INVESTMENT CO SUB PB1-69 ALL SQUARE 8 OR954-1008 OR 1033-742/747 OR1436-761/764 OR1440-106/109-C OR2281-1224/27
 (Note: Not to be used on legal documents)
 Neighborhood 32100
 Property Class STORE COMBO (1200)
 Subdivision Key West Investment Co's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

BRE/FL DEVELOPMENT LLC
 C/O BLACKSTONE REAL ESTATE ACQUISITIONS IV LLC
 345 Park Ave
 New York NY 10154

Valuation

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$1,424,080	\$1,440,585	\$1,345,134	\$1,397,782	\$1,394,343
+ Market Misc Value	\$13,918	\$14,104	\$14,475	\$12,739	\$12,020
+ Market Land Value	\$1,653,225	\$1,653,225	\$1,653,577	\$1,594,935	\$1,523,520
- Just Market Value	\$3,091,223	\$3,107,914	\$3,013,186	\$3,005,456	\$2,929,883
- Total Assessed Value	\$3,091,223	\$3,107,914	\$3,013,186	\$3,005,456	\$2,929,883
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,091,223	\$3,107,914	\$3,013,186	\$3,005,456	\$2,929,883

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	52,500.00	Square Foot	250	210

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 5,055
 Finished Sq Ft 2,442
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AVE WOOD SIDING
 Quality 400 0
 Roof Type
 Roof Material
 Exterior Wall 1 AVE WOOD SIDING
 Exterior Wall 2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1948
 Year Remodeled
 Effective Year Built 1989
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	2,132	0	0
FLA	FLOOR LIV AREA	2,442	2,442	0
OOU	OP PR UNFIN UL	119	0	0
OPF	OP PRCH FIN LL	362	0	0
TOTAL		5,055	2,442	0

Style M.F. - R2 / R2
 Gross Sq Ft 4,395
 Finished Sq Ft 1,898
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME

Quality 450 ()
 Roof Type IRR/CUSTOM
 Roof Material METAL
 Exterior Wall1 WD FRAME
 Exterior Wall2
 Foundation CONCR FTR
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1958
 Year Remodeled
 Effective Year Built 1965
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	88	0	0
FLA	FLOOR LIV AREA	1,888	1,888	0
GBF	GAR FIN BLOCK	335	0	0
PTO	PATIO	2,084	0	0
TOTAL		4,395	1,888	0

Style S.F.R. - R1/R1
 Gross Sq Ft 1,486
 Finished Sq Ft 1,075
 Perimeter 0
 Stories 1
 Interior Walls WD PANL/CUSTOM
 Exterior Walls C.B.S.
 Quality 450 ()
 Roof Type GABLE/HIP
 Roof Material ASPHALT SHINGL
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish WD PANL/CUSTOM
 Ground Floor Area
 Floor Cover CONC ABOVE GRD
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1948
 Year Remodeled
 Effective Year Built 1984
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOR FIN	220	0	0
FLA	FLOOR LIV AREA	1,075	1,075	0
OPF	OP PRCH FIN LL	47	0	0
PTO	PATIO	144	0	0
TOTAL		1,486	1,075	0

Style M.F. - R4/R4
 Gross Sq Ft 4,101
 Finished Sq Ft 3,296
 Perimeter 0
 Stories 2
 Interior Walls PLYWOOD PANEL
 Exterior Walls C.B.S.
 Quality 450 ()
 Roof Type GABLE/HIP
 Roof Material CONC/CLAY TILE
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCR FTR
 Interior Finish PLYWOOD PANEL
 Ground Floor Area
 Floor Cover CONC ABOVE GRD
 Full Bathrooms 8
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1953
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,296	3,296	0
OPF	OP PRCH FIN LL	341	0	0
OUF	OP PRCH FIN UL	464	0	0
TOTAL		4,101	3,296	0

Style M.F. - R3/R3
 Gross Sq Ft 950
 Finished Sq Ft 836
 Perimeter 0
 Stories 1
 Interior Walls PLYWOOD PANEL
 Exterior Walls C.B.S.
 Quality 450 ()
 Roof Type FLAT OR SHED
 Roof Material TAR & GRAVEL
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCR FTR

Interior Finish	PLYWOOD PANEL			
Ground Floor Area				
Floor Cover	CONC ABOVE GRD			
Full Bathrooms	3			
Half Bathrooms	0			
Heating Type	NONE with 0% NONE			
Year Built	1948			
Year Remodeled				
Effective Year Built	1995			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	836	836	0
OPF	OP PRCH FIN LL	114	0	0
TOTAL		950	836	0

Style	M.F. - R4 / R4			
Gross Sq Ft	3,610			
Finished Sq Ft	2,850			
Perimeter	0			
Stories	2			
Interior Walls	PLYWOOD PANEL			
Exterior Walls	C.B.S.			
Quality	450 ()			
Roof Type	GABLE/HIP			
Roof Material	CONC/CLAY TILE			
Exterior Wall1	C.B.S.			
Exterior Wall2				
Foundation	CONCR FTR			
Interior Finish	PLYWOOD PANEL			
Ground Floor Area				
Floor Cover	CONC ABOVE GRD			
Full Bathrooms	8			
Half Bathrooms	0			
Heating Type	NONE with 0% NONE			
Year Built	1953			
Year Remodeled				
Effective Year Built	1995			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,850	2,850	0
OPF	OP PRCH FIN LL	380	0	0
OUF	OP PRCH FIN UL	380	0	0
TOTAL		3,610	2,850	0

Style	M.F. - R4 / R4			
Gross Sq Ft	1,732			
Finished Sq Ft	1,392			
Perimeter	0			
Stories	1			
Interior Walls	WALL BD/VD WAL			
Exterior Walls	ABOVE AVERAGE WOOD			
Quality	450 ()			
Roof Type	GABLE/HIP			
Roof Material	METAL			
Exterior Wall1	ABOVE AVERAGE WOOD			
Exterior Wall2				
Foundation	CONCR FTR			
Interior Finish	WALL BD/VD WAL			
Ground Floor Area				
Floor Cover	CONC S/B GRND			
Full Bathrooms	4			
Half Bathrooms	0			
Heating Type	NONE with 0% NONE			
Year Built	1948			
Year Remodeled				
Effective Year Built	1984			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,392	1,392	0
OPF	OP PRCH FIN LL	188	0	0
SBU	UTIL UNFIN BLK	152	0	0
TOTAL		1,732	1,392	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	1636 SF	2
TILE PATIO	1957	1958	1	30 SF	1
CH LINK FENCE	1957	1958	1	420 SF	1
FENCES	1957	1958	1	704 SF	4
UTILITY BLDG	1959	1960	1	120 SF	3
FENCES	2000	2001	1	1068 SF	2
FENCES	2000	2001	1	192 SF	2

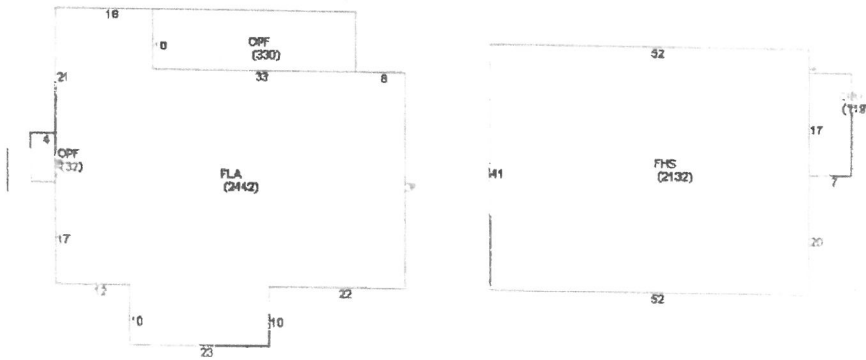
Sales

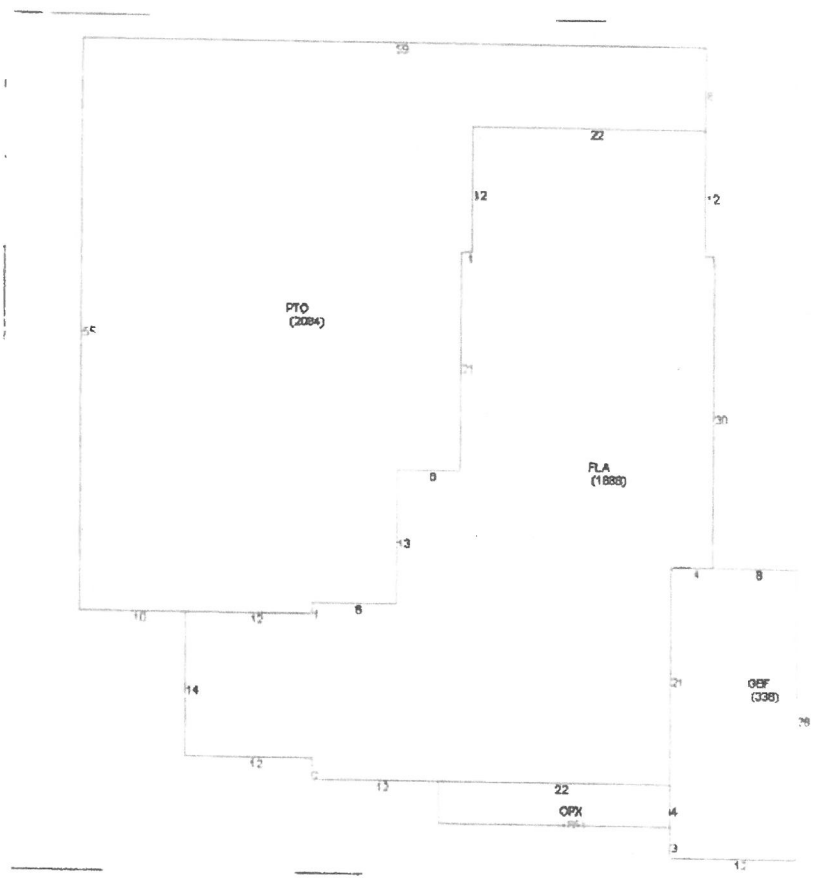
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/31/2005	\$4,000,000	Warranty Deed		2281	1224	W - Unqualified	Improved
12/1/1996	\$1,566,400	Warranty Deed		1436	0761	Q - Qualified	Improved
11/1/1987	\$100,000	Warranty Deed		1033	742	U - Unqualified	Improved

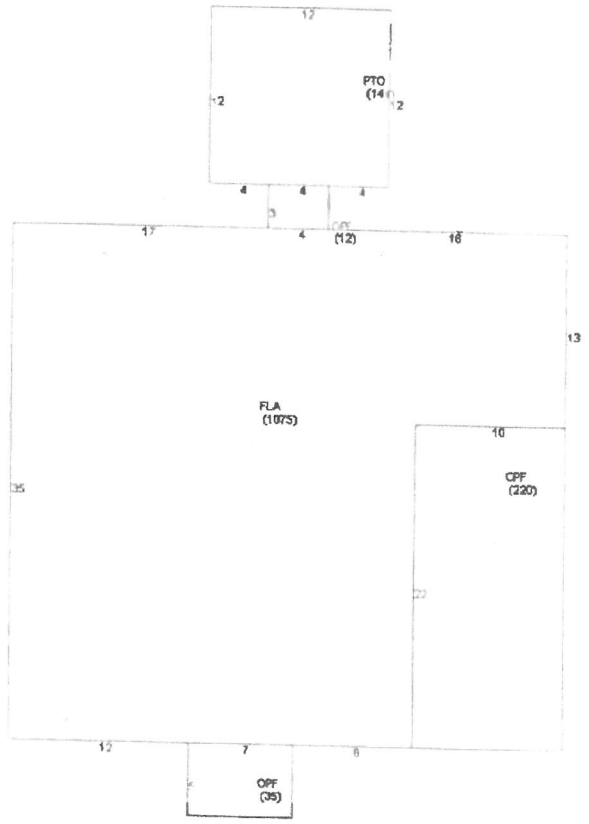
Permits

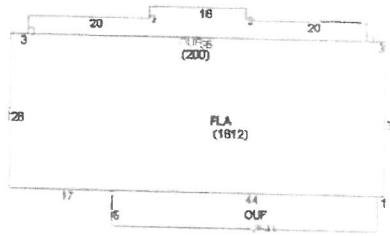
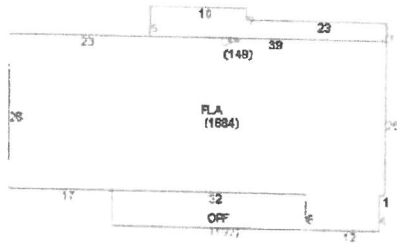
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-3998	8/15/2007		\$100	Commercial	REVISIONS FOR EXTERIOR STEPS,RAMPS & DUCT WORK
07-0374	1/26/2007		\$308,000	Commercial	ELECTRICAL RENOVATION AND UP-GRADE-1200AMP SERVICE
06-4050	1/17/2007		\$3,125,000	Commercial	RENOVATE 3-STORY BUILDING & LANDSCAPE,10,845 SF
06-6543	12/11/2006		\$2,400	Commercial	DEMO PERMITAND INSTALL ONE 200AMP FOR TEMPORARY
06-6544	12/11/2006		\$4,500	Commercial	DEMO & DISCONNECT EXISTING PLUMBING FIXTURES & MANIFOLDS
06-6542	12/6/2006		\$5,000	Commercial	INTERIOR DEMOLITION ONLY
05-4766	10/31/2005		\$500	Commercial	HURRICANE DAMAGE EMERGENCY REPAIRS TO ELECTRIC SERVICE
03-1311	4/22/2003	10/26/2004	\$1,000	Commercial	SEWER LATERAL
03-1029	3/25/2003	10/26/2004	\$7,877	Commercial	ROOFING
03-0219	2/7/2003	10/26/2004	\$12,500	Commercial	REPLACE WALKWAY
03-0219	2/3/2003	10/26/2004	\$8,500	Commercial	SMOKE DETECTORS
02-3107	11/14/2002	12/31/2002	\$1,200	Commercial	REPLACE SEWER LINE
99-2960	11/4/2000	12/31/2000	\$15,000	Commercial	ELECTRICAL
00-3440	10/16/2000	12/31/2000	\$6,000	Commercial	UPDATE SERVICE
00-0014	2/7/2000	12/31/2000	\$2,200	Commercial	PICKET FENCE
99-4017	12/21/1999	12/31/2000	\$2,500	Commercial	CHAIN LINK FENCE
99-2956	11/4/1999	12/31/2000	\$5,000	Commercial	ELECTRICAL
99-2959	11/4/1999	12/31/2000	\$20,500	Commercial	ELECTRICAL
99-2880	11/3/1999	12/31/2000	\$7,000	Commercial	SIGNS
99-2956	9/13/1999	12/31/2000	\$5,000	Commercial	REPAIRS
99-1166	4/6/1999	12/31/2000	\$500	Commercial	REPAIR METAL ROOF
98-4021	12/22/1998	12/31/2000	\$500	Commercial	REPAIR METAL FLASHING
9800202	7/10/1998	12/31/1998	\$2,000	Commercial	REPAINT ROOF
98-1601	6/4/1998	12/31/1998	\$7,000	Commercial	REPLACE 1 400 A SERVICE
9800764	3/1/1998	12/31/1998	\$3,000	Commercial	REPLACE 2 SQS ROOF
B94-1499	5/1/1994	11/1/1994	\$2,500	Commercial	EXTERIOR REPAIRS

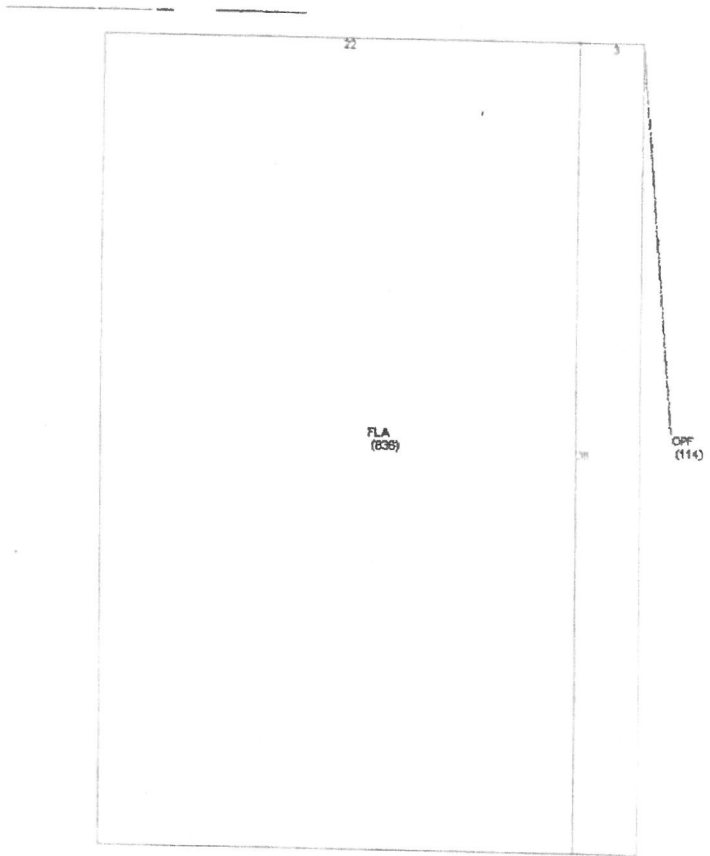
Sketches (click to enlarge)

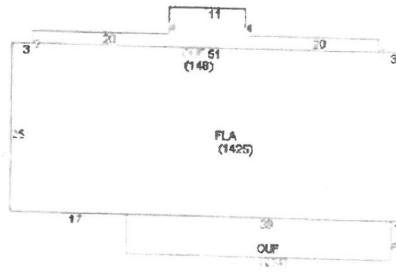
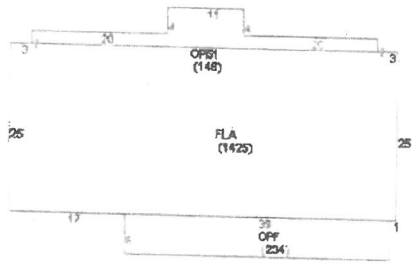


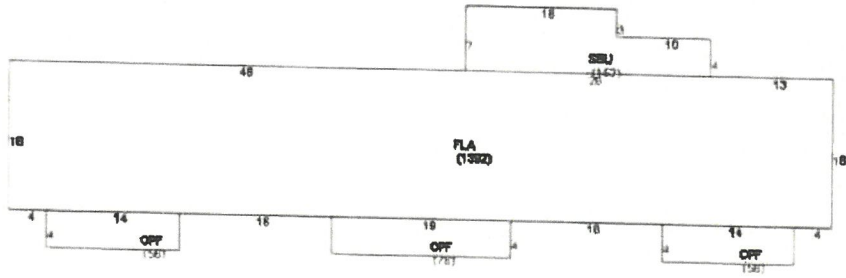












Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, 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

Last Data Upload: 11/16/2018 1:47:41 AM

Developed by

