

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Patrick Wright, Planner II

**Through:** Thaddeus Cohen, Planning Director

**Meeting Date:** April 16, 2015

**Agenda Item:** **Alcohol Sales Special Exception – 500 Duval Street (RE # 00009850-000000, AK # 1010111)** – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

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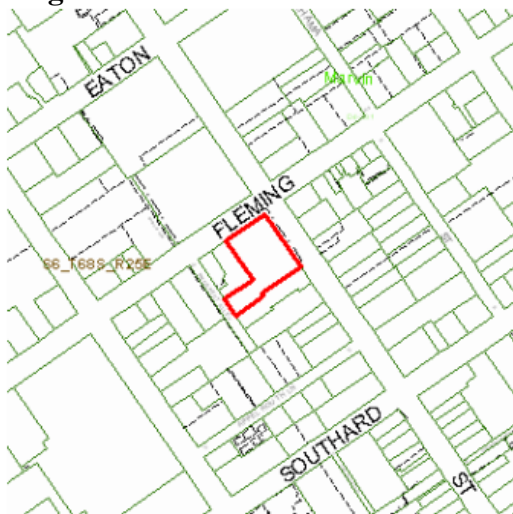
**Request:** To grant a special exception to sell alcoholic beverages for package sale for off premises consumption to CVS Drugstore within 300 feet of a church.

**Applicant:** Barton W. Smith

**Property Owner:** Old Kress Building Company, Inc. C/O The Ferber Company

**Location:** 500 Duval Street (RE # 00009850-000000, AK # 1010111)

**Zoning:** Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)



**Background and Request:**

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b)(2) are met. The applicant has requested a special exception in order to obtain a 2APS alcohol license, which would allow beer and wine package sales for off premises consumption in relation to the existing CVS Drugstore. The property, which is located on the southwest corner of Duval and Fleming Streets, is within 300 feet of one church:

- St. Paul’s Episcopal Church, 401 Duval Street

There are no schools, cemeteries or funeral homes within 300 feet of the property.



**Process:**

**Development Review Committee:** February 26, 2015

**Planning Board Meeting:** April 16, 2015

**Evaluation for Compliance with Section 18-28 of the Code of Ordinances:**

(a) Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b) The prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages:

(1) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or

(2) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

**A. Compatibility with surrounding existing uses;**

The property on the 500 block of Duval Street in the HRCC-1 zoning district which is primarily a commercial bar/restaurant oriented corridor. The zoning districts within 300 feet include HNC-1, HRO, HPRD and HPS.

The first floor commercial space of the historic contributing Kress building has recently been renovated to house a CVS Drugstore. No consumption would occur on premises, as the intent of this application and the state license is for package sale only. The sale of beer and wine would not be incompatible with the surrounding existing uses. There are several bars and restaurants on the 500 block of Duval Street, therefore the surrounding uses are compatible with the proposed use.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;**

The CVS Drugstore is open 24 hours a day. Services at the nearby church occur on Sunday mornings, Tuesday evenings and Wednesday mornings. City Code Section 18-27(a) prohibits alcoholic beverages from being sold, served or consumed within the city limits between the hours of 4:00 AM and 7:00 AM.

Based on the proposed use, the regular church service times and the City's restriction on hours of alcohol sales, there would be overlaps between when alcohol sales and churches services would occur. The alcohol is not to be consumed on site per state licensing, therefore there is not anticipated to be any conflict.

**C. Mitigation measures agreed to be implemented by the applicant;**

The applicant is seeking a 2APS alcohol license, which would allow package sale of beer and wine for off premises consumption only. Although the CVS Drugstore is open 24 hours a day, in accordance with City Code Section 18-27(a) alcoholic beverages are not to be sold or consumed within city limits between the hours of 4:00 AM and 7:00 AM.

**D. Public input;**

The Planning department has received one letter from Reverend Larry Hooper of St. Paul's Episcopal Church stating that the church has no objection to the proposed 2APS license.

**E. That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;**

The Planning Department has not yet received any public input indicating that there are objections by the noticed property owners.

**F. Any other factors the approving body determines relevant to the public's health, safety, and welfare;**

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code Section 18-28(c) requires that the approval be specific to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. As a result, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by City Code Section 18-28(b) for special exceptions have been met by the applicant.**

Based on the information provided to the Planning Department, the standards for special exceptions established by City Code Section 18-28(b) have been met by the applicant.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the City Code, the Planning Department recommends the request for special exception be **APPROVED** with the following conditions:

1. The special exception is granted exclusively to Holiday CVS, L.L.C and shall not be transferable.
2. The special exception shall only be effective in conjunction with a 2APS alcoholic beverage license for package sale of beer and wine for off premises consumption.

**PLANNING BOARD  
RESOLUTION NO. 2015-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO HOLIDAY CVS, LLC ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES TO OCCUR WITHIN 300 FEET OF A CHURCH FOR PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT AT 500 DUVAL STREET (RE # 00009850-000000, AK # 1010111) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

**WHEREAS**, City Code Section 18-28(b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

**WHEREAS**, the applicant requested a Special Exception for a 2aps license to sell alcoholic beverages within 300 feet of three established churches, pursuant to City Code Section 18-28(b)(2); and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2015; and

**WHEREAS**, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

**WHEREAS**, the Planning Board finds that the extent of conflict between the proposed use and established churches will be minimal; and

**WHEREAS**, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

**WHEREAS**, the Planning Board considered public input; and

**WHEREAS**, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

**WHEREAS**, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Holiday CVS, LLC, located at 500 Duval Street (RE # 00009850-000000, AK # 1010111), Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively to Holiday CVS, LLC and shall not be transferable.

2. The Special Exception shall only be effective in conjunction with a 2APS alcoholic beverage license for beer and wine package sale for off premises consumption.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Special Exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage, adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).



Read and passed at a dually noticed meeting held this \_\_\_\_ day of April, 2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

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Thaddeus Cohen,  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

# Application



THE CITY OF KEY WEST  
Planning Department

**RECEIVED**  
FEB 03 2015  
CITY OF KEY WEST  
PLANNING DEPT.

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS  
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD  
MEMBERS ABOUT THE REQUEST  
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception  
Application***

Please print or type a response to the following:

1. Site Address 500 Duval Street, Key West, Florida 33040
2. Name of Applicant Barton W. Smith
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 138-142 Simonton Street  
Key West, FL 33040
5. Phone # of Applicant 305-296-7227 Mobile# \_\_\_\_\_ Fax# 305-296-8448
6. E-Mail Address bart@smithoropez.com
7. Name of Owner, if different than above Old Kress Building Company, Inc. and J. Thomas Dodson as Trustee of  
the Paul L. Ferber Irrevocable Trust U/T/D 11/21/68
8. Address of Owner 424-A Fleming  
Key West, FL 33040
9. Phone Number of Owner \_\_\_\_\_ Fax# \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HRCC-1 RE# 00009850-000000
12. Description of Use and Exception Requested  
CVS store located on property desires to obtain a 2APS license for beer and wine package sales for off  
premises consumption and requests an exception to Sec. 18-28 of the Code of Ordinances, City of Key West,  
Florida.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

There are several businesses within the surrounding area which serve wine, beer and liquor for on premises consumption, including Margaritaville next door to the property, La Concha hotel and the wine bar located on the first floor of same, and the Tropical theater (wine and beer only). The Walgreens located across the street from the Property sells wine and beer for off premises consumption.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

No identified conflict.

15. What are the mitigative measures proposed to be implemented by the applicant:

All wine and beer sales will be for off premises consumption and operator will operate in compliance with all pertinent alcohol regulations.

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

Barton W. Smith  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

**VIA HAND DELIVERY**

February 3, 2015

Kevin Bond  
City of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

Re: Alcohol Sales Special Exception Application  
500 Duval Street, Key West, Florida 33040

Dear Kevin,

Please find enclosed two (2) Alcohol Sales Special Exception Applications regarding an exception for off premise wine and beer sales for the property located at 500 Duval Street, Key West, Florida 33040 along with a check in amount of \$2,150.00 to the City of Key West. Also enclosed is a "no objection" letter received from St. Paul's Episcopal Church regarding such alcohol sales. Please date stamp both applications and return one copy to me.

If you have any questions please do not hesitate to contact me.

Sincerely,



Barton W. Smith

# **Authorization**

**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, Danlys Hernandez of Boos Development Group, authorized agent of record for PSD Realty Management, as  
*Please Print Name of person with authority to execute documents on behalf of entity*

authorized representative of Old Kress Building Company Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Barton W. Smith and Bryan Hawks of Smith | Oropeza | Hawks and Boos Development Group  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this February 2, 2015  
*Date*

by Danlys Hernandez  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*

Shelbi Rue D'Avignon  
*Name of Acknowledger typed, printed or stamped*



SHELBI RUE D'AVIGNON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE093039  
Expires 5/11/2015

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

**Deed**



772573

REC 1245 PAGE 1859

37.80  
21,000.00

**WARRANTY DEED**

**Return to:**

John M. Spottswood, Jr.  
Attorney at Law  
500 Fleming St.  
Key West, FL 33040

**This Instrument Prepared By:**

Karin Greenfield-Sanders  
135 East Second Street  
New York, NY 10009-7943

**Property Appraisers Parcel  
Identification (Folio) #(s): 985**  
Alternata Key 1010111

**Grantee Taxpayer I.D. #:**

FILED FOR RECORD  
'93 FEB 19 PM 12 27  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLORIDA

DS Paid 21000.00 Date 2-19-93  
MONROE COUNTY  
DANNY L. KOLHAGE, CLERK CIR. CT.  
By [Signature] D.C.

**THIS INDENTURE, made this 19th day of February, 1993,  
BETWEEN DAVID WILLIAMS WOLKOWSKY, a single man over the age  
of 18 years, of the County of Monroe, in the State of  
Florida, party of the first part, and OLD KRESS BUILDING  
COMPANY, INC. of the County of Monroe, in the State of  
Florida, whose post office address is 500 Duval Street, Key  
West, Florida 33040, party of the second part.**

**WITNESSETH, that the said party of the first part, for and  
in consideration of the sum of Ten Dollars, to him in hand  
paid by the said party of the second part, the receipt  
whereof is hereby acknowledged, has granted, bargained, and  
sold to the said party of the second part, its heirs and  
assigns forever, the following described land, situate, and  
being in the County of Monroe, State of Florida, to-wit:**

**A tract of land in a part of Lot 2, Square 51 in the City  
of Key West, Florida, according to Wm. A. Whitehead's Map  
of the Island of Key West, Florida and being more  
particularly described by metes and bounds as follows:**

**COMMENCING at the intersection of the southeasterly  
property line of Fleming Street and the northwesterly  
property line of Duval Street said intersection also to  
be known as the Point of Beginning of the tract of land**

hereinafter described, bear South 56 degrees and 30 minutes West along the southeasterly property line of Fleming Street for a distance of 100.00 feet to a point; thence bear South 33 degrees and 30 minutes East for a distance of 100.00 feet to a point; thence bear South 56 degrees and 30 minutes West for a distance of 73.20 feet to a point on the southeasterly property line of Prospect Lane; thence bear South 33 degrees and 30 minutes East along the southeasterly property line of Prospect Lane for a distance of 42.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 73.20 feet to a point; thence bear North 33 degrees and 30 minutes West for a distance of 8.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 100.00 feet to a point on the northwesterly property line of Duval Street; thence bear North 33 degrees and 30 minutes West along the northwesterly property line of Duval Street for a distance of 134.00 feet, back to the Point of Beginning.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, SUBJECT, HOWEVER, TO THE FOLLOWING:

- (1) The party of the first part retains a life estate in that portion of the Kress Building described as follows:

The entire penthouse apartment/office, consisting of approximately 2,700 square feet of interior building space on the roof of the building, and including the servant and guest quarters connected thereto on the third floor of the building and the gardens and decks appurtenant thereto (the "Penthouse").

The exclusive right to use all exposed areas of the roof other than those areas currently housing the air conditioning system servicing the building; provided that the party of the second part may make reasonable changes regarding the areas of the roof housing the air conditioning system in order to accommodate a new air conditioning system so long as such changes do not infringe on the roof decks or other roof areas actually occupied by the Penthouse; and provided that the party of the second part shall make all repairs to the roof other than repairs of damage caused by the willful misconduct of the party of the first part; and provided further that the party of the second part shall have the right of reasonable access to make necessary repairs to the roof and air conditioning system, and other areas of the building.

772573

REC 1245 PAGE 1861

The office located next to the elevator on the third floor of the building, consisting of approximately 95 square feet.

The right to use all common areas and facilities of the building, for access to and from the Penthouse and otherwise, including the entrance hall, the elevator, the corridor leading to the office on the third floor and the corridor leading to the lower level of the Penthouse, all of which shall be maintained in proper working order and serviced at the party of the second part's expense. The party of the first part shall have the right to lock access to the Penthouse floor from the elevator and the right to decorate or approve decorations of the entrance hall and the elevator. The party of the second part shall have the right to retain possession of a key to the elevator for reasonable access in the event of an emergency provided that such key shall be in the possession or strict control of one of the stockholders of the party of the second part.

The portions of the Kress Building as to which the party of the first part retains exclusive use during his lifetime are illustrated on the three pages of drawings attached hereto as Exhibit A.

The party of the first part has the right to require the party of the second part to soundproof any areas of the third floor of the Kress Building not retained by the party of the first part the use of which causes excessive noise to be heard in the portion of the building retained by the party of the first part.

The Kress Building shall be insured for its full replacement value throughout the life of the party of the first part, and in the event of damage, insurance proceeds shall be used to promptly rebuild the portion of the Kress Building in which the party of the first part has retained a life estate in accordance with the plans attached hereto as Exhibit A; during the lifetime of the party of the first part, the insurance policy shall also contain a rider providing monies for comparable alternative housing for the party of the first part during such rebuilding; provided, however, that if, after good faith applications and appeals, the municipal authorities in Key West deny permission to rebuild the portions of the Kress Building over which the party of the first part retains a life estate, the party of the first part shall be paid that portion of

the insurance proceeds that would have covered the complete cost of rebuilding the portions over which the party of the first part retains a life estate and the party of the first part shall thereafter have no further claim to the property.

The party of the second part shall not disrupt the party of the first part's electric, water and sewer service or the air conditioning service.

- (2) The party of the first part retains for his life a right of first refusal upon the transfer of all or a portion of the legal ownership or 50% or more of the equitable ownership of the real property sold hereunder (a series of transfers of less than a controlling interest designed to undercut the limit herein shall not be considered bona fide and shall trigger the first refusal right). Provided that bona fide transfers among the initial shareholders of the party of the second part, or from an initial shareholder of the party of the second part to such shareholder's spouse at the time of transfer or children or trust for their benefit or heirs shall not trigger the right of first refusal. The right of first refusal retained by the party of the first part is personal to him and terminates automatically upon his death.
- (3) A Purchase Money Mortgage and Security Agreement of even date herewith securing a two million three hundred thousand dollar (\$2,300,000.00) indebtedness to the party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

Signed, Sealed and delivered  
in the presence of:

  
Witness #1 Signature

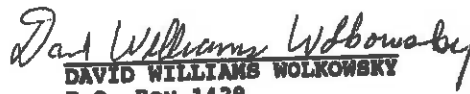
John M. Spottswood, Jr.

Printed Name of Witness #1

  
Witness #2 Signature

Sandra S. Mahaffey

Printed Name of Witness #2

  
DAVID WILLIAMS WOLKOWSKY  
P.O. Box 1429  
Key West, FL 33041

77-257-3

OFF REC 1245 PAGE 1863

STATE OF FLORIDA )  
: )  
COUNTY OF MONROE )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID W. WOLKOWSKY known to me to be the person in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: n/a  
(personally known) and that an oath (was) (was not) taken.

[Notary Public  
Rubber Stamp Seal]

Witness my hand and official seal  
in the County and State last  
aforesaid this 19th day of  
February, A.D. 1993.

*Sandra S. Mahaffey*  
Notary Public Signature

Printed Notary Signature

OFFICIAL NOTARY SEAL  
SANDRA S MAHAFFEY  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC227748  
MY COMMISSION EXP. OCT. 24, 1996

07/03/2014 10:41AM  
DEED DOC STAMP CL: Krys \$35,000.00

**THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:**

C. Guy Bond, Esq.  
Law Offices of C. Guy Bond, P.A.  
11437 Central Parkway, Suite 102  
Jacksonville, Florida 32224

Doc# 1988743  
Bk# 2692 Pg# 1545

**SPECIAL WARRANTY DEED**  
with Assignment of Leases

**THIS DEED** is made as of this 25<sup>th</sup> day of June, 2014, by **OLD KRESS BUILDING COMPANY, INC.** a Florida corporation, hereinafter called Grantor, whose address for purposes of this deed is 500 Duval St., Key West, FL 33040, to **J. Thomas Dodson, as Trustee of the PAUL L. FERBER IRREVOCABLE TRUST U/T/D 11/21/68**, hereinafter called Grantee, whose address for purposes of this deed is c/o The Ferber Company, 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082.

**WITNESSETH:**

**THAT**, the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee **AN UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to: (i) the land situate, lying and being in Monroe County, Florida and which is more particularly described in Exhibit "A," (the "Property") attached hereto and by this reference made a part hereof, subject to the life estate held by David Williams Wolkowsky pursuant to the Warranty Deed recorded in Official Records Book 1245, page 1857, of the public records of Monroe County, Florida; and (ii) all tenant leases demising portions of the land including, without limitation, the leases described on Exhibit "B," attached hereto and by this reference made a part hereof. Grantee by acceptance of this deed, assumes, in common with Grantor, the obligations of Grantor under said leases accruing after the date hereof.

**TO HAVE AND TO HOLD** the same, unto the grantee in fee simple. And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, Grantor has good right, full power and lawful authority to convey the undivided Fifty Percent (50%) interest in the Property, that Grantee may peaceably and quietly enjoy and possess the undivided Fifty Percent (50%) interest in Property, that the undivided Fifty Percent (50%) interest in Property is free from encumbrances made by the Grantor unless set forth in this deed and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

**GRANTOR** also covenants with Grantee that David Williams Wolkowsky has released the Right of First Refusal contained in the deed to Grantor recorded in Official Records Book 1245, page 1859 of the public records of Monroe County, Florida by virtue of the

instrument attached hereto as Exhibit "C," attached hereto and by the reference made a part hereof.

This conveyance is subject to the covenants, restrictions, easements and other matters set forth in Exhibit "D," attached hereto and by the reference made a part hereof, and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**OLD KRESS BUILDING COMPANY,  
INC.,** a Florida corporation

By Anthony V. Falanga  
Its: President

[Signature]  
Print Name: JAMES T. HENRICH  
[Signature]  
Print Name: DONNA M. BOSOLD

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2014, by Anthony V. Falanga, the President of Old Kress Building Company, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a Florida driver's license as identification.

Linda C. Adams  
Printed Name: \_\_\_\_\_

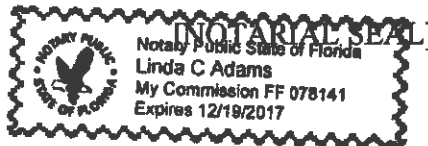


EXHIBIT "A"

A tract of land in a part of Lot 2, Square 51 in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly property line of Fleming Street and the Southwesterly property line of Duval Street said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 56 degrees and 30 minutes West along the Southeasterly property line of Fleming Street for a distance of 100.00 feet to a point; thence bear South 33 degrees and 30 minutes East for a distance of 100.00 feet to a point; thence bear South 56 degrees and 30 minutes West for a distance of 73.20 feet to a point on the Northeasterly property line of Prospect Lane; thence bear South 33 degrees and 30 minutes East along the Northeasterly property line of Prospect Lane for a distance of 42.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 73.20 feet to a point; thence bear North 33 degrees and 30 minutes West for a distance of 8.00 feet to a point; thence bear North 56 degrees and 30 minutes East for a distance of 100.00 feet to a point on the Southwesterly property line of Duval Street; thence bear North 33 degrees and 30 minutes West along the Southwesterly property line of Duval Street for a distance of 134.00 feet, back to the Point of Beginning.



**Exhibit B**

1. Lease Between Old Kress Building Company, Inc. and The Margaritaville Store Of Key West, LLC, dated May 8, 2012 as assigned to IMCMV Key West Café, LLC
2. Lease Between Old Kress Building Company, Inc. and Margaritaville of Key West, LLC, dated May 8, 2012, as assigned to IMCMV Key West Café, LLC
3. Lease Between Old Kress Building Company, Inc. and Fast Buck Freddie's, Inc. date May 8, 2012
4. Lease Between Old Kress Building Company, Inc. and Jimmy Buffett dated January 1, 2012

**R**  
**SITE PLAN**  
SCALE: 1" = 20'

PENTHOUSE APT. & ROOF

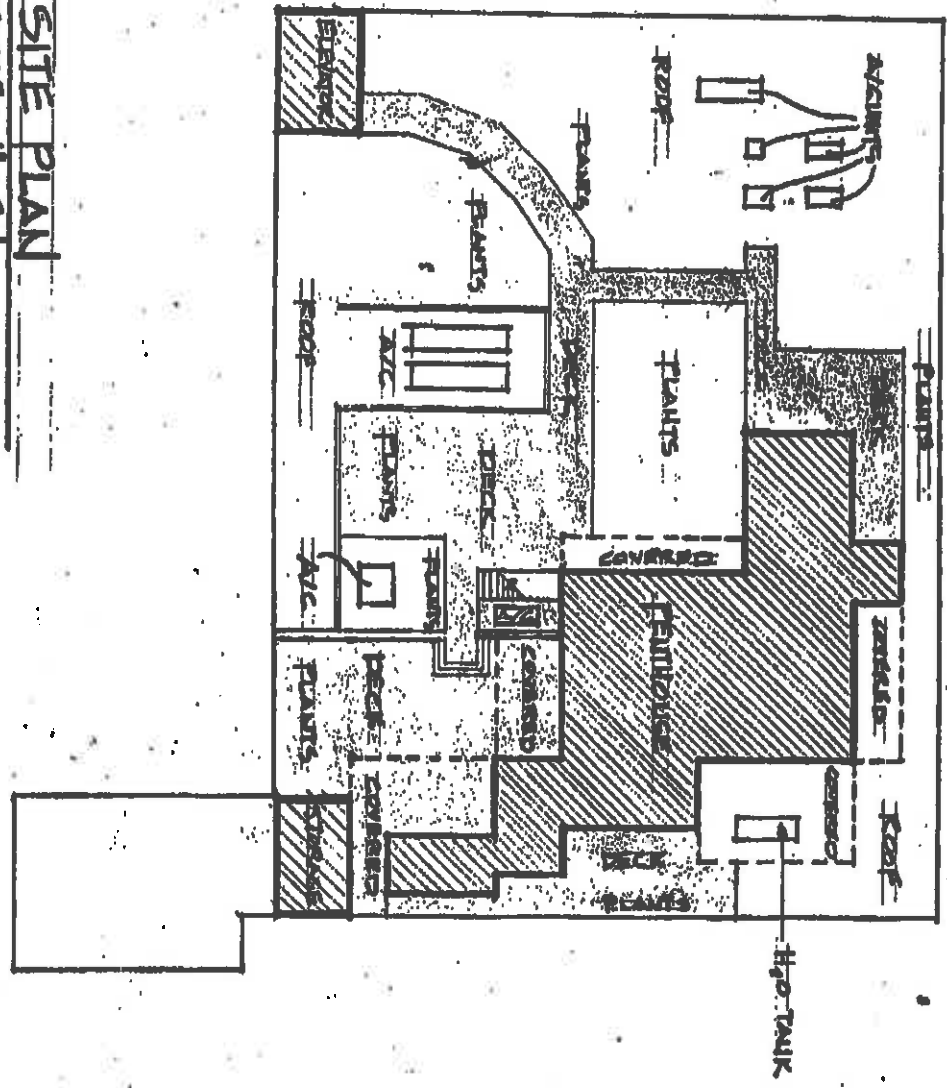
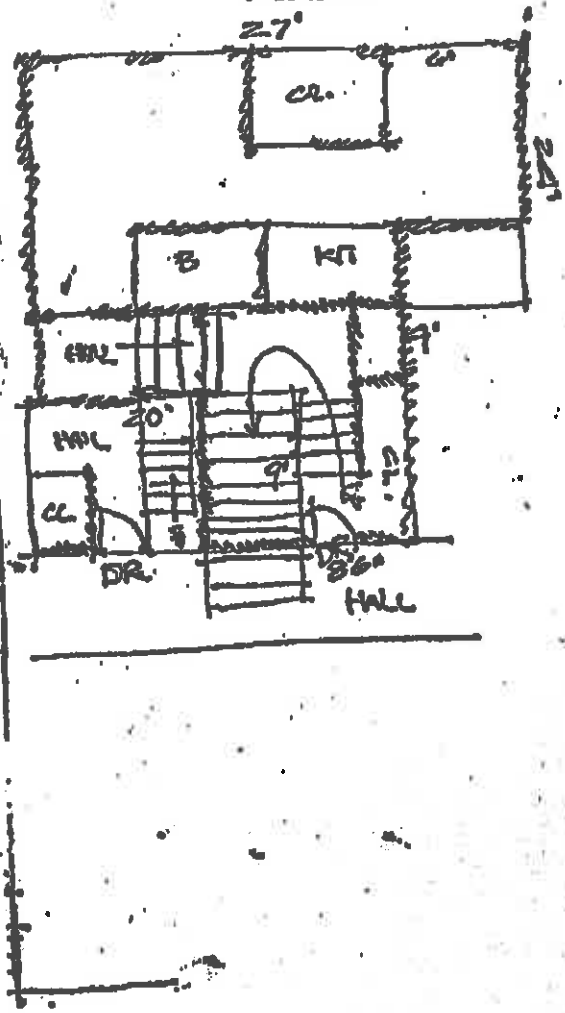


EXHIBIT A - page 2  
DOR 57.

3RD FLOOR



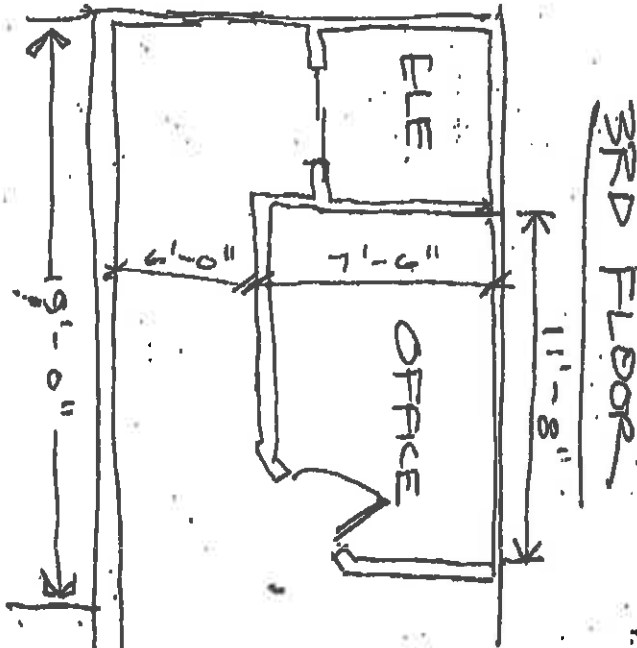
772573

REF 1245 RME1865

772573

OFF REC 1245 PAGE 1866

EXHIBIT A - page 3



Recorded in Official-Records Office  
in Monroe County, Florida  
Record Verified

DANNY E. ROUHAGE  
Clerk Circuit Court

**EXHIBIT C**  
**DAVID WOLKOWSKY**  
P.O. Box 1429  
Key West, FL 33041

April 15, 2014

Doc# 1988743  
Bk# 2692 Pgt 1549

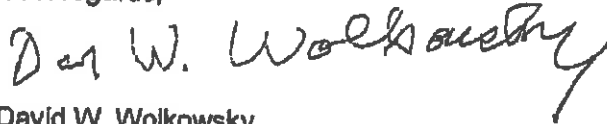
Anthony V. Falcone  
500 Duval St.  
Key West, FL 33040

re: purchase of one-half interest in Old Kress real estate

Dear Tony,

Thank you for informing me of the pending agreement whereby Southeast Investments, Inc. will purchase a 50% ownership of the real property owned by Old Kress Building Company, Inc. for \$5 million. Please accept this letter as confirmation that I will not be exercising, and I hereby waive, my right of first refusal to purchase a 50% ownership interest in the Old Kress property for \$5 million.

Best regards,



David W. Wolkowsky

Copy: Old Kress Building Company, Inc.

EXHIBIT D

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable, under Parcel ID #00009850-000000-066825
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida?
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Subject to Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West. (Subject premises are within this area.)
7. Subject to the Restrictions, Reservations, and Right of First Refusal, contained in the Warranty Deed from DAVID WILLIAMS WOLKOWSKY to OLD KRESS BUILDING COMPANY, INC., recorded February 19, 1993, in Official Records Book 1245, Page 1859, of the Public Records of Monroe County, Florida.
8. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

**AGENT OF RECORD LETTER**

TO THE CITY OF KEY WEST COMMISSIONERS, KEY WEST, KEY WEST RESORT UTILITIES CORP., FLORIDA KEYS AQUEDUCT AUTHORITY, CITY OF KEY WEST BUILDING DEPT., CITY OF KEY WEST FIRE DEPT., CITY OF KEY WEST PLANNING DEPT., MONROE COUNTY HEALTH DEPT., SFWMD, STATE DEPARTMENT OF ECONOMIC OPPORTUNITY, FDEP, FDOT, KEYS ENERGY SERVICES, FLORIDA POWER & LIGHT and AT&T.

For the property identified as Parcel ID number 00009850-000000 Alt Key 1010111 I, Jason Crews, hereby designate and appoint Paul Tremblay, Director of Development for Boos Development Group, Inc. or Danlys Hernandez, Project Manager for Boos Development Group, Inc. as my/our Agent of Record, for the purposes of representing me/us during the Building Permitting Process and/or hearing process. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 8/29/14

PSD Realty Management  
JASON CREWS  
APPLICANT/OWNER (PRINT)  
[Signature]  
APPLICANT/OWNER'S SIGNATURE  
UP  
APPLICANT/OWNER'S TITLE

Paul Tremblay, Director of Development  
APPLICANT'S REPRESENTATIVE (PRINT)  
[Signature]  
APPLICANT/REPRESENTATIVE'S SIGNATURE

Danlys Hernandez, Project Manager  
APPLICANT'S REPRESENTATIVE (PRINT)  
[Signature]  
APPLICANT/REPRESENTATIVE'S SIGNATURE

5789 NW 151<sup>st</sup> Street #B  
ADDRESS

Miami Lakes, FL 33014  
CITY, STATE, ZIP

(305) 828-8284  
TELEPHONE

(CVS 66094 - 500 Duval Street, Key West, FL)

STATE OF Florida  
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day personally appeared before me this 29 day of August, 2014 JASON CREWS, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State lastaforesaid this 29 day of August, 2014.

**JAMET F. COULTER**  
Notary Public, State of Florida  
My Comm. Expires May 28, 2018  
Commission No. FF 103191

[Signature]  
NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: May 28, 2018

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

Old Kress Building Company, Inc.

September 2, 2014

To whom it may concern;

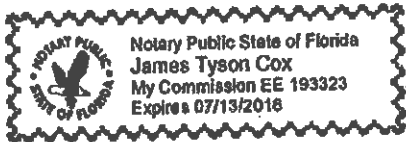
This letter shall authorize PSD Realty Associates, LLC to sign on behalf of Old Kress Building, Inc. any and all permit applications for the Old Kress Building located at 500 Duval Street, Key West, Florida.

Sincerely,



STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged this 3 day of Sept., 2014, by James Wiseman who is personally known to me or who has produced FL ID as identification.

  
\_\_\_\_\_  
Signature of Notary



# Site Photos



Fleming St

CVS

CVS

Open 24 Hours

CVS

CVS

Duval St

CVS  
24 HOURS

THE CITIZEN

Florida Keys

Florida Keys

# **Property Appraiser Information**



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

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

## Property Record Card -

**Maps are now launching the new map application version**

Website tested on IE8,  
 IE9, & Firefox.  
 Requires Adobe Flash  
 10.3 or higher

**Alternate Key: 1010111 Parcel ID: 00009850-000000**

### Ownership Details

**Mailing Address:**

OLD KRESS BUILDING COMPANY INC  
 C/O THE FERBER COMPANY  
 151 SAWGRASS CORNERS DR STE 202  
 PONTE VEDRA BEACH, FL 32082-3579

**All Owners:**

FERBER PAUL L IRREVOCABLE TRUST 11/21/1968, OLD  
 KRESS BUILDING COMPANY INC

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 500 DUVAL ST KEY WEST  
 424A FLEMING ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 51 OR305-314/15 OR767-1760/61 OR767-1762/63 OR768-317/18 OR1245-1859/66L/E OR2692-1545/50

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	134	16,475.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 28912  
**Year Built:** 1918

### Building 1 Details

**Building Type**  
**Effective Age** 16  
**Year Built** 1918  
**Functional Obs** 0

**Condition** G  
**Perimeter** 1,284  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 19  
**Grnd Floor Area** 28,912

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 79

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					14,532
2	SBF		1	1992					132
3	OPF		1	1992					72
4	SBF		1	1992					234
5	OPX		1	1992					35
6	OPX		1	1992					18
7	CAN		1	1992					1,627
8	OPX		1	1992					42
9	OPX		1	1992					10
10	FLA		1	1992					12,730

11	FLA	1	1992	1,575
12	OUF	1	1992	239
13	OPF	1	1992	450
14	SBF	1	1992	1,010
15	FLA	1	1992	75
16	OPU	1	1992	100

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2108	1 STY STORE-A	60	Y	Y
	2109	NIGHT CLUBS/BARS-A-	40	Y	Y
	2110	SBF	100	N	N
	2111	OPF	100	N	N
	2112	SBF	100	N	N
	2113	OPX	100	N	N
	2114	OPX	100	N	N
	2115	CAN	100	N	N
	2116	OPX	100	N	N
	2117	OPX	100	N	N
	2118	OFF BLDG-1 STY-B	95	Y	Y
	2119	APTS-B	5	Y	Y
	2120	APTS-A	100	Y	Y
	2121	OUF	100	N	N
	2122	APTS-B	100	Y	N
	2123	SBF	100	N	N
	2124	APTS-B	100	Y	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
542	MIN WOOD SIDING	20
543	C.B.S.	30
544	BRICK	50

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	2,866 SF	0	0	1983	1984	1	40
2	FN2:FENCES	360 SF	90	4	1997	1998	2	30

**Appraiser Notes**

TPP 8929220 - SMITH-MARTIN PRODUCTIONS (424-C FLEMING - SIDE OF BLDG)

OR2692-1545 CONVEYANCE OF 50% INTEREST STILL SUBJECT TO THE LIFE ESTATE HELD BY DAVID WILLIAMS WOLKOWSKY PURSUANT TO OR1245-1857

FAST BUCK FREDDIE'S & MARGARITAVILLE (\*\*NOTE\*\* L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.) .PENTHOUSE MEASURED FROM LA CONCHA ROOF. PETITION KW 113-1997

TPP8848315 - OLD KRESS BUILDING CO

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0788	03/24/2008	01/22/2015	12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
1	09-1195	05/01/2009	01/22/2015	45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
1	13-0160	01/14/2013	01/22/2015	12,500	Commercial	CHANGE A/C SYSTEM ON ROOF
1	13-0888	03/06/2013	01/22/2015	10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.
1	13-0936	03/12/2013	01/22/2015	1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT
1	13-2073	05/09/2013	01/22/2015	6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.
09-3361	09/29/2009	01/22/2015	5,000	Commercial	DISCONNECT KITCHEN EQUIPMENT SURFACE MOUNTED RECEPTACLES ADN DISCONNECTS FOR INSTALLATION OF FRP WALL COVERING. RE-INSTALL SURFACE MOUNTED RECEPTACLES AND DISCONNECTS ATER FRP INSTALLATION. RECONNECT KITCHEN EQUIPMENT. REMOVE SURFACE MOUNT LIGHTS KITCHEN ENTRANCE HALL AND INSTALL RECESSED LIGHTS. REMOVE 8 KITCHEN LIGHTS AND REINSTALL NEW KITCHEN LIGHTS.	
10-3255	10/05/2010	01/22/2015	2,100	Commercial	REBUILD AND RE-INSTALL A NEW SIGN 50SF	
11-0340	02/17/2011	01/22/2015	17,500	Commercial	INSTALL 2 5-TON SPLIT CENTRAL A/C UNITS. CONDENSING UNITS WILL BE SET ON KITCHEN ROOF ON STANDS TO BE BOLTED DOWN. UNIT 1/3 DROPS, FRONT DINING ROOM AND UNIT2/5 DROPS, BACK DINING ROOM.	
10-3425	10/28/2010	01/22/2015	800	Commercial	INSTALL 6' SEAMLESS GUTTERS K STYLE ON BACK OF BUILDING AND DS APPROX. 65'	
11-0894	03/18/2011	01/22/2015	3,390	Commercial	ADD CONDUIT, WIRING AND CIRCUIT BREAKER FOR TWO AIR HANDLER UNITS AND TWO CONDENSING UNITS.	
14-1151	03/24/2014	01/22/2015	2,000	Commercial	INVESTIGATIVE DEMO, REMOVE DRYWALL AND CEILING PANELS TO ALLOW ACCESS TO SYSTEMS FOR SPRINKLER AND STRUCTURAL ENGINEERS.	
13-2679	06/25/2013	01/22/2015	15,000	Commercial	REPLACE EXISTING CENTRAL A/C	
13-3206	08/10/2013	01/22/2015	1,200	Commercial	REPLACE EXISTING 1/4 CLEAR LAMINATED GLASS WITH NEW 1/4 CLEAR LAMINATED GLASS.	
14-2910	06/16/2014	01/22/2015	50,000	Commercial	DEMO OF INTERIOR WALLS/CEILING FLOORING	
14-3134	06/30/2014	01/22/2015	52,000	Commercial	INSTALLATION OF NEW SERVICE ENTRANCE DISTRIBUTION CONDUIT FEEDERS AND OVER CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY FOR LIGHTING POWER HVAC EMS SYSTEM.	
14-2979	06/19/2014	01/22/2015	1,500	Commercial	REMOVE EXISTING PLUMBING FIXTURES, CAP OFF AS REQUIRED.	
14-3136	06/30/2014	01/22/2015	0		INSTALLATION OF BOXES AND CONCUIT AND PULL STRING FOR FIRE ALARM.	
14-3135	06/30/2014	01/22/2015	950	Commercial	INSTALLATION OF CONDUIT BOXES AND PULL STRING FOR LOW VOLTAGE TELE DATA POS AND SECURITY.	
13-4501	12/08/2014	01/22/2015	648,962		STRUCTAL STEEL CHANGES. VOID SPACE LIGHTING AND POWER ROOM	
14-5404	12/02/2014	01/22/2015	2,500		INSTALL EXTERIOR SIGNAGE 9.5 SF	

14-5404	12/02/2014	01/22/2015	2,500			INSTALL 9.5 SF EXTERIOR SIGN
14-5405	12/02/2014	01/22/2015	50			CONNECT WALL SIGN TO EXSISTING BUILDING
14-5452	11/25/2014	01/22/2015	25,000			INSTALL 2 10 TON AND 2 5 TON AC UNITS WITH DUCT WORK
14-5589	12/09/2014	01/22/2015	53,000			INSTALL NEW FIRE ESCAPE
14-5555	12/11/2014	01/22/2015	5,600			REMOVE OLD SHUTTERS
15-0235	01/27/2015	01/22/2015	26,000			INSTALL EXFILTRATION SYSTEM AND CONNECT 2 DOWNSPOUTS. INSTALL 2 PEDESTRIAN GATES.
15-0294	02/06/2015	01/22/2015	47,500			INSTALL SOFFIT OVERHANG CEILING
15-0461	02/10/2015	01/22/2015	800			INSTALL EMERGENCY LIGHTING AND LIGHT FIXTURE FOR STAIR EGRESS
1	97-3611	10/24/1997	12/07/1998	3,000	Commercial	REPLACE DECKING WALKWAYS
1	98-1787	06/05/1998	12/07/1998	10,000	Commercial	ELECTRICAL
1	98-3878	12/07/1998	12/07/1998	14,322	Commercial	ROOF
1	98-0265	01/27/1998	11/02/1998	3,750	Commercial	MAKE A SERVICE BAR
1	98-0644	03/04/1998	11/02/1998	1,875	Commercial	FENCE
1	98-0822	03/13/1998	11/02/1998	4,000	Commercial	3 FIX BATHROOM
1	98-1640	05/26/1998	11/02/1998	3,600	Commercial	INSTALL HOOD FIRE SUPPRES
1	00-1921	07/11/2000	11/01/2000	6,500	Commercial	10 TON AC
1	00-0482	07/18/2000	11/01/2000	98,124	Commercial	BAHAMA SHUTTERS
1	00-0931	04/25/2000	11/01/2000	30,000	Commercial	ROOLUP INTERIOR SHUTTERS
1	00-3550	10/25/2000	11/01/2000	700	Commercial	ELECTRICAL
1	99-4025	12/29/1999	07/14/2000	1,500	Commercial	TILE RETAIL SPACE
1	01-3077	09/18/2001	11/16/2001	1,600	Commercial	FIRE SUPPRESSION SYSTEM
1	0103076	09/18/2001	11/16/2001	15,000	Commercial	INSTALL KITCHEN HOOD
1	02-0781	04/08/2002	08/16/2002	800	Commercial	NEW LIGHTING
1	03-363	06/05/2003	10/03/2003	18,000	Commercial	INSTALL FIRE SYSTEM
1	05-2351	12/02/2005	11/02/2005	4,600	Commercial	NEW A/C
1	05-3237	08/03/2005	11/02/2005	4,000	Commercial	NEW A/C
1	06-5647	11/03/2006	03/08/2007	10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
1	07-0735	02/15/2007	02/15/2007	4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
1	07-4002	08/16/2007	08/16/2007	1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	3,625,178	8,330	2,009,876	5,643,384	5,643,384	0	5,643,384
2013	3,446,157	8,368	1,911,485	5,366,010	5,366,010	0	5,366,010
2012	3,446,157	8,406	1,911,485	5,366,048	5,366,048	0	5,366,048
2011	3,625,178	8,456	1,911,485	5,545,119	5,545,119	0	5,545,119
2010	3,625,178	8,494	1,944,890	5,578,562	5,578,562	0	5,578,562
2009	3,804,200	8,532	2,463,453	6,276,185	6,276,185	0	6,276,185



2008	3,804,200	8,582	2,569,632	6,491,442	6,491,442	0	6,491,442
2007	2,748,749	9,201	2,569,632	6,491,442	6,491,442	0	6,491,442
2006	2,813,426	9,625	1,482,480	6,634,922	6,634,922	0	6,634,922
2005	2,813,426	10,256	1,235,400	5,943,735	5,943,735	0	5,943,735
2004	2,867,958	10,681	1,037,736	5,943,735	5,943,735	0	5,943,735
2003	2,867,704	11,299	1,021,264	5,943,735	5,943,735	0	5,943,735
2002	2,801,836	11,736	1,021,264	5,943,735	5,943,735	0	5,943,735
2001	2,801,836	12,355	1,021,264	5,332,164	5,332,164	0	5,332,164
2000	2,719,878	4,734	856,544	5,194,482	5,194,482	0	5,194,482
1999	2,719,878	4,968	856,544	5,194,482	5,194,482	0	5,194,482
1998	1,870,814	4,657	856,544	3,548,032	3,548,032	0	3,548,032
1997	1,870,814	4,872	823,600	3,548,032	3,548,032	0	3,548,032
1996	1,587,357	5,016	823,600	2,532,335	2,532,335	0	2,532,335
1995	1,524,762	5,230	823,600	2,532,335	2,532,335	0	2,532,335
1994	1,524,762	5,374	823,600	2,399,054	2,399,054	0	2,399,054
1993	1,524,762	5,589	823,600	2,353,951	2,353,951	0	2,353,951
1992	1,406,231	3,791	823,600	1,653,712	1,653,712	0	1,653,712
1991	1,406,231	3,912	823,600	1,800,000	1,800,000	0	1,800,000
1990	1,068,539	8,815	662,998	1,800,000	1,800,000	0	1,800,000
1989	1,037,621	8,989	658,880	1,705,490	1,705,490	0	1,705,490
1988	752,862	8,634	474,394	1,601,711	1,601,711	0	1,601,711
1987	740,208	8,794	252,228	1,562,778	1,562,778	0	1,562,778
1986	740,990	8,957	247,080	1,553,780	1,553,780	0	1,553,780
1985	723,253	9,118	177,908	1,595,743	1,595,743	0	1,595,743
1984	714,830	6,359	177,908	1,053,900	1,053,900	0	1,053,900
1983	604,730	6,439	118,061	729,230	729,230	0	729,230
1982	560,034	6,533	118,061	684,628	684,628	0	684,628

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/25/2014	2692 / 1545	5,000,000	WD	16
2/1/1993	1245 / 1859	3,000,000	WD	O
8/1/1978	768 / 317	210,000	00	Q

This page has been visited 123,288 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

# Public Comment

# ST. PAUL'S EPISCOPAL CHURCH

Reverend Larry D. Hooper  
401 Duval St. Key West, FL  
33041-1014  
305-296-5142

January 29, 2015

## VIA HAND DELIVERY

Kevin Bond  
City of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

Re: No objection regarding CVS located at 500 Duval Street

Dear Kevin,

Please allow this letter to serve as confirmation that St. Paul's Episcopal Church of Key West, located at 401 Duval Street, Key West, Florida 33040, has no objection to the owners of the CVS store, located at 500 Duval Street, Key West, Florida 33040, obtaining a 2APS license for beer and wine package sales for off premises consumption.

If you have any questions please do not hesitate to contact me.

Sincerely,



Reverend Larry D. Hooper