

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department 604 Simonton Street, Key West, FL 33040 (305) 809-3720





Development Plan & Conditional Use Application

Applications will not be accepted unless complete

	The state of the s
	Development Plan Conditional Use Historic District   Major_X Yes   Minor No _X
Please	print or type:
1)	Site Address 3424 NORTHSIDE DR. ILEY WEST, FL.
2)	Name of Applicant McCREE ARCHITECTS & ENGINEERS , +NC.
3)	Applicant is: Owner Authorized Representative (attached Authorization and Verification Forms must be completed)
4)	Address of Applicant 500 E. PRINCETON ST.  ORLANDO, FL. 32803
5)	Applicant's Phone # 407.898:4821 Email rich, gaines @ Mccree, com
6)	and the second s
7)	Name of Owner, if different than above CORP. OF THE PRESIDING EISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER PAY SAINTS  Address of Owner 50 E.N. TEMPLE, SALT LAKE CITY, UT 84150  Email Vick gaines @ McCree.com
8)	Address of Owner 50 E. H. TEMPLE, SALT LAKE CITY, DI BAISE
9)	O Phone # 10 6 99 9 - 49061
10)	Zoning District of Parcel SF RE# 00065830 - 000000
11)	Is Subject Property located within the Historic District? Yes No _×
	If Yes: Date of approval N/A HARC approval # N/A
eastandeline en la companya de la companya del companya del companya de la compan	OR: Date of meeting N/A Please be specific, list existing and proposed buildings
12)	Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
	separate sheet if necessary).  THE EXIST. DEVELOPED SITE INCLUDES A 3,525 SQ.FT. MEETINGHOUSE /CHAPEL  THE EXIST. DEVELOPED SITE INCLUDES A 3,525 SQ.FT. CONSISTS OF A
	THE PROPOSE OF THE PR
	LA COLOR MOSTING HOUSE /CHAPES W/ 10 1400
	SPACES. DEMOLITION OF THE EXIST. STRUCTURE TO OCCUP UPON GCCUPANCY OF THE NEW STRUCTURE. THERE IS NO CHANGE OF USE
	ECCUPANCY OF THE NEW SIRULIURE.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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13)	Has subject Property received any variance(s)? Yes No No    If Yes: Date of approval   Resolution # H/A
	If Yes: Date of approval 17 2
	Attach resolution(s).
14)	Are there any easements, deed restrictions or other encumbrances on the subject property?
	Yes No No
	If Yes, describe and attach relevant documents.
	POWER EASEMENT
	To the Conditional Uses and Development Plans, provide the information requested from

- A. For both Conditional Uses and Development Plans, provide the information requested from the attached Conditional Use and Development Plan sheet.
- B. For Conditional Uses only, also include the Conditional Use Criteria required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For Major Development Plans only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

# Conditional Use Criteria LDS Church - Key West, FL

# Conditional Use Criteria

Response

conditional use as measured by the following:  for each specific use  for each or identified on the list:  for proposed conditional use and not identified on the list:  for each specific use  for each recomments  for each conditional use and not list:  for each specific use  for each specific use  for each specific use  for each or intermed improvements  for each specific use  for each s	Purpose and Intent	N/A - Understood
scribed the proposed conditional use as measured by the following:  solution of service vehicles  and type of service vehicles  ment and type of service vehicles  ment needs generated by the proposed conditional use and not identified on the list:  and type of service vehicles  ment needs generated by the proposed conditional use and not identified on the list:  specially any improvements, or other similar improvements  res or facilities  illes/structures proposed as part of site improvements  files/structures proposed as part of site improvements. Amenities including mitigative  as:  goent properties  illes/structures proposed to enhance site and planned improvements. Amenities including mitigative  as:  goent properties  illes/structures proposed to mitigate against adverse impacts to adjacent sites  lites for abating smoke, odor, noise, and other noxious impacts  be review and approval. Applications shall clearly demonstrate the following:  y  y  equate site specifications and infrastructure to accommodate proposed use  the fachniques	Specific Criteria for Approval	to the second of
possed conditional use as measured by the following:  uilding for each specific use  of service vehicles  y any improvements required to ensure compliance with concurrency if in chapter 94  improvements, or other similar improvements  acilities  uctures proposed as part of site improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigative  of enhance site and planned improvements. Amenities including mitigate against adverse impacts to adjacent sites  abating specifications and infrastructure to accommodate proposed use	(a) Findings	
by the following:  ditional use and not identified on the list:  re compliance with concurrency  overnents  ments. Amenities including mitigative  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	(b) Characteristics of use described	A COMMITTED TO THE TOTAL PROPERTY OF THE TOT
ditional use and not identified on the list:  re compliance with concurrency  vements  ovements  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	posed conditional use as measured	. First the former of the Company of
ditional use and not identified on the list:  overnents  overnents  overnents  acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	a. Floor area ratio	See Sheet AS1
ditional use and not identified on the list:  re compliance with concurrency  overnents  overnents  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	b. Traffic generation	See Traffic Study in submittal package, and conclusions made
ditional use and not identified on the list:  The compliance with concurrency  The compliance with concurrency  The compliance with concurrency  The concurrenc	c. Square feet of enclosed building for each specific use	Meetinghouse = 5.562 SF Outdoor Storage Bldg = 96 SF
ditional use and not identified on the list:  re compliance with concurrency  vements  ovements  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	d. Proposed employment	N/A - No proposed additional employment anticipated
ditional use and not identified on the list:  re compliance with concurrency  ovements  ovements  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	e. Proposed number and type of service vehicles	As with the existing, no service vehicles anticipated
ditional use and not identified on the list:  re compliance with concurrency  ovements  ovements  acts to adjacent sites  er noxious impacts learly demonstrate the following:  to accommodate proposed use	f. Off-street parking needs	See Sheet AS1
re compliance with concurrency ovements ovements acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	(2) On-or-off site improvement needs generated by the proposed conditional use and not identified on the list:	
rre compliance with concurrency vements ovements acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	a. Utilities	Existing utilities shown on Sheet AS1. No new utilities required.
ovements  ovements  ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	b. Public facilities, especially any improvements required to ensure compliance with concurrency	AW AND
ovements  ovements  ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	management as provided in chapter 94	The second secon
ovements ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use		See Sheets AS1 and C-1. See also Traffic Study.
ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following:	d. Accessory structures or facilities	See Sheets AS1 and A202
ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following:	e. Other unique facilities/structures proposed as part of site improvements	Replacement of existing monumental sign along Northside Dr.
ments. Amenities including mitigative acts to adjacent sites er noxious impacts learly demonstrate the following:		See Sheets AS1 and A202
acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative	and the Assertance manual content of the terminal cont
acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	techniques such as:	, , tonic, , mill of many of tonics, , many many of tonics, , the many of tonics, , the many of the many of tonics, , and the many of the
acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	a. Open space	See Solutions Statement, item 2. See Sheets AS1, C-1 and LA1.
acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	b. Setbacks from adjacent properties	See Sheet AS1
acts to adjacent sites er noxious impacts learly demonstrate the following: to accommodate proposed use	c. Screening and buffers	See Sheets AS1 and LA1
er noxious impacts learly demonstrate the following: to accommodate proposed use	d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites	See Sheet LA1
learly demonstrate the following: to accommodate proposed use	e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts	See sheets AS1, C-1 and LA1
to accommodate proposed use		. The state of the
pecifications and infrastructure to accommodate proposed use	(1) Land use compatibility	Houses of worship allowed in current zoning with Conditional Use approval.
	(2) Sufficient site size, adequate site specifications and infrastructure to accommodate proposed use	See Sheets AS1, C-1 and LA1
A TOTAL TANK TO THE CONTRACT OF THE CONTRACT O	(3) Proper use of mitigative techniques	See Sheets AS1, C-1 and LA1

# Conditional Use Criteria LDS Church - Key West, FL

# Conditional Use Criteria

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and ordinances becific land uses tion area welopment and related activities with tidal waters iments iments ers, Inc.	(5) Compliance with applicable laws and ordinances (6) Additional criteria applicable to specific land uses a. Land uses within a conservation area b. Residential development c. Commercial or mixed use development d. Development within or adjacent to historic district e. Public facilities or institutional development f. Commercial structures, uses and related activities with tidal waters g. Adult entertainment establishments g. Adult entertainment establishments Red Mest, FL 33040  Richard Gaines, VP McCree Architects & Engineers, Inc. 500 E Princeton Street	Understood. Submittals will be made for all permits necessary.	A/N	A/N	N/A	AIN	Community facility	A/N	W	m mi veza e m m i vez de la constanta manistratura den denem de me esta de la constanta el constanta de la con	A TAX FARMATANNAN ANNAF EF MANAZION WARRESTONERED	The second control of	A sure to the state of the stat	The second secon	the state of the s		A CASAGA CHARACTER AND A CASAGA CASAG	· · · · · · · · · · · · · · · · · · ·	the second section of the second section of the second section of the second section s	· · · · · · · · · · · · · · · · · · ·	i constitution and the constitution of the con	The state of the s	me typine to the term of the t	1 1 1 the second of the second	e e com se mant se e e e e e e e e e e e e e e e e e e	
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	within a conserval within a conserval if development al or mixed use de ent within or adjace lities or institutiona al structures, uses rtainment establish	and ordinances	ion area	***	velopment	ant to historic distric	l development	and related activitie	ments				· comme	***************************************	P 4.9.4. 4.9944 PP	10 to		CONTRACTOR OF CONTRACTOR	No de la constante	****					ers, Inc.	

City of Key West
Development Plan and Conditional Use Application for
LDS Church at 3424 Northside Drive, Key West, FL 3/26/10

#### **III. Solutions Statement**

"Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking."

The proposed project is the redevelopment of an existing The Church of Jesus Christ of Latter-day Saints ("LDS Church") meetinghouse site that was originally built in the late 1960's. The project scope includes the replacement of the existing 3,322 square foot building with a new 5,562 square foot facility, the redesign of the access points, parking lot, site lighting, stormwater facilities, and landscape.

Current ministry activities occur on Sunday mornings and Wednesday nights, only. The site and the facility is not used or occupied at all other times. It is critical that the existing facility be used until the new meetinghouse/chapel can be occupied. When that move is complete, then the existing building can be demolished, the east parking lot can be reconfigured and paved, and final landscape can be installed.

The following design solutions have been implemented to upgrade the existing developed site to today's standards and address community issues.

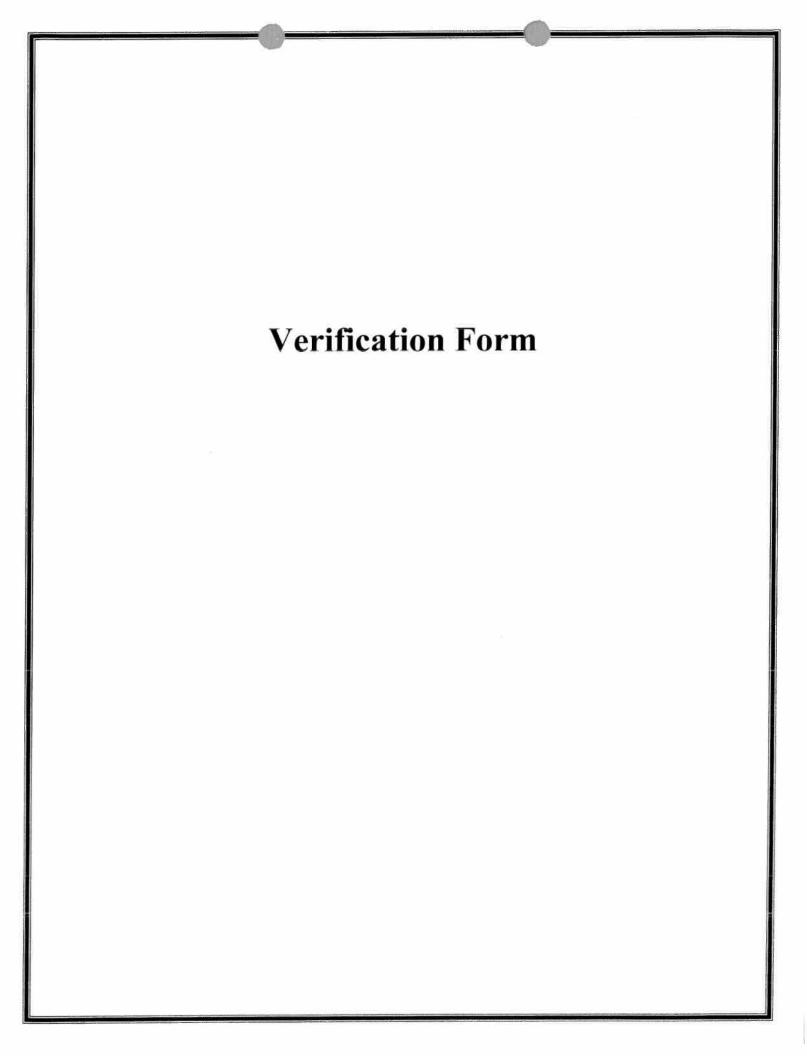
- 1) Stormwater Plan to Reduce Water Pollution. The parking lot drainage currently drains directly into Northside Drive. The reconfiguration of the parking lots will redirect stormwater into swales around the site and reduce the runoff into the street.
- 2) **Green Space for the Neighborhood**. With the new building pushed back 113 feet from the street, the benefit to the neighborhood community will be a much larger green space along Northside Drive than currently exists. This green space should have the feel of an urban mini-park within the neighborhood. The open green space will be utilized for retention swales, preservation of existing trees and new landscaping.
- 3) Site Circulation. The existing single access point to the parking lot is located on the northeast corner of the site. The on-street parking and curvature of Northside Drive obstruct the views of the street for vehicles entering and exiting the site. All vehicle activity is located adjacent to the residents on the east. The existing dead-end parking lot does not allow for full fire department apparatus access to the existing building. The proposed site plan adds a second access point on the northwest corner. This

solution provides for reducing the traffic adjacent to the residents located on the east side of the building. The second access point will allow for full free-flow fire department access to the site and building.

- 4) Parking On-Site and Off-Site. Existing church parking currently uses the combination of a paved parking lot and on-street parking. The number of proposed parking spaces on the site has been increased beyond City requirements to eliminate the need for on-street parking in the neighborhood. The church proposes eliminating all on-street parking in front of the church site to improve visibility into and out of the site.
- 5) **Parking Lot Screening**. Parking lot screening and landscaping will be provided in accordance with the City of Key West landscape code.
- 6) Solid Waste Dumpster. The existing solid waste container sits exposed in the parking lot on the east side of the site. This will be relocated away from the residences to the southwest corner of the site to a more appropriate location. This will be done by meeting compliance with the current landscape and paving requirements for dumpsters.
- 7) **Recycling**. As a commercial project, recycling is not required by the City.
- 8) **Screened Utility Platform**. A fully screened mechanical utility platform is planned. This screened platform will visually block the view of air conditioning units and direct sound upward instead of outward.
- 9) **Site Lighting**. Site lighting will be installed for security and safety. All existing site lights will be removed and new fixtures with full cut-offs will be provided. This will eliminate spillage of site lighting off-site into residential areas.
- 10) **Plumbing Fixtures in the Proposed Building**. The existing plumbing fixtures date back to the 1960's. The new facility is designed with code compliant water efficient fixtures. This will reduce the potable water requirements for the facility. *No additional fixtures are required for the new building*.
- 11) **Energy Efficiency of the Proposed Building**. Construction of the proposed building will comply with Chapter 13 of the Florida Building Code for energy efficiency.
- 12) **Affordable Housing**. Affordable housing is not a part of this project.
- 13) **Signage**. The existing building has an existing monumental sign out along Northside Drive. Due to the condition of this sign, a new monumental sign will replace the existing sign.

Request for Waiver for Steeple Height. Although the proposed building falls within the maximum height allowance for this type of structure within the given zoning district, the addition of the non-habitable steeple above the roof ridge is a concern as to how this rooftop appurtenance will be counted in building height. We propose, therefore, to request a waiver from counting the steeple height in the overall height of the building, as allowed by Section 1.22-1149 of the City of Key West Municipal Code, for rooftop appurtenances not intended for human occupancy.

End of Statement

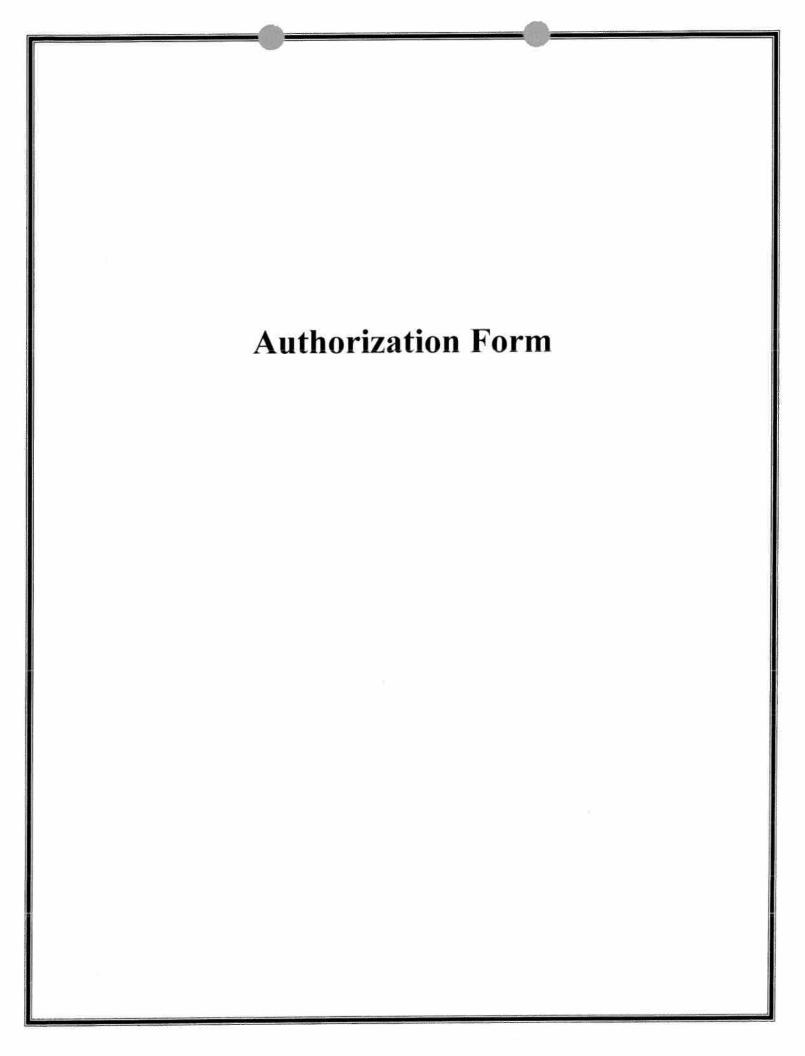


#### **Verification Form**

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form".

I, <u>Richard Games/McCree</u> Name(s) of Ap		ers, mc.,	being duly sworn,	depose and say
that: I am (check one) the for the property identified	Owner os the subject matter	X of this ap	Owner's Legal R plication:	Representative
342	4 Northside Drive, K	ev West.	Florida 33040	
	Address and Commo			
All of the answers to the all which make up this applicate and that if not true or corresinformation.	ation, are true and con	rect to th	e best of my know	ledge and belief
Signature of Owner/Legal	Representative	Sign	ature of Joint/Co-c	owner
Signature of a final state	P	Ü		
Subscribed and sworn to (o	or affirmed) before m	e on	3/26/10	(date) by
Richard Gair.	(name)	He/She	is personally know	vn to me or has
presented			as identification.	
Bluelly J. E. Notary's Signature and Sea	tropp			
NOTARY PUBLIC-STATE OF FLORIDA Beverly S. Etscorn Commission # DD952564	Name of	Acknow	ledged typed, print	ted or stamped
Expires: JAN. 30, 2014 BONDED THRU ATLANTIC BONDING CO., INC.	Title or Rank	No.	Commission N	umber (if any)



#### **Authorization Form**

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, Wayne F. Hales, Project Manager Age Please Print Name(s) of Owner(s)	nt in the State of Florida for The Church of
Jesus Christ of Latter-day Saints, authorize	
Richard Gaines/McCree Architects & Eng Please Print Name of Representative	ineers, Inc.
to be the representative for this application Board.	and act on my/our behalf before the Planning
Nagally /	
Signature of Owner	Signature of Joint/Co-owner, if applicable
Subscribed and sworn to (or affirmed) before Wayne F. Nakes	
Please Print Name of Affiant	
He/She is personally known to me or has	
presented	as identification.
Bewelly 2. Elston Notary's Signature and Seal	
	Name of Acknowledger printed or stamped
NOTARY PUBLIC STATE OF FLORIDA  Beverly S. Elscorn  Commission #DD952564	Title or Rank
Expires: JAN 30, 2014  BOND THE CARACTE BONDING OF THE	Commission Number (if any)

I, H. DAVID BURTON, do hereby certify that (a) I am the Freshold Burton, and by virtue of such office I am the incumbent of Comp. & Comm. Common of Latter-day Saints, a Utah corporation. sole; (b) I am the person designated in the Articles of Incorporation of said corporation sole to sign and execute deeds and other instruments of writing and to transact all business of said corporation sole, pursuant to the provisions of Title16, Chapter 7, Section 8 of the Utah Code Annotated, 1953, as amended; and (e) pursuant to said Section 16-7-8, I hereby designate and appoint Brent L. Buckner as an agent authorized and empowered, in transactions whose dollar value does not exceed \$5,000,000, in the North America Southeast Area of The Church of Jesus Christ of Latter-day Saints:



- to execute agreements, contracts and other documents pertaining to the construction, maintenance, (a) repair, alteration or demolition of meetinghouse facilities;
- to execute deeds, easements and other instruments, purchase, sale and other contracts, promissory (b) notes, mortgages, bills of sale, assignments, notices, reports, title documents and other documents relating to the acquisition, purchase, sale, exchange, development, use, lease, taxation, encumbrance and release thereof, or other disposition of real and personal property of any kind; and
- to execute, file and prosecute building permit applications, petitions, complaints and protests relating (c) to real and personal property of any kind.

This Certificate of Authority supersedes and replaces that Certificate of Authority, dated June 12, 2006 and effective as of August 15, 2006, granted to Andrés R. Ramos by H. David Burton, the incumbent of said Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints.

Dated this 3rd day of June, 2008.

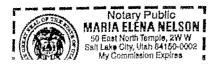
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

STATE OF UTAH

: SS

COUNTY OF SALT LAKE

On this 3rd day of June, 2008, personally appeared before me H. David Burton, personally known to me to be the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who duly acknowledged to me that he signed the foregoing instrument as incumbent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, and the said H. David Burton acknowledged to me that said corporation executed the same.



06-04-08P02:14 RCVD

#### THE CHURCH OF **IESUS CHRIST** OF LATTER-DAY SAINTS

11 August 2008

DIRECTOR FOR TEMPORAL AFFAIRS 50 E. North Temple St. Rm. 426W Salt Lake City, Utah 84150-6912 Phone: 1-801-240-6266



Reference: Wayne F. Hales, Project Manager

Agent in the State of Florida for

The Church of Jesus Christ of Latter-day Saints

All Interested Parties To:

This letter authorizes Wayne F. Hales, Project Manager, as agent in the State of Florida to act for the Church of Jesus Christ of Latter-day Saints in signing for permits, applications, contracts (up to \$100,000) and other such documents and to conduct business for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, in regards to meetinghouse and other construction projects on Church property. This authorization is given to Wayne F. Hales from the North America Southeast Area Director for Temporal Affairs, Brent L. Buckner of the same said Church.

Mr. Brent L. Buckner is authorized directly from David H. Burton, Presiding Bishop of the Church of Jesus Christ of Latter-day Saints. A certificate of authorization is attached.

Sincerely,

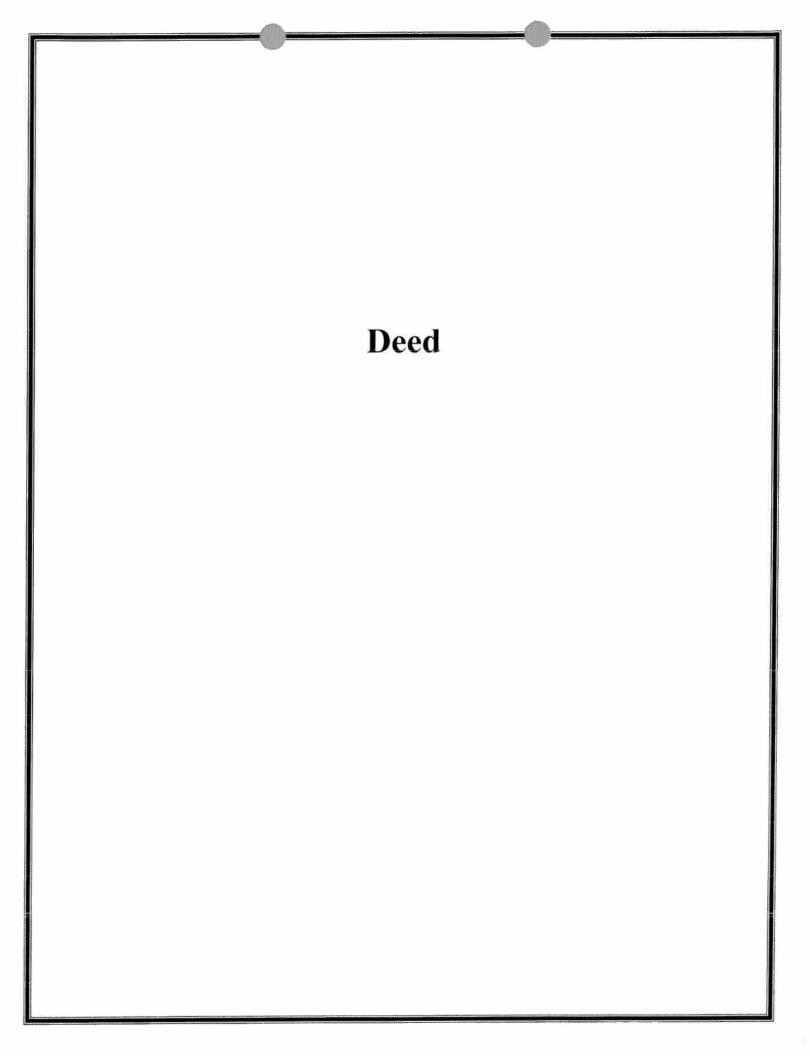
Brent L. Buckner

Director for Temporal Affairs North America Southeast Area

Attachment

Subscribed and sworn before me this 12 day of AUGUS 7

Notary Public



### RECORD 289 PAGE 538

Lay West 140

			}	ř.	18 July 2 826	1 71 /
This Indenture, made this between CENTRAL BANK AND TRUST ( under the laws of the State of Florida and of Florida, not personally but as Trustee	COMPANY, I duly autho	of Miami, rized to acc	Florida, a corp ept and execute	oration d trusts wi	uly organized thin the State	1
and delivered to said Trust Company in p	ursuance of	a certain T	rust Agreemen	t, dated ti	ne 8th _	
day of <u>May</u> 19. Corporation of th the first part, and <u>Day Saints</u> , a <u>Uta</u>	61 , and k le Presidi h Corpora	nown as Trong ng Bishop tion sole	ust Number <u>6</u> of the Chur	1-409 . ch of J	, party of esus Christ	t of La
of Salt Lake County, Uta	iha co	rporation or	rganized and op	erating u	nder the laws	;
of the State of <u>Utah</u> ,	party of the	second par	rt.		1963 EARL	
WITNESSETH, that said party of the TEN and NO/100tion in hand paid, does hereby grant, sell		_Dollars, ar	nd other good a	nd valual	oleGensidera- the HolloWing	-0
described real estate, situated in <u>Mo</u>	nroe	_County, FI	orida, to-wit:			RCORD

TEXT A " SPINED

On the Island of Key West; Monnoe County, Plonida, and is part of Tract 18 according to the "Plat of Survey of Lands on Island of Key West, Monroe County, Florida" as recorded in Plat Book 3 at Page 35, Monroe County, Official Records, and is more particularly described as follows:

Begin at the northwesterly corner of Lot 1, Block 5, Pearlman Heights subdivision as recorded in Plat Book 4 at Page 85 (northeasterly corner of said Tract 18); thence south 84 degrees 14 minutes 40 seconds west along the southerly line of a proposed road a distance of 205.10 feet to a point of curve of a curve concave to the south having a radius of 509.61 feet and a central angle of 26 degrees 29 minutes; thence westerly following said curve and along the southerly line of said proposed road a distance of 44.96 feet to a point; thence south 05 degrees 45 minutes 20 seconds east a distance of 298.02 feet to a point; thence north 84 degrees 14 minutes 40 seconds east a distance of 250 feet to a point in the westerly line of said Pearlman Heights Subdivision; thence north 05 degrees 45 minutes 20 seconds west along said Westerly line a distance of 300 feet back to the point of Beginning.

Containing 1.72 acres, more or less.

Signed, sealed and deliver

Witnesses:

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the liens of all mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seed to be seed to affixed, and has caused its name to be signed to these presents by its Trust Officer and affested by its Vice-President, the day and year first above written.

> ENTRAL BANK AND TRUSTSEOMPAN aforesaid and not per

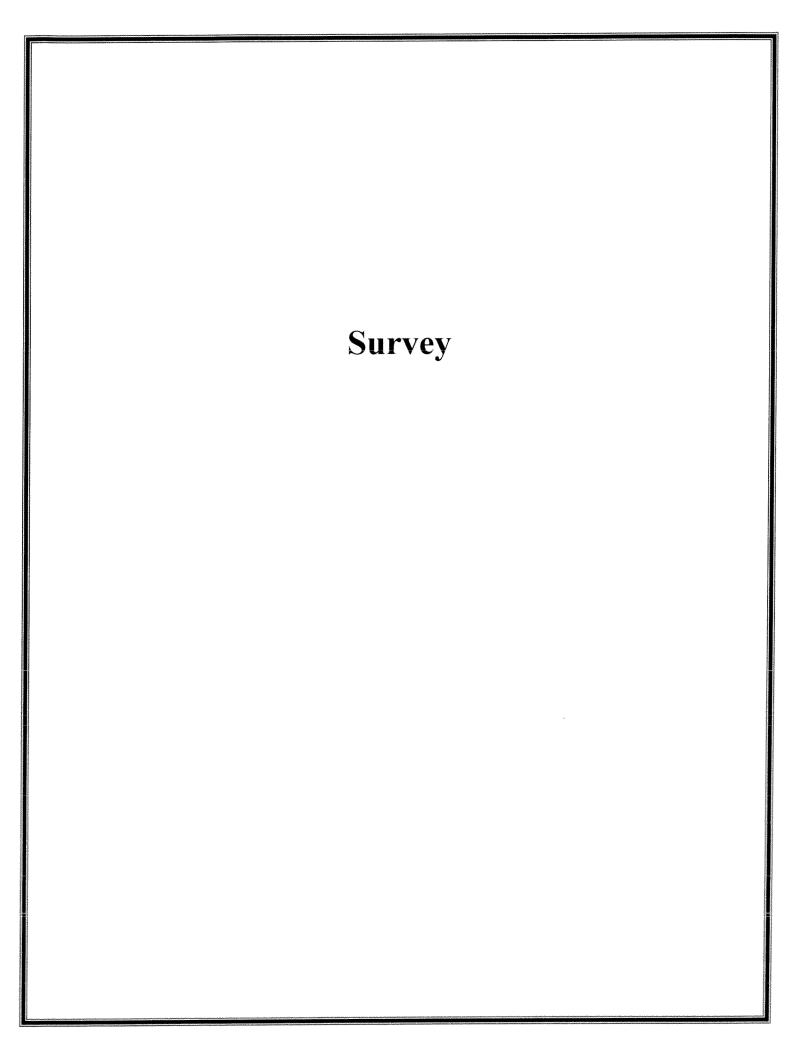
Vice-President and Trust Officer

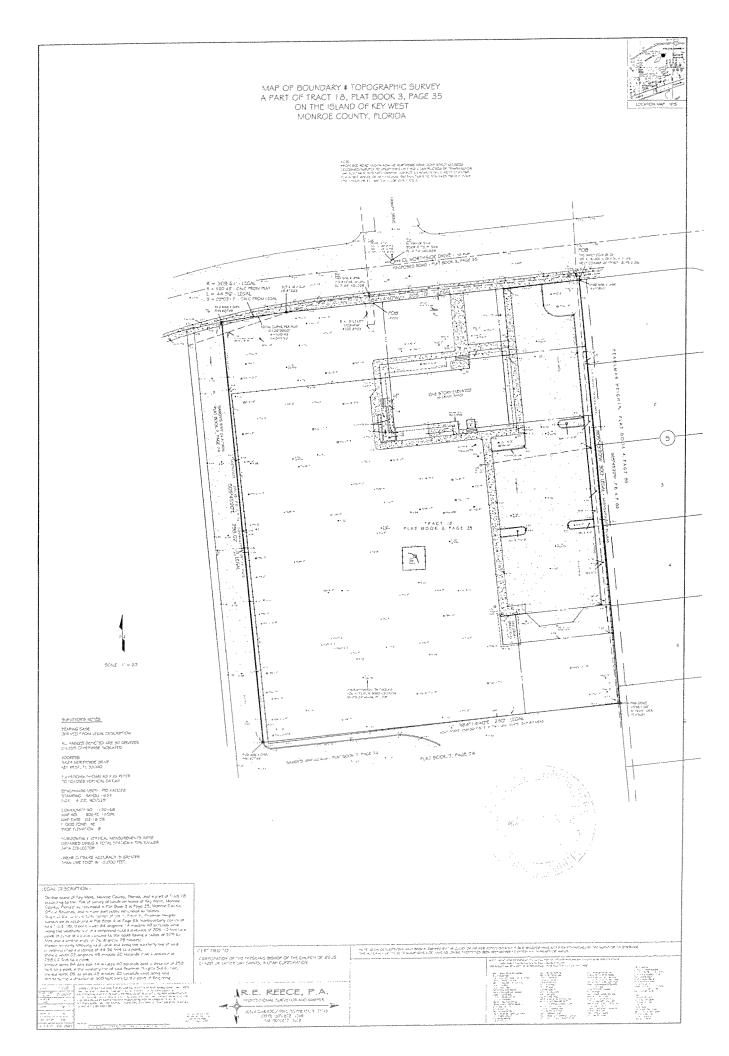
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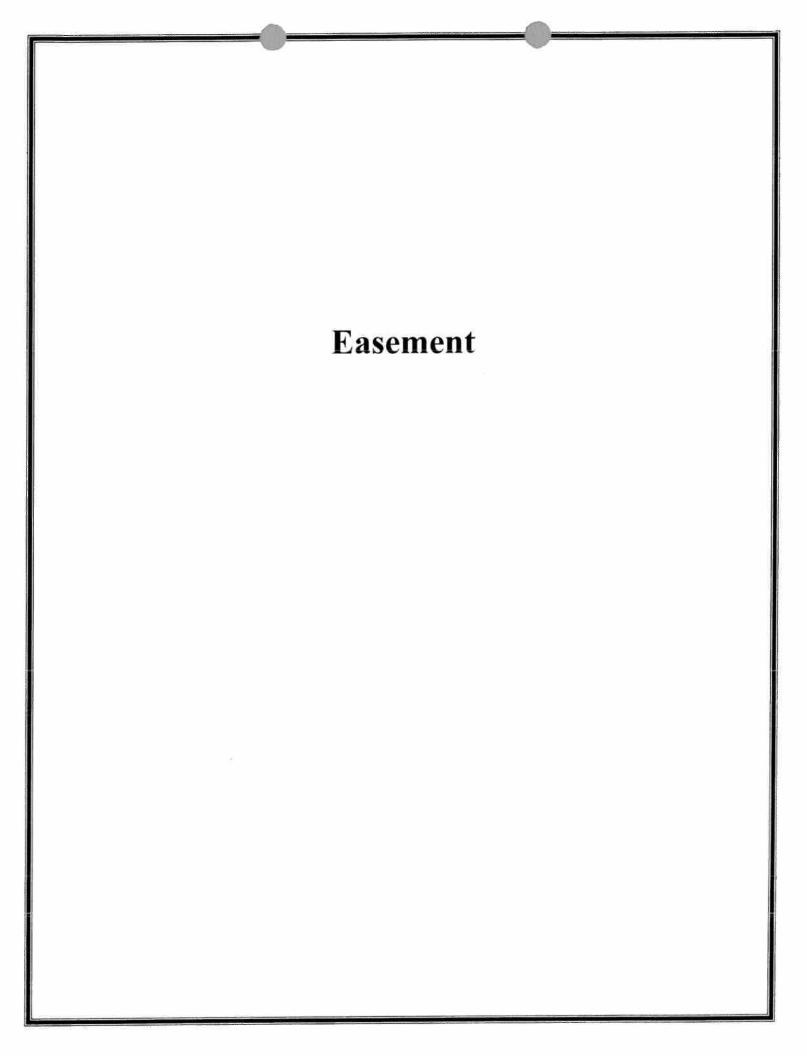
Assistant Cashier

### $\begin{array}{c} \text{Office } 289 \\ \text{REFORD } 289 \end{array}$

STATE OF FLORIE		
COUNTY OF DAD	the State of Florida, duly qualified and acting hereby certify that_HAROLD	v.
110 : 13 (11-13	REECE, Assistant Cashier, and MICHAEL M. ISENBERG  , Vice President and Trust Officer, respectively, of the CENTRAL BANK AND TRUST COMPANY of Miami, Florida, to me personally known, this day acknowledged before me that they executed the foregoing Deed as such officers of said company, as Trustee, aforesaid, for the uses and purposes therein set forth; and they affixed thereto the official seal of said company. I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said Deed.  IN WITNESS WHEREOF, I hereunto set my hand and official seal at	
1000	My Commission Expires  Notary Public State of Florida at Large  My Commission Expires  Notary Public, State of Florida at Large My Commission Expires Feb. 14, 1966 Bonded by American Surety Co. of N. Y.	
5500   5500	SECONDARY DESCRIPTION OF THE PROPERTY OF THE P	
	<u> </u>	produ took
	RECORDED IN OFFICIAL RECORD BOUT OF MONROE COUNTY, FLORIDA EARL R. ADAMS	というで
	CLERK OF GIRCUIT COL RECORD VERIFIE  MIAMI STAKE Abstract No. 37372	
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#### EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Corporation of the Presiding Bishop of the Church of Jesus Christ

of Latter Day Saints hereinafter called grantor(s) do hereby grant an easement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantee, for

public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement, thereof, to wit:

On the Island of

Key West

in Monroe County, Florida,

A part of property described in Official Records Book 289, Pages 538/539 of the Public Records of Monroe County, Florida.

Start at a point on the southerly Right-of-Way of Northside Drive and the northeast corner of the property described above; thence bear West along the southerly Right-of-Way of Northside Drive a distance of 144.5 feet to a Point, this Point being the Point of Beginning; thence bear South running parallel and adjacent to the easterly property line a distance of 15 feet to a Point; thence bear West running parallel and adjacent to Northside Drive a distance of 5 feet to a Point; thence bear North running parallel and adjacent to the East property line a distance of 15 feet to a Point; thence bear East along the southerly Rightof-Way of Northside Drive a distance of 5 feet back to the Point of Beginning.

It being intended to describe a strip of land 5 feet by 15 feet.

An easement for the installation of (2) guys, (1) anchor and all other appurtenances necessary.



Together with the right of ingress and egress over property of the grantor(s), so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued year(s).

IN WITNESS WHEREOF, these presents have been executed by the grantor(s) herein, all as of the  $3^{19}$  day of October A.D. 1997. Signed, Sealed and Delivered in the presence of:

	Comparement of the Presiding District of the Control of Joseph Chylef of Letter-day Balants, a Unit Comparedon sof
Brusle Medithur	A BX: fats June
(WILHESS)	(Seal) AUTHORIZED AGENT
Aua mella	
(Witness)	(Seal)
STATE OF OUTAL SS COUNTY OF Salt Lake	
on October 3 1991,	before me the undersigned, a Notary

Public in and for said County and State, personally appeared

subscribed to the windstrument and column whose D. Simmons Munipstrument and acknowledged that executed the

> Notary Public In and for said County and State

No. 143

A, E. Golan, Vincent Conley, Charles Helberg.

To

THE CITY OF KEY WEST, FLORIDA, a municipal corporation of Florida.

EASEMENT
Dated March 9, 1960
Piled March 14, 1960
Clerk's File No. 70962
Recorded in Official
Record 179 Pages 29-31:

KNOW ALL MEN BY THESE PRESENTS, that A. E. Golan, Vincent Conley, Charles Helberg, hereinafter called grantor, do hereby grant an easement to THE CITY OF KEY WEST, FLORIDA, a municipal corporation of Florida, hereinafter called grantee, to be used and enjoyed through and by the UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, For pulbic utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction, improvement, supervision and control of the tunicipal electric utility owned by the said THE CITY OF KEY WEST, FLORIDA, to-wit:

On the Island of Key West in Monroe County, Florida.

This easement being for the purpose of constructing a Transmission line on the Proposed Road, running parallel to North Roosevelt Boulevard, which is 20th Street extended, as recorded in Plat Book 3, Page 35, Official Records of Monroe County, Florida.

Together with the right of ingress and egress over any adjoining property of the grantor so as to afford the grantee complete use and enjoyment of the easement hereby granted, including the right to cut, trim, and remove, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use and enjoyment of the aforesaid easement.

This easement shall terminate if at any time its use is.

No. 144

THE FIRST NATIONAL BANK OF LEESBURG, FLORIDA, TRUSTEES FOR MESSRS. A. B. GOLAN, CHARLES HELBERG AND VINCENT CONLEY, By: Phyllis A. Butler, Assistant Trust Officer.

EASEMENT
Dated May 3, 1961
Filed May 23, 1961
Clerk's File No. 90255
Recorded In Official
Record 218 Page 6

30

THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, that THE FIRST MATIONAL BANK OF LEESEURG, FLORIDA, TRUSTEES FOR MESSRS. A. B. GOLAN, CHARLES HELBERG AND VINCENT CONLEY, hereinafter called granter, do hereby grant an essement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantes, for public utility purposes, in, under, over and across, the hereinafter described land, in the management, operation, maintenance, extendsion, construction and improvement, thereof, to-wit:

On the Island of Key West in Monroe County.

This easement being for the purpose of constructing a transmission line on the proposed road, running parallel to North Rocsevelt Boulevard, which is 20th Street extended as recorded in Plat Book 3, page 35 and Deed Book G-66, page 365; Official Records of Monroe County, Florida.

Together with the right of ingress and egress over property of the grantor, so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, ever-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the afcresaid easement.

This casement shall terminate if at any time its use is discontinued for 1 year.





LAND USE / DRIVEWAY

LEGEND

Froject Number 500873509010201 Plen Sames SHA-130-2-[07]-03 Property Number 500873509110101

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Description

LDS - KEY WEST

3/31/10 CONDITIONAL USE PERMIT

License #
AAC002100

MsGrap Number, 180442

SINGLE FAMILY MULTI FAMILY OFFICE RETAIL

500 E. Phrodon St. Orlando, P., 32803 P.O. Box 547969 Orlando P., 3265-7369 Prisho: 407-685-4621 Fac. 407-696-6763 Metri dicordo o