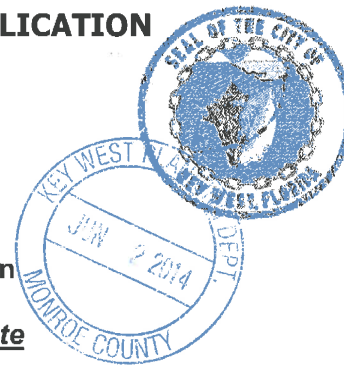


<b><u>Package Contents</u></b>	<b><u>Page #</u></b>
Application	2
Authorization Form	35
Verification Form	37
Deed	39
Survey	43
Plans	46
DRC Comments	53
Other-Rum Making Process	69
Other-Fire & Life Safety	72
Other- Craft Distillery Law	78
Property Appraiser Record	85
Public Notice	95

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<u>X</u>	Yes <u>X</u>
Minor _____		No _____

Please print or type:

- 1) Site Address 201 Simonton Street
- 2) Name of Applicant Trepanier & Associates Inc., acting as agent for Hemingway Rum Co., LLC and Key West Handprint Fabrics, LTD
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First Street, Key West FL 33040
- 5) Applicant's Phone # 305-293-8983 Email patrick@owentrepanier.com
- 6) **Email Address:** patrick@owentrepanier.com
- 7) Name of Owner, if different than above Key West Hand Print Fabrics LTD
- 8) Address of Owner 201 Front St. Suite 310 Key West FL 33040
- 9) Owner Phone # NA Email NA
- 10) Zoning District of Parcel HRCC-1 RE# 00000990-000000
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
 If Yes: Date of approval Pending HARC approval # Pending  
 OR: Date of meeting Pending
- 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).

Propose interior renovations to allow the adaptive reuse of 5,720 sq. ft. of existing commercial floor area located in the Key West Hand Print Fabric Building in the area depicted on the attached plans. The interior space has been adaptively reused in a variety of commercial and retail uses over time and this proposal will bring it back into its historic origins as a light industrial use, specifically as a rum distillery.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s). \*Pending Records Request

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_ No \_\_\_\_ \*Pending Records Request

If Yes, describe and attach relevant documents.

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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.

D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

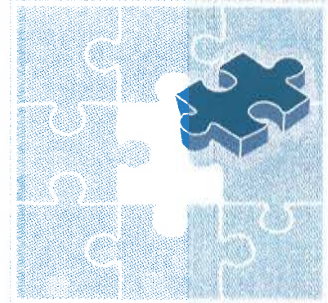
**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

05/30/14

Mr. Donald Leland Craig, AICP,  
Director of Community Development Services  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

**Re: 201 Simonton St. – Conditional Use**  
(RE 00000990-000000)

TREPANIER



**& ASSOCIATES INC**  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

Attached is a proposed conditional use to allow the interior renovation and adaptive reuse of 201 Simonton Street. The interior space of 201 Simonton has been adaptively reused in a variety of commercial, retail and light industrial uses over time and this proposal will bring it back into its historic origins as a light industrial use, in this case a rum distillery.

We have been in close coordination with the Key West Fire Department and the Utilities Department. We also appreciate the time that Brendon Cunningham and Ron Wampler spent reviewing the proposal and laying out the appropriate approval process.

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick Wright', written in a cursive style.

Patrick Wright



# Project Analysis - Revised

Conditional Use - 201 Simonton Street

## Analysis:

The following is an analysis of the specific criteria for approval, pursuant to Sec. 122-61 to -65, for the proposed light industrial use of approximately 5,720 sq. ft. of existing commercial floor area at 201 Simonton Street.

Existing development is depicted in attached surveys and plans, including:

- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Utility locations
- Existing vegetation
- Existing stormwater
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed architects, including:

- Floor Plans
- Buildings
- Utility Locations
- Driveway Dimensions
- Building Elevations
- Parking
- Setbacks
- Garbage and recycling
- Project Statistics

## Solutions Statement:

This adaptive reuse of approximately 5,720 sq. ft. of historic light industrial floor area located in the old Key West Hand Print Fabric building to serve as a rum distillery. The floor area has been adaptively reused in a variety of commercial, retail and light industrial uses over time and this proposal will bring it back to its historic origins as light industrial.

The applicant, the Key West Building Department and the Key West Fire Department have collaborated closely to identify apply high level life-safety standards to the property, including an automatic sprinkler and fire alarm system as well as the creation of three distinctly defined, two-hour fire separation areas within the distillery operation. Zone one will consist of the distillery itself and will meet all high level life safety standards as recommended by the City Fire and Building officials (H-3 designation), Zone two will consist of the bottling and back of house areas, and Zone three will consist of a retail area and the tasting room. Each area will have egress directly to the outside via protected paths without travel through any other tenancy or occupancy category.

The still is a closed loop system heated by steam from a remotely located boiler. The steam heating insures slow temperature rise in the still and all firing of the boiler and still have limiting controls as required by national building and fire code standards. The FBC Mechanical will be met for the boiler, the still, blending and all piping. The still will be per

the requirements of FBC Mechanical, Chapter 10. Finished and bottled product will be warehoused in the rear room of the Simonton building where bottling will also take place.

All applicable fire and life safety codes will be adhered to as described in the detailed Fire and Life-Safety Analysis by Cahanin Fire and Code Consulting, dated 08-21-14 (Exhibit A).

Key persons and entities involved in this project are as follows:

Owner: Key West Hand Print Fabrics LTD  
 Authorized Agent: Trepanier & Associates, Inc.  
 Architect: William Horn, Architect  
 Lessee: Hemingway Rum Company Inc.

Site Data:

Dimensional Aspect	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HRCC-1	HRCC-1	No Change	Complies
Min Lot Size	4,000 sq. ft.	37,806 sq. ft.	No Change	Complies
Max Density (Units/ acre)	22 units	NA	NA	Complies
Commercial FAR	1.0	1.03	1.03	Complies
Max Height	35 ft.		No Change	Complies
Open Space: Commercial	20%	351.14 sq. ft.	No Change	Complies
Max Building Coverage	50%	33,292.87 sq. ft.	No Change	Complies
Landscaping	20%	351.14 sq. ft.	No Change	Complies
Impervious Surface	70%	4,513.13 sq. ft.	No Change	Complies
Setbacks: Front	0 ft.	0 ft.	No Change	Complies
Street Side	0 ft.	0 ft.	No Change	Complies
Side	2.5 ft.	2.5 ft.	No Change	Complies
Rear	10 ft.	5.83 ft.	No Change	Complies

\*Floor area obtained from the Monroe County Property Appraiser

Other Project Information:

- Interior renovations are proposed in the areas depicted on the plans.
- The target date for commencement of interior renovations is immediately following vacation of the space and the approval of the conditional use.
- Expected date of completion is within five months of the renovation's commencement.
- The retail area will sell distilled product at its souvenir gift shop for package sale in accordance with Florida's Craft Distillery law<sup>1</sup>

Intergovernmental Coordination:

Coordination will occur as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review will be pursuant to Sec. 122-63

06/02/14	Submission Deadline
06/26/14	Development Review Committee
08/21/14	Planning Board
10 Days	Planning Board Appeal Period
45 Days	Department of Economic Opportunity Appeal Period

<sup>1</sup> Florida State Statutes Chapter 2013-157, House Bill No. 347, Section 565.03 (2)(c)

## SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

### Characteristics of proposed use:

- (1) Scale and intensity:
  - a. Floor area ratio: 1.03
  - b. Traffic generation:

This proposed adaptive reuse changes the potential trip generation of the site in the following manner:

Weekday:	213.6 trip per day decrease
Saturday:	232.9 trip per day decrease
Sunday:	113.0 trip per day decrease
  - c. This project does not propose any new enclosed buildings.
  - d. After construction, the anticipated employment will be 11.5 full time equivalent ("FTE") daily positions according to the lessee.
  - e. Deliveries: 1-2 deliveries are anticipated weekly.
  - f. Parking requirement (pursuant to Sec. 108-573):

Pursuant to Sec. 108-573 the project is located in the historic commercial pedestrian-oriented area. No new floor area is proposed.
- (2) There are no off-site improvement needs generated by the proposed use. On site improvements include ADA access and Life-safety improvements. .
- (3) The following mitigative techniques and amenities are proposed:
  - a. Open space: No change required or proposed.
  - b. Setbacks from adjacent properties: No change required or.
  - c. Screening and buffers: No change required or proposed
  - d. There are no landscape berms required or proposed.
  - e. No excessive smoke, odor, noise, and other will be generated by the proposed use.

### Land use compatibility:

The attached analysis and plans demonstrate that the conditional use, including its proposed scale and intensity are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

### Site Size:

The Hand Print Fabric Building is located at 201 Simonton Street. The site is 37,806 sq ft. and has sufficient and adequate infrastructure to accommodate the proposed use. There are no proposed changes that will affect the site size.



#### Mitigative techniques:

The proposed use will not create negative impacts that require mitigation, therefore, no mitigative techniques are proposed. Life-safety improvements are proposed as depicted on the plans.

#### Hazardous waste:

The project team, together with the City's experts have apply high level life-safety standards to the property, including an automatic sprinkler and fire alarm system as well as the creation of three distinctly defined, two-hour fire separation areas within the distillery operation. Zone one will consist of the distillery itself and will be meet all high level life safety standards as recommended by the City Fire and Building officials (H-3 designation), Zone two will consist of the bottling and back of house areas, and Zone three will consist of a retail area and tasting room. Each area will have egress directly to the outside via protected paths without travel through any other tenancy or occupancy category.

The Hemingway Rum Company will produce 86 proof (43% alcohol) rum in the Key West Hand Print Fabric Building (201 Simonton Street). Rum as a finished product is a Class IB Flammable Liquid with a flashpoint of 78.8 degrees F and a boiling point of 174 degrees F. Rum will ignite if an ignition source is applied to it. Distillate will be up to 170 proof.

The still is a closed loop system heated by steam from a remotely located boiler. The steam heating insures slow temperature rise in the still and all firing of the boiler and still have limiting controls as required by national building and fire code standards. The FBC Mechanical will be met for the boiler, the still, blending and all piping. The still will be per the requirements of FBC Mechanical, Chapter 10. Finished and bottled product will be warehoused in the rear room of the Simonton building where bottling will also take place.

There are 3 control areas for the occupancy as defined in the FBC. Those areas are:

- Zone 1: Distillery
- Zone 2: Bottling/ Back of House
- Zone 3: Merchandise/Tasting area

All applicable fire and life safety codes will be adhered to as described in the detailed Fire and Life-Safety Analysis by Cahanin Fire and Code Consulting, dated 08-21-14 (Exhibit A).

#### Compliance with applicable laws and ordinances:

This conditional use will comply with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits will be obtained.

#### Additional criteria applicable to specific land uses:

- Land uses within a conservation area - The proposed project is not located in a conservation area.
- Residential development - No residential development is proposed.

#### Commercial or mixed use development

This conditional use was reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of chapter 122

pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria.

The proposed adaptive reuse compliance with the zoning regulations for HRCC-1 as follows:

Historic Residential Commercial Core - Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core. The following light manufacturing and warehousing uses are located within the eastern portion of the HRCC-1 district:

- (1) Strunk Lumber Yard.
- (2) Key West Aloe Processing Plant.
- (3) Key West Hand Print Fabric Shop.

This adaptive reuse proposes interior renovations only. No exterior changes are proposed. This project proposes no change to the overall existing floor area ratio permitted on site.

Land use compatibility was also measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources. The proposed adaptive reuse will preserve and enhance the historic and cultural aspects of the Historic District. No subdivision of land is proposed. No changes to access, pedestrian access, circulation, internal vehicular circulation together with access and egress to the site, and off-street parking.

#### Development within or adjacent to historic district

The proposed adaptive reuse is located within the historic district and was reviewed based on applicable criteria stated in section 122 for residential, commercial, and mixed use development and complies with appearance and design guidelines for historic structures and contributing structures.

#### Public facilities or institutional development

NA – No public facilities proposed.

#### Commercial structures, uses and related activities within tidal waters

NA – No work proposed within tidal Waters.

#### Adult entertainment establishments

NA – No Adult Entertainment Proposed.

#### CONCURRENCY ANALYSIS:

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed conversion of existing commercial floor area to retail use.

Potable Water & Sanitary Sewer "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards<sup>2</sup>."

Potable Water Sec. 94-68 sets the level of service for residential potable water at 93 gal/capita/ day and nonresidential at 650 gal/acre/day.

- i) The total nonresidential capacity required for the existing 0.87 acre parcel is:

$$650 \text{ gal/acre/day} \times 0.87 = 565.5 \text{ gal/day}$$

- ii) The total nonresidential capacity required for the proposed 0.87 acre parcel is:

$$650 \text{ gal/acre/day} \times 0.87 = 565.5 \text{ gal/day}$$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is no or minimal increase in the proposed capacity required by Key West Comprehensive Plan LOS standards; the Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

#### FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022<sup>3</sup>. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

<sup>2</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>3</sup> Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

*Expanded Florida City R.O. Plant.* The Department of Health issued Permit # 150092-007-wc/04 (Exhibit I) on November 14, 2006 to allow for the construction of an expanded reverse osmosis (R.O.) water plant in Florida City. The expanded water plant is designed to treat blended Floridian Aquifer water as an alternative water source to the Biscayne Aquifer. The permit design capacity of the expanded R.O. plant is 6 MGD.

*Revised Water Use Permit.* The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FCAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FCAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

The interim allocation of 20 MGD (7,300 MG/year) through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The "Monroe County 2007 Annual Public Facilities Report" documents historic water use in the Florida Keys. Water demand has fluctuated significantly on an annual basis, however when evaluated over a ten-year period, the data shows an increase in water demand of more than 1 billion gallons over the last 10 years with an annual average increase of approximately 104 MG/year. This increase in demand can be shown in the following calculation:

$$\begin{aligned} 1996 \text{ annual water demand} &= 5,272 \text{ MG /year} \\ 2006 \text{ annual water demand} &= 6,310 \text{ MG /year} \\ \text{Average Annual Increase} &= (6,310 \text{ MG} - 5,272\text{MG})/ 10 = 103.8 \text{ MG /year} \end{aligned}$$

Based on the average annual increase of 103.8 MG per year, the interim allocation would be sufficient for an additional 9.5 years of growth beyond 2006 or through 2015 until demand reaches the interim permitted withdrawal of 20 MGD (7,300 MG/year). Since completion of the Florida City facilities, the 23 MGD allocation is available to support yet another 9.5 years of growth. Based on these findings, sufficient permitted water supply is available to meet the needs of the Florida Keys through 2024.

*Improvements Schedule/Status.* Condition 30 of the WUP provides the R.O. plant and the associated Floridian deep wells that will provide 23 MGD of capacity through 2024:

- DEP Underground Injection and Control permit was obtained on May 21, 2008.

- Construction contracts were required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.
- The R.O. plant construction was completed in January, 2010.

Sanitary Sewer Sec. 94-67 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

- i) the total nonresidential capacity required for the current 0.87 acre parcel is:

$$660\text{gal/acre/day} \times 0.87 \text{ acres} = 574.2 \text{ gal/day}$$

- ii) the total nonresidential capacity required for the proposed project on 0.87 acre parcel is:

$$660 \text{ gal/acre/day} \times 0.87 \text{ acres} = 574.2 \text{ gal/day}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized<sup>4</sup>. The current plant has the capacity to service this project's projected needs.

Recreation "In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted<sup>5</sup>:"

#### No Residential Development Proposed

Solid Waste- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted<sup>6</sup>:"

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day<sup>7</sup>.

- i) the total capacity required for the existing 11.5 employees<sup>8</sup> is:

$$6.37 \text{ lb/capita/day} \times 11.5 \text{ employees} = 73.2 \text{ lb/day}$$

- ii) the total capacity required for the proposed 11.2 employees<sup>9</sup> is:

$$6.37 \text{ lb/capita/day} \times 11.2 \text{ employees} = 71.3 \text{ lb/day}$$

<sup>4</sup> Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

<sup>5</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>6</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>7</sup> For these calculations, we chose to use the number of employees to represent the "capita."

<sup>8</sup> Estimated number of employees per Hemingway Rum Company Inc.

<sup>9</sup> APA's Planner's Estimating Guide, 2004

Based on the City's LOS standards there will be a projected reduction in solid waste generation on the site. Waste Management has more than enough capacity to handle the projected load

Drainage - "Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage<sup>10</sup>"

This site currently meets the minimum requirements through best management practices.

Roads/Trip Generation - "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements<sup>11</sup>:"

ITE Use	Weekday	Saturday	Sunday
Specialty Retail (ITE 814) Trips per 1k sq ft of GFA	253.5	240.5	116.9
General Light Industrial (ITE 110) Trips per 1k sq ft of GFA	39.9	7.5	3.9
Change	-213.6	-232.9	113.0

### Exhibits

*Exhibit I* – Department of Health Permit #150092-007-wc/04

*Exhibit II* – Water Use Permit (WUP) #13-00005-W

*Exhibit III* – September 3, 2010 Wastewater Memo

*Exhibit IV* – Map of the City of Key West's Existing Recreation Services

*Exhibit V* – January 25, 2010 Solid Waste Memo

<sup>10</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

<sup>11</sup> Ibid

# **Exhibit I**

**Department of Health Permit #150092-007-wc/04**



Jeb Bush  
Governor

M. Rony Francis, M.D., M.S.P.H., Ph.D.  
Secretary

Lillian Rivera, RN, MSN, Administrator

**PERMITTEE:**

Florida Keys Aqueduct Authority (FKAA)  
C/o Ray M. Shimokubo  
PO BOX 1239, Kennedy Drive  
Key West, Florida 33041-1239

PERMIT No: 150092-007-WC/04  
DATE OF ISSUE: November 14, 2006  
EXPIRATION DATE: November 13, 2011  
COUNTY: MIAMI-DADE COUNTY  
LAT./LONG.: 25°26'25" N / 80°30'33" W  
SECTION/TOWNSHIP/RANGE:  
PROJECT: Reverse Osmosis (RO) Expansion  
Facility, 6.0 MGD Permeate production with  
blending options at FKAA J.Robert Dean WTP  
Florida City, Dade County

This permit is issued under the provisions of Chapter 403, Florida Statutes, and Florida Administrative Code Rule 62-4, 62-550, 62-555 & 62-560. The above named permittee is hereby authorized to perform the work shown on the application, technical specifications approved drawing(s), plans, and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

**TO CONSTRUCT:** A Reverse Osmosis, (RO) treatment facility with a permeate capacity of up to 6 Million Gallons per Day, (MGD) produced from Phase I, consisting of three (3) 1.5 MGD trains or Phase II, consisting of an additional 1.5 MGD or four (4) 1.5 MGD trains. The RO facility will be fully integrated with the existing lime softening plant.

There will be the option of bypassing a limited amount of pretreated Floridan aquifer water and blending it with RU permeate thus adding alkalinity to the product water and increasing the overall plant "net" recovery. The RO system product water (degasified permeate/blended permeate) will be combined (blended) with existing lime softening plant product and a limited amount of cartridge-filtered Biscayne Aquifer RO bypass water. The blended product water will receive chemical addition and be transferred to existing finished water storage facilities and pumped to distribution with existing high service pumps.

The water treatment plant construction permit application is for 6 MGD RO permeate capacity plus up to 3 MGD cartridge filtered Biscayne Aquifer blend flow and up to 0.576 MGD (400 gpm) pretreated Floridan Aquifer feed water bypass (which blends with RO permeate), and up to 0.7 MGD Floridan Aquifer water which blends with the existing lime softening facility influent Biscayne Aquifer water. The full operation of all the above described facility units could raise the Possible Facility Output Capacity to greater than 23.8 MGD existing permissible, plus 6.0 MGD covered under this permit application.

**No other facilities or new wells are part of this permit.**

**TO SERVE:** The Florida Keys Water Distribution System, Monroe County, Florida.



Samir Elmir, M.S., P.E., DEE, Division Director  
Miami-Dade County Health Department  
Environmental Health and Engineering  
1725 N. W. 167<sup>th</sup> Street, Miami, Florida 33056  
Tel: (305) 623-3500 Fax: (305) 623-3502  
Email: Samir\_elmir@doh.state.fl.us  
Website: www.dadehealth.org

"A"



**GENERAL CONDITIONS:**

1. The terms, conditions, requirements, limitations and restrictions set forth in this permit, are "permit conditions" and are binding and enforceable pursuant to Sections 403.141, 403.727, or 403.859 through 403.861, F.S. The permittee is placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.
2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications, or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.
3. As provided in subsections 403.087(6) and 403.722(5), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other Department permit that may be required for other aspects of the total project which are not addressed in this permit.
4. This permit conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.
5. This permit does not relieve the permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted source, or from penalties therefore; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department.
6. The permittee shall properly operate and maintain the facility and systems of treatment and control (and related appurtenances) that are installed and used by the permittee to achieve compliance with the conditions of this permit, are required by Department rules. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of the permit and when required by Department rules.
7. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, upon presentation of credentials or other documents as may be required by law and at reasonable times, access to the premises where the permitted activity is located or conducted to:
  - (a) Have access to and copy any records that must be kept under conditions of the permit;
  - (b) Inspect the facility, equipment, practices, or operations regulated or required under this permit; and

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

- (c) Sample or monitor any substances or parameters at any location reasonably necessary to assure compliance with this permit or Department rules.

Reasonable time may depend on the nature of the concern being investigated.

8. If, for any reason, the permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, the permittee shall immediately provide the Department with the following information:

- (a) A description of and cause of noncompliance; and
- (b) The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence if the noncompliance. The permittee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this permit.

9. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except where such use is prescribed by Section 403.111 and 403.73, F.S. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.

10. The permittee agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules.

11. This permit is transferable only upon Department approval in accordance with Rule 62-4.120 and 62-30.300, F.A.C., as applicable. The permittee shall be liable for any non-compliance of the permitted activity until the transfer is approved by the Department.

12. This permit or a copy thereof shall be kept at the work site of the permitted activity.

13. This permit also constitutes:

- (X) Determination of Best Available Control Technology (BACT)
- ( ) Determination of Prevention of Significant Deterioration (PSD)
- ( ) Certification of compliance with state Water Quality Standards (Section 401, PL 92-500)
- ( ) Compliance with New Source Performance Standards

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

14. When requested by the Department, the permittee shall within a reasonable time furnish any information required by law, which is needed to determine compliance with the permit. If the permittee becomes aware the relevant facts were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be corrected promptly.

**SPECIFIC CONDITIONS:**

1. The applicant is responsible for retaining the engineer of record in the application for supervision of the construction of this project and upon completion, the engineer shall inspect for complete conformity to the plans and specifications as approved.

2. All concrete coatings/admixtures, liners, grouts, hoses, tubings, and protective paints and coatings shall be listed by the National Sanitation Foundation as acceptable for contact with potable water.

3. Bacteriological points depicted on the plans may be modified with Department consent to meet convenient locations where taps would be inserted in the Main for Fire, Metering, Air Release or other connections but not less than 900 foot intervals for new mains. "Additionally, each part or system module shall be Bacteriologically cleared with 2 consecutive days of sampling before being placed in service as well as the final stream going to storage and subsequent service.

4. The Applicant or his designee shall notify The Department at the local DOH office of the start of the study/construction for purposes of allowing Department Personnel to observe the actual process.

5. The owner or permittee is advised that approval is given to the functional aspects of this project on the basis of representation, and data furnished to this division. There may be County, Municipal or other Local Regulations to be complied with by the owner or permittee prior to construction of the facilities represented by the plans referred to above.

6. This construction permit is issued with the understanding that pipe material and appurtenances used in this installation will be in accordance with the latest applicable AWWA & NSF Standards for public water supplies.

7. The applicant Public Water System as a condition of this permit is hereby advised they shall revert to (2) two-six Month periods of standard monitoring for Lead and Copper upon issuance of Clearance to put the facilities into service. If no Lead or Copper exceedance occurs within the 2-6 Month periods, the System may return to annual monitoring.


PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

8. Prior to placing a system into service, the applicant shall submit to the Department, if requested, one set of record drawings of the completed project with completed form DEP 62.555.910(9) [Certification of Construction Completion and Request for a Letter of Clearance to Place a Public Drinking water facility into Service] signed by the engineer of record. Drawings are to be at the same scale and in the same sequence as those submitted and approved for permit. Deviations from the original permitted drawings are to be highlighted and/or noted for the Department's review. Include with the DEP form the bacteriological clearance data, pressure test results and backflow inspection certification (if applicable).

Issued this 30<sup>th</sup> day of November 2006

STATE OF FLORIDA  
DEPARTMENT OF HEALTH

  
Samir Elmir, M.S., P.E., DEE,  
Division Director

# **Exhibit II**

**Water Use Permit (WUP) #13-00005-W**



FORM #0299  
Rev. 5/83

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
WATER USE PERMIT NO. RE-ISSUE 13-00005-W  
( NON - ASSIGNABLE )**

**Date Issued:** 13-MAR-2008

**Expiration Date:** March 13, 2028

**Authorizing:** THE CONTINUATION OF AN EXISTING USE OF GROUND WATER FROM THE BISCAYNE AQUIFER AND FLORIDAN AQUIFER SYSTEM FOR PUBLIC WATER SUPPLY USE WITH AN ANNUAL ALLOCATION OF 8750.84 MILLION GALLONS.

**Located In:** Miami-Dade County, S26/T57S/R38E

**Issued To:** FLORIDA KEYS AQUEDUCT AUTHORITY FKA  
(FLORIDA KEYS AQUEDUCT AUTHORITY)  
1100 KENNEDY DR  
KEY WEST. FL 33401

This Permit is issued pursuant to Application No.050329-23 , dated March 29, 2005, for the Use of Water as specified above and subject to the Special Conditions set forth below. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, maintenance or use of activities authorized by this permit. Said application, including all plan and specifications attached thereto, is by reference made a part hereof.

Upon written notice to the permittee, this permit may be temporarily modified, or restricted under a Declaration of Water Shortage or a Declaration of Emergency due to Water Shortage in accordance with provisions of Chapter 373, Fla. Statutes, and applicable rules and regulations of the South Florida Water Management District.

This Permit may be permanently or temporarily revoked, in whole or in part, for the violation of the conditions of the permit or for the violation of any provision of the Water Resources Act and regulations thereunder.

This Permit does not convey to the permittee any property rights nor any privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies.

**Limiting Conditions are as follows:**

SEE PAGES 2 - 7 OF 7 ( 35 LIMITING CONDITIONS).

South Florida Water Management  
District, by its Governing Board

On March 13, 2008  
By [Signature]  
Deputy Clerk

**LIMITING CONDITIONS**

1. This permit shall expire on March 13, 2028.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Public water supply

4. Source classification is:

Ground Water from:  
Biscayne Aquifer  
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

The following limitations to annual withdrawals from specific sources are stipulated:  
Biscayne Aquifer-: 6,492 MG.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

Florida Keys Aqueduct Authority  
1100 Kennedy Drive  
Key West, Florida 33401

7. Withdrawal facilities:

Ground Water - Existing:

- 2 - 24" X 60' X 2000 GPM Wells Cased To 35 Feet
- 3 - 24" X 56' X 2000 GPM Wells Cased To 36 Feet
- 1 - 20" X 60' X 2100 GPM Well Cased To 20 Feet
- 2 - 24" X 57' X 2000 GPM Wells Cased To 37 Feet
- 1 - 24" X 60' X 1400 GPM Well Cased To 24 Feet
- 1 - 20" X 1300' X 2000 GPM Well Cased To 880 Feet
- 1 - 24" X 60' X 1400 GPM Well Cased To 20 Feet

Ground Water - Proposed:

4 - 17" X 1300' X 2000 GPM Wells Cased To 880 Feet

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.  
  
Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:
  - (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
  - (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.
9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:
  - (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
  - (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or
  - (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.
10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
  - (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
  - (2) Reduction in water levels that harm the hydroperiod of wetlands,
  - (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
  - (4) Harmful movement of contaminants in violation of state water quality standards, or
  - (5) Harm to the natural system including damage to habitat for rare or endangered species.
11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.



12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.
16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
19. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.
20. Permittee shall implement the following wellfield operating plan:  
The Biscayne Aquifer wellfield shall be operated according to the restrictions outlined in Limiting Conditions 5, 25, 26, and 27 of this permit. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, the Floridan Aquifer wellfield will be operated to provide the balance of the demands beyond those restrictions.
21. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.
22. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
23. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.
24. The Water Conservation Plan required by Section 2.6.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District, must be implemented in accordance with the approved implementation schedule.
25. In addition to the allocation specified in Limiting Condition 5, the permittee may apply a Special Event Peaking Factor Ratio of 1.3:1 to compensate for temporary increased demand during seasonal and Special Events up to a maximum daily withdrawal of 33.57 MG. The source limitations imposed by

Limiting Conditions 5 and 26 apply to the Special Event Peaking Factor Ratio. The permittee must notify the District in writing no less than 24 hours prior to applying this Special Event Peaking Factor Ratio and must specify the proposed duration of the use of the Special Event Peaking Factor Ratio. The use of the Special Event Peaking Factor Ratio shall be noted on the monthly pumpage reports.

26. In addition to the allocations specified in Limiting Conditions 5 and 25, during the dry season (December 1 to April 30), FCAA shall limit their average day withdrawals from the Biscayne Aquifer to 17 MGD, calculated on a monthly basis. The remaining dry season demands shall be provided by the reverse osmosis system. During the remainder of the year from May 1 to November 30, the withdrawals from the Biscayne Aquifer shall be limited to the Base Condition water use for the Biscayne Aquifer of 6,492 MG, or an average day of 17.79 MGD. Demands in excess of these volumes shall be provided by the Floridan Aquifer System wells and the emergency desalination facilities.
27. Prior to the availability of the Floridan Aquifer reverse osmosis system, dry season demand in excess of the Biscayne Aquifer pumpage limitations specified in Limiting Condition 26 shall be obtained from emergency sources pursuant to Limiting Condition 29.
28. In addition to the monthly reporting required in Limiting Condition 18, and prior to the operation of the Reverse Osmosis system, on the 15th day of each month during and immediately following the dry season extending from December 1 to April 30, FCAA shall file a written report with the District ("mid-month report") evaluating the following: 1) the daily pumpage to date during the last 30 days; and 2) any daily pumpage distribution for the remainder of the dry season as necessary to comply with the 17 MGD Biscayne Aquifer average dry season limitation. Such report shall also identify any remedial actions necessary to ensure compliance that through the remainder of the dry season the applicable Biscayne Aquifer pumpage limitations described above will be met. This report shall replace the other reports required by the Consent Agreement (including the June 15 post-dry season report and the February 15th mid-dry season additional demand report). Such mid-month report shall be evaluated by District staff and revised by the District as necessary to achieve compliance with the above. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, this report requirement shall cease and the monthly Biscayne Aquifer withdrawals shall be reported as required by Limiting Condition 18 of this permit.
29. In order to reduce the potential for violating the 17 MGD Biscayne Aquifer average monthly withdrawal limitation during the dry season, FCAA must to the greatest extent practical utilize the emergency desalination facilities FCAA owns and operates at Stock Island and Marathon, which are potentially capable of treating saline water at rates up to 3.0 MGD. The FCAA shall use these two emergency desalination facilities as an alternative source of water in order to assist in limiting its dry season Biscayne Aquifer withdrawals. The FCAA's ability to use, and extent of use, of these emergency desalination facilities shall be subject to not causing (i) significant adverse effects to FCAA's water treatment or distribution system; or (ii) a violation of any applicable primary or secondary drinking water standards.
30. The permittee shall adhere to the following schedule for the construction and operation of the Floridan Aquifer System reverse osmosis wellfield and treatment facility:  
  
Florida Keys Aqueduct Authority - Schedule for Construction and Operation of Floridan Aquifer Production Well, Floridan Aquifer Reverse Osmosis Treatment Facility, and Demineralized Concentrate Disposal Well  
  
--Reverse osmosis water treatment plant expansion  
Award Contract - September 30, 2007  
Complete Construction - December 31, 2009

--Deep Injection Well

Obtain FDEP Permit - March 31, 2008

Award Contract - 152 days after receiving FDEP Underground Injection Control Permit

Complete Drilling and Testing - 1 year and 30 days after receiving FDEP Underground Injection Control Permit

--Complete reverse osmosis water treatment plant system

Begin and Stabilize Operation - 2 years and 60 days after receiving FDEP Underground Injection Control Permit

31.

In the event that a milestone specified in the alternative water supply schedule and plan contained in Limiting Condition 30 is going to be missed, the permittee shall notify the Executive Director of the District in writing explaining the nature of the delay, actions taken to bring the project back on schedule and an assessment of the impact the delay would have on the rates of withdrawals from the Everglades water bodies and associated canals as defined in District CUP rules. The District will evaluate the situation and take actions as appropriate which could include: a) granting an extension of time to complete the project (if the delay is minor and doesn't affect the Everglades Waterbodies or otherwise violates permit conditions), b) take enforcement actions including consent orders and penalties, c) modify allocations contained in this permit from the Biscayne Aquifer including capping withdrawal rates until the alternative water supply project(s) are completed (in cases where the delay would result in violations of permit conditions) or d) working with the Department of Community Affairs to limit increase demands for water until the alternative water supply project is completed. In addition, Permittee shall make to the District payment of funds as identified below for non-compliance with any timeline for development of the Floridan Aquifer System production and treatment system as provided in Limiting Condition 30, as follows:

A. Reverse Osmosis Plant construction and operation timelines in Limiting Condition 30

-- Award Contract - \$2,000.00 per week

-- Complete Construction - \$2,000.00 per week

B. Floridan Deep Injection Well(s) Construction and Operation

-- Award Contract - \$2,000.00 per week

-- Complete drilling and Testing - \$2,000.00 per week

-- Complete reverse Osmosis Water Treatment Plant System - \$2,000.00 per week

-- Begin and Stabilize Operation - \$2,000.00 per week

32. Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.
33. For uses with an annual allocation greater than 10 MGD and a permit duration of 20 years, every five years from the date of permit issuance, the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:

1. The results of a water conservation audit that documents the efficiency of water use on the project site using data produced from an onsite evaluation conducted. In the event that the audit indicates additional water conservation is appropriate or the per capita use rate authorized in the permit is exceeded, the permittee shall propose and implement specific actions to reduce the water use to acceptable levels within timeframes proposed by the permittee and approved by the District.
2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules and updated population and per capita use rates. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules and the updated population and per capita use rates to the extent they are considered by the District to be indicative of long term trends in the population and per capita use rates over the permit duration. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.
34. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapters 40E-3 and 40E-30, Florida Administrative Code.
35. It has been determined that this project relies, in part, on the waters from the Central and Southern Florida Project, and as such is considered to be an indirect withdrawal from an MFL water body under recovery (Everglades). The 2005-2006 Lower East Coast Water Supply Plan Update (February, 2007), which is the recovery plan for the Everglades, incorporates a series of water resource development projects and operational changes that are to be completed over the duration of the permit and beyond. If the recovery plan is modified and it is determined that this project is inconsistent with the approved recovery plan, the permittee shall be required to modify the permit consistent with the provisions of Chapter 373, Florida Statutes.

# Exhibit III

September 3, 2010 Wastewater Memo

## Mehdi Benkhatar

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**To:** Jay Gewin  
**Subject:** RE: Wastewater Capacity for the City of Key West

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From: Jay Gewin [mailto:jgewin@keywestcity.com]  
Sent: Friday, September 03, 2010 8:27 AM  
To: Mehdi Benkhatar  
Cc: Owen Trepanier  
Subject: RE: Wastewater Capacity for the City of Key West

The City of Key West transports its wastewater to its state of the art wastewater treatment facility located on Fleming Key. The facility is permitted to treat 10 million gallons per day (mgd), and currently the average daily influent flow is 4.8 mgd. This average daily flow can go much higher during heavy rain and flood events, up to the capacity of the plant a few times during the year.

The Wastewater Treatment Plant is of course, the final destination for wastewater after it passes through the City's collection system. The capacity of the collection system varies at different locations on the island, as the wastewater passes through a series of lift stations on its way to the Treatment Plant.

*Jay Gewin  
Utilities Manager  
City of Key West  
305-809-3902*

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From: Mehdi Benkhatar [mailto:mehdi@owentrepanier.com]  
Sent: Thursday, September 02, 2010 4:17 PM  
To: Jay Gewin  
Cc: Owen Trepanier  
Subject: Wastewater Capacity for the City of Key West

Good afternoon Jay,

The City is asking Trepanier & Associates for information regarding the Key West's wastewater capacity. Would you be able to provide me a short memo similar to the one below explaining the current wastewater capacity situation?

Thanks very much,

***Mehdi Benkhatar***  
***Planner/Development Specialist***  
***Trepanier & Associates, Inc.***  
***305-293-8983***

---

From: Jay Gewin [mailto:jgewin@keywestcity.com]  
Sent: Monday, January 25, 2010 4:53 PM  
To: Mehdi Benkhatar  
Cc: Owen Trepanier  
Subject: RE: Solid Waste Capacity for the City of Key West

# **Exhibit IV**

## **Map of the City of Key West's Existing Recreation Services**

# The City of Key West's Recreation Facilities





# Exhibit V

January, 2010 Solid Waste Memo

## Mehdi Benkhatar

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**Subject:** FW: Solid Waste Capacity for the City of Key West

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**From:** Jay Gewin [mailto:jgewin@keywestcity.com]  
**Sent:** Monday, January 25, 2010 4:53 PM  
**To:** Mehdi Benkhatar  
**Cc:** Owen Trepanier  
**Subject:** RE: Solid Waste Capacity for the City of Key West

The City of Key West ships its solid waste to one of two waste-to-energy facilities on the mainland, that are shared by other municipalities. Those facilities are capable of receiving 2,500 tons per day, and currently they are only receiving about 70% of that capacity. Our contractor, Waste Management, has informed us that we are in no way exceeding our capacity.

Primarily due to ROGO limitations, lack of buildable space, and economic factors; the population of Key West is flat in recent years compared to the rest of Florida. Therefore we have not had to plan for continued growth as other high-growth areas of Florida had in better economic times. We currently are generating approximately 20,000 tons of solid waste per year. In better economic times, that figure was closer to 50,000 or slightly higher. The City plans on increasing its rate of recycling which should lessen the amount of solid waste generated. Recyclables are shipped to a single-stream recycle facility also located on the mainland.

*Jay Gewin  
Utilities Manager  
City of Key West  
305-809-3902*

# Authorization Form

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Gerald R. Mosher, General Partner as  
*Please Print Name of person with authority to execute documents on behalf of entity*

General Partner of Key West Hand Print Fabrics LTD.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Hemingway Rum Company LLC & Trepanier & Associates Inc.  
*Please Print Name of Representative*

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

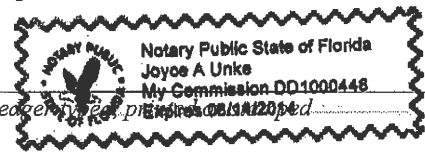
Gerald R. Mosher  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 5/27/14  
*Date*

by \_\_\_\_\_  
*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.

Joyce A Unke  
*Notary's Signature and Seal*



Name of Acknowledged Party, printed \_\_\_\_\_

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

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*

of Trepanier & Associates Inc.  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

201 Simonton Street Key West FL 33040

*Street Address of subject property*

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

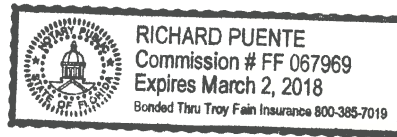
*[Handwritten Signature]* - president  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this June 2, 2014 by  
Trepanier & Associates, Inc  
*Name of Authorized Representative*  
*date*

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

*[Handwritten Signature]*  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF067969

*Commission Number, if any*

**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

Prepared By and Return To:

Keys Title and Abstract Company  
631 Whitehead Street  
Key West, Florida 33040

Grantee Name and S.S. #:  
EDWIN O. SWIFT III

Grantee Name and S.S. #:

63164

FILE #1062101  
BK#1513 PG#2242

RCD May 07 1998 12:06PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2520.00  
05/07/1998 RP DEP CLK

Space Above for Court House Use

# This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one

Made this 30<sup>th</sup> day of April, 1998 A.D.

Between

THOMAS OLSON and ALMA OLSON, husband and wife, party of the first part, and KEY WEST HAND PRINT FABRICS, LTD., a Florida Corporation, and whose address is: 201 FRONT ST. SUITE 310 MONROE, FLA. 33040, of the County of MONROE, in the State of FLORIDA, party of the second part,

*Witnesseth*, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration 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 his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO.

Subject To: Taxes and assessments for the year 1998 and subsequent years.  
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 94

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.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and the year above first written.

Signed, Sealed and Delivered in Our Presence:

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Thomas Olson L.S.  
THOMAS OLSON

Alma Olson L.S.  
ALMA OLSON

\_\_\_\_\_ L.S.

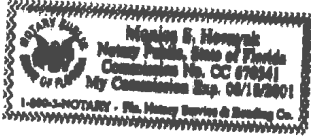
\_\_\_\_\_ L.S.



State of Florida  
County of Monroe

FILE #1062101  
BK#1513 PG#2243

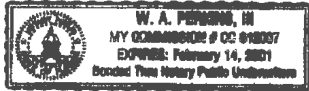
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 1998, by THOMAS OLSON and ALMA OLSON, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) TAKE AN OATH.



[Signature]  
Signature  
MONICA S. HARA PAK  
Printed Name  
Notary Public  
Title  
Serial#, if Any

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged ~~before~~ before me this 30<sup>th</sup> day of April, 1998, by THOMAS OLSON, who is personally known to me or who has produced Driver's License as identification and who did (did not) take an oath.



[Signature]  
SIGNATURE  
W. A. Perkins, III  
PRINTED NAME  
NOTARY PUBLIC  
TITLE

Warranty  
Deed

FILE #1062101  
BK#1513 PG#2244

EXHIBIT A

In the City of Key West, Monroe County, Florida, and being a part of Lot 2, Square 12, according to the map or plan of the city of Key West, and commencing at a point distant 150 feet from the corner of Elizabeth and Dey Streets and running thence along Dey Street in a Southwesterly direction 51 feet; thence at right angles in a Northwesterly direction 86 feet and 5 inches; thence at right angles in a Northeasterly direction 51 feet; thence at right angles in a Southeasterly direction 86 feet and 5 inches to Dey Street, the point of beginning.

MONROE COUNTY  
OFFICIAL RECORDS

# Survey

# KEY WEST HANDPRINT CONDOMINIUM

## LEGAL DESCRIPTION - ENTIRE SITE

### Parcel 1

On the Island of Key West and known as part of Lot 3, Square 12. Commencing at the Easterly corner of Simonton and Greene Streets and thence running along Simonton Street in a South Easterly direction 189 feet more or less to Dey Street; Thence at right angles along Dey Street in a North Easterly direction 199 feet; Thence at right angles in a North Westerly direction 189 feet more or less out to Greene Street; Thence at right angles along said Greene Street in a South Westerly direction 199 feet back to the point of beginning.

### Parcel 2

In the City of Key West, Monroe County, Florida, and being a part of Lot 2, Square 12, according to the map or plan of the city of Key West, and commencing at a point distant 150 feet from the corner of Elizabeth and Dey Streets and running thence along Dey Street in a Southwesterly direction 51 feet; Thence at right angles in a Northwesterly direction 86 feet and 5 inches; Thence at right angles in a Northeasterly direction 51 feet; Thence at right angles in a Southeasterly direction 86 feet and 5 inches to Dey Street, the point of beginning.

## SURVEYOR'S CERTIFICATE

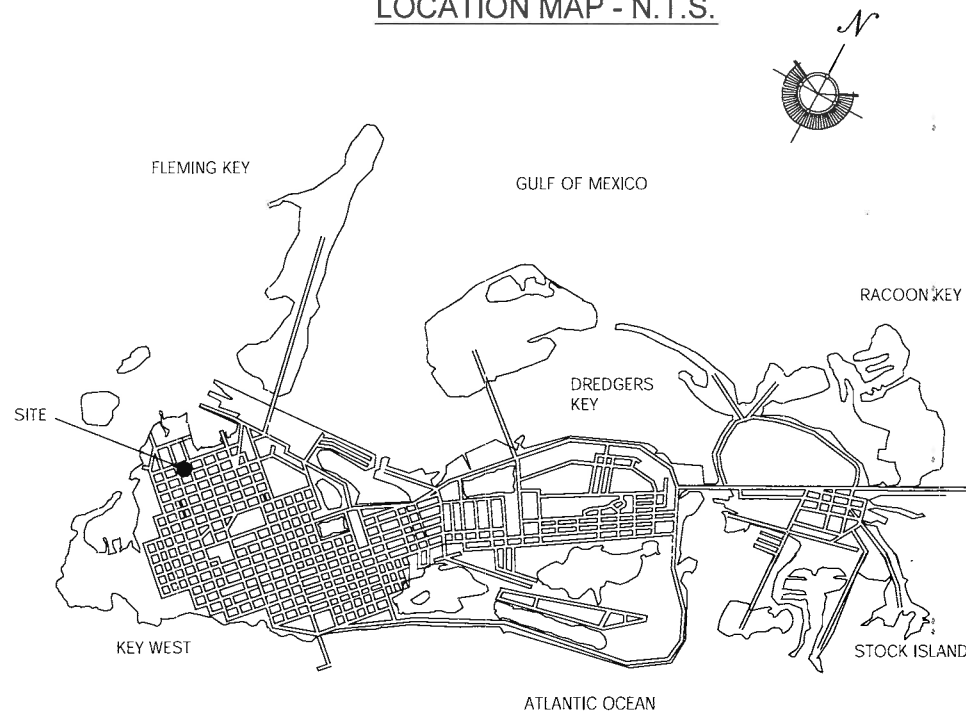
I hereby certify that the survey and plot plan, description, floor plans, graphic descriptions, unit layouts, and other material together with this declaration are in sufficient detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, unit layout and other material in connection herewith and the construction of the improvements is substantially complete other than required repair.

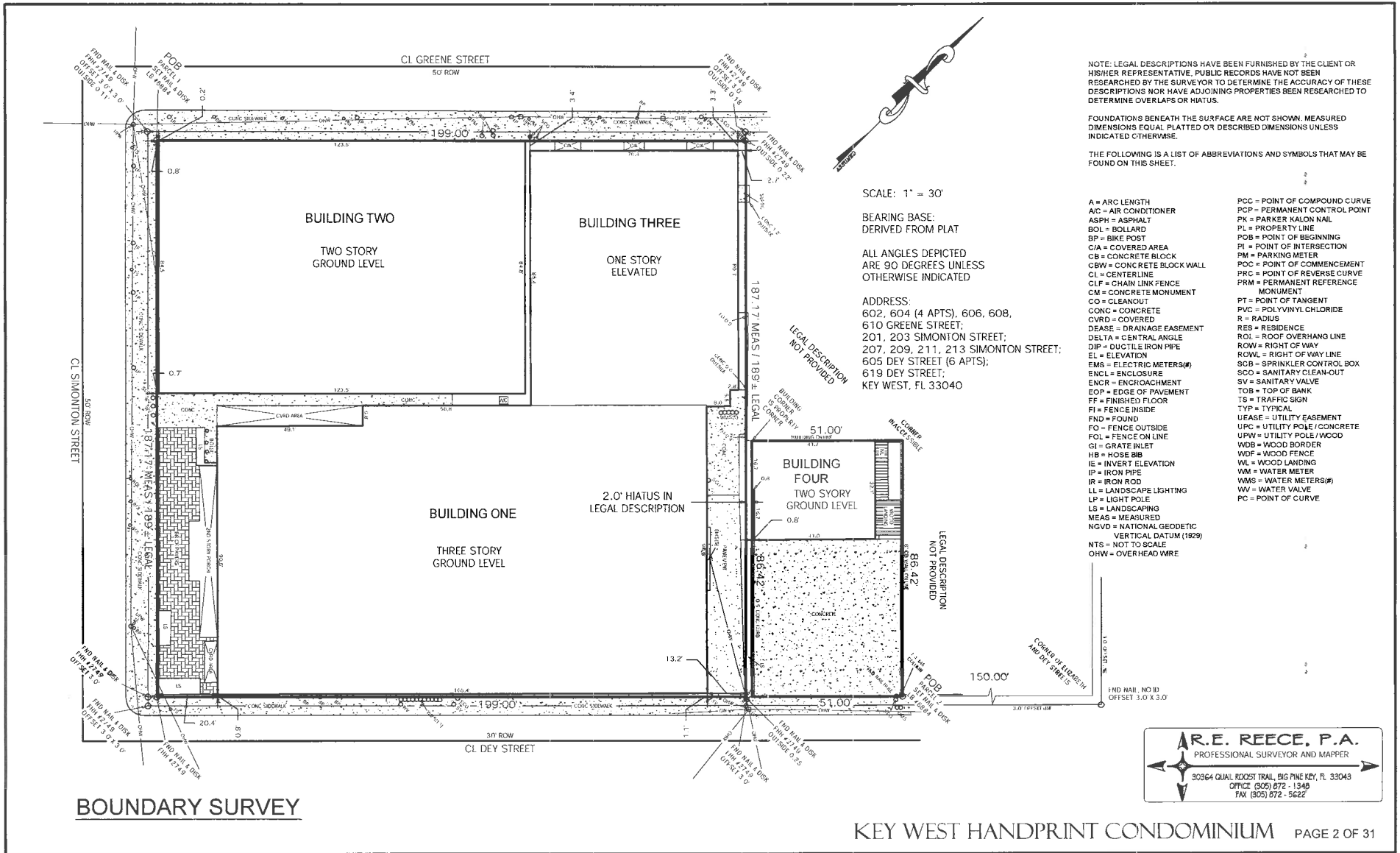
SIGNED \_\_\_\_\_

ROBERT E. REECE, PSM #5632

DATE \_\_\_\_\_

## LOCATION MAP - N.T.S.





**R.E. REECE, P.A.**  
 PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL RIDGE TRAIL, BIG PINE KEY, FL 33048  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

# Plans

### SITE DATA

SITE AREA: 37,806.80 S.F. (0.87 ACRES)  
 LAND USE: HRCC-1  
 FLOOD ZONE: AE +7.0' (BUILDING IS LISTED AS A CONTRIBUTING BUILDING IN THE HISTORIC DISTRICT SO IT IS EXEMPT FROM FEMA REGULATIONS).  
 FAR: ALLOWED = 1.0 MAX.  
 HEIGHT: ALLOWED = 35' MAX.

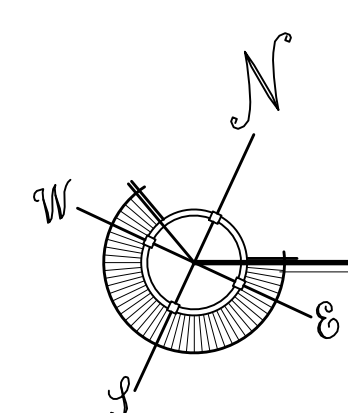
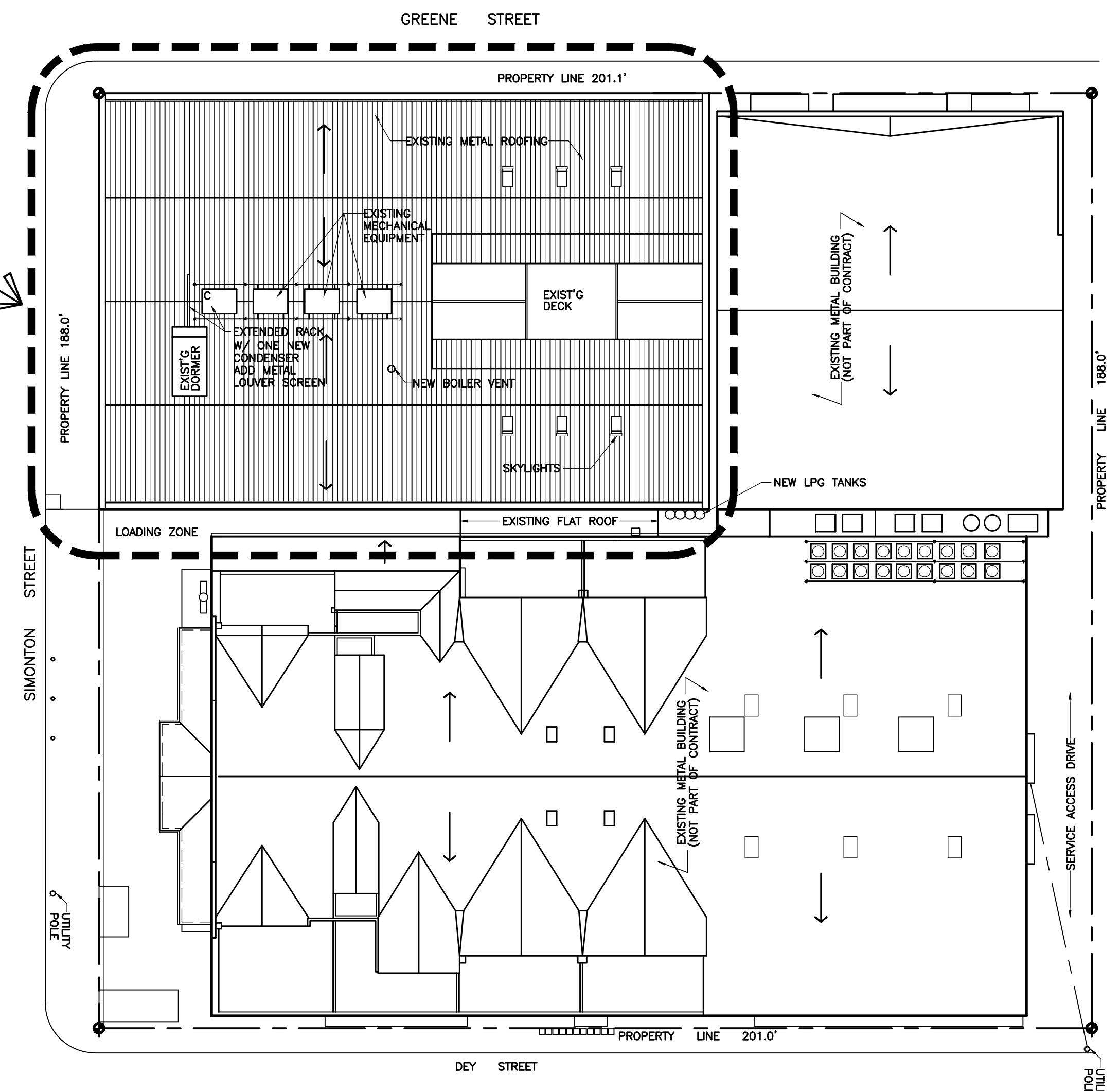
### BUILDING DATA

LEASE SPACE AREA: 5,720 S.F.  
 OCCUPANCY USES (LEASE SPACE AREA):  
 F-1, FACTORY, WITH MIXED ACCESSORY USE  
 (SEE LIFE SAFETY PLAN FOR MORE DETAILS)  
 FIRE SPRINKLERED BUILDING: EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE MODIFIED FOR NEW USE IN ACCORDANCE WITH NFPA 13 ORDINARILY HAZARD GROUP II FOR F-1 EXPOSURE.  
 BUILDING CONSTRUCTION TYPE: TYPE III

### INDEX OF SHEETS

PAGE	DISCRIPTION
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
LS-1	LIFE SAFETY PLAN
LS-2	LIFE SAFETY PLAN-FIRE SEPARATIONS
EX-1	EXISTING FLOOR PLAN

SCOPE OF WORK  
LIMITED TO THIS  
BUILDING



### PROPOSED SITE PLAN

SCALE: 1"=20'-0"

SEAL

DATE

05-30-14 DRC  
08-18-14 PLAN'G  
09-02-14 HARC

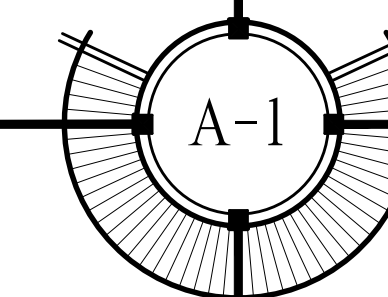
REVISIONS

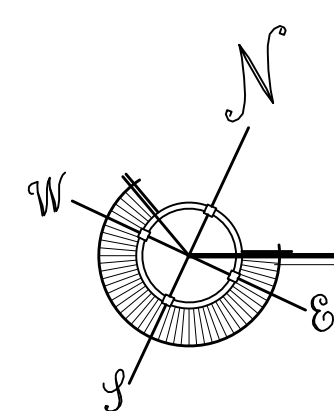
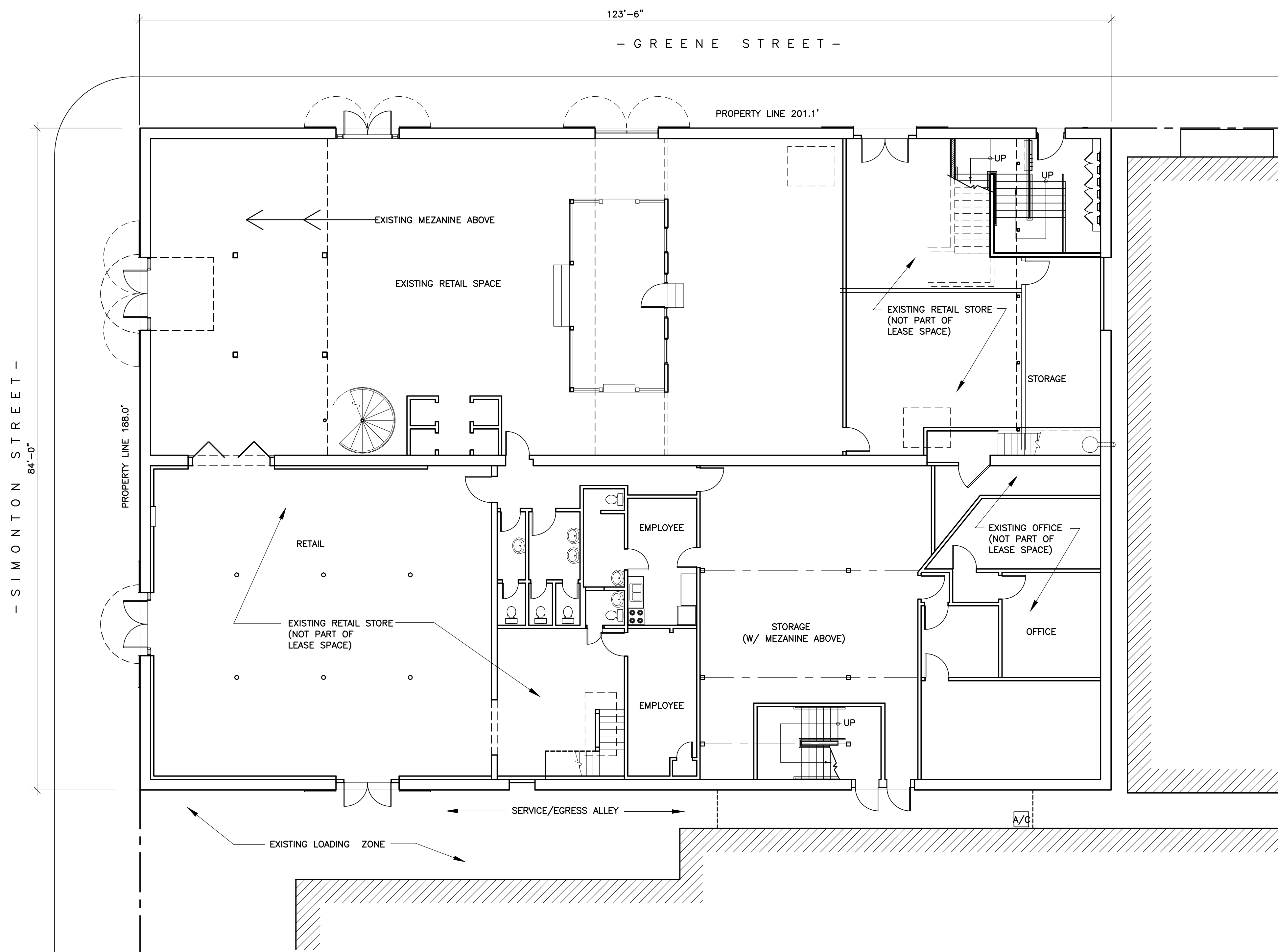
DRAWN BY

EVM  
EMA

PROJECT  
NUMBER

1405





EXISTING FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

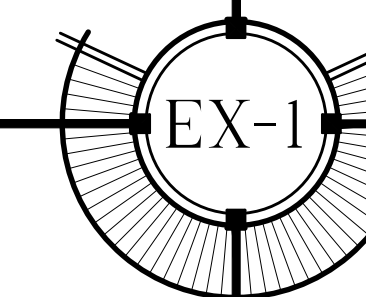
SEAL \_\_\_\_\_

DATE  
05-30-14 DRC  
08-18-14 PLAN'G  
09-02-14 HARC

REVISIONS \_\_\_\_\_

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EVM  
EMA

PROJECT  
NUMBER  
1405





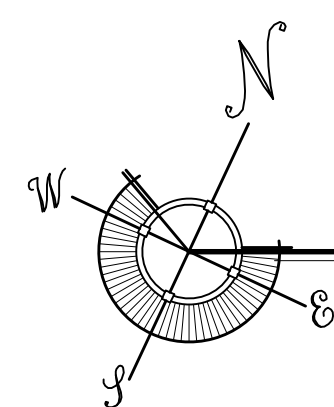
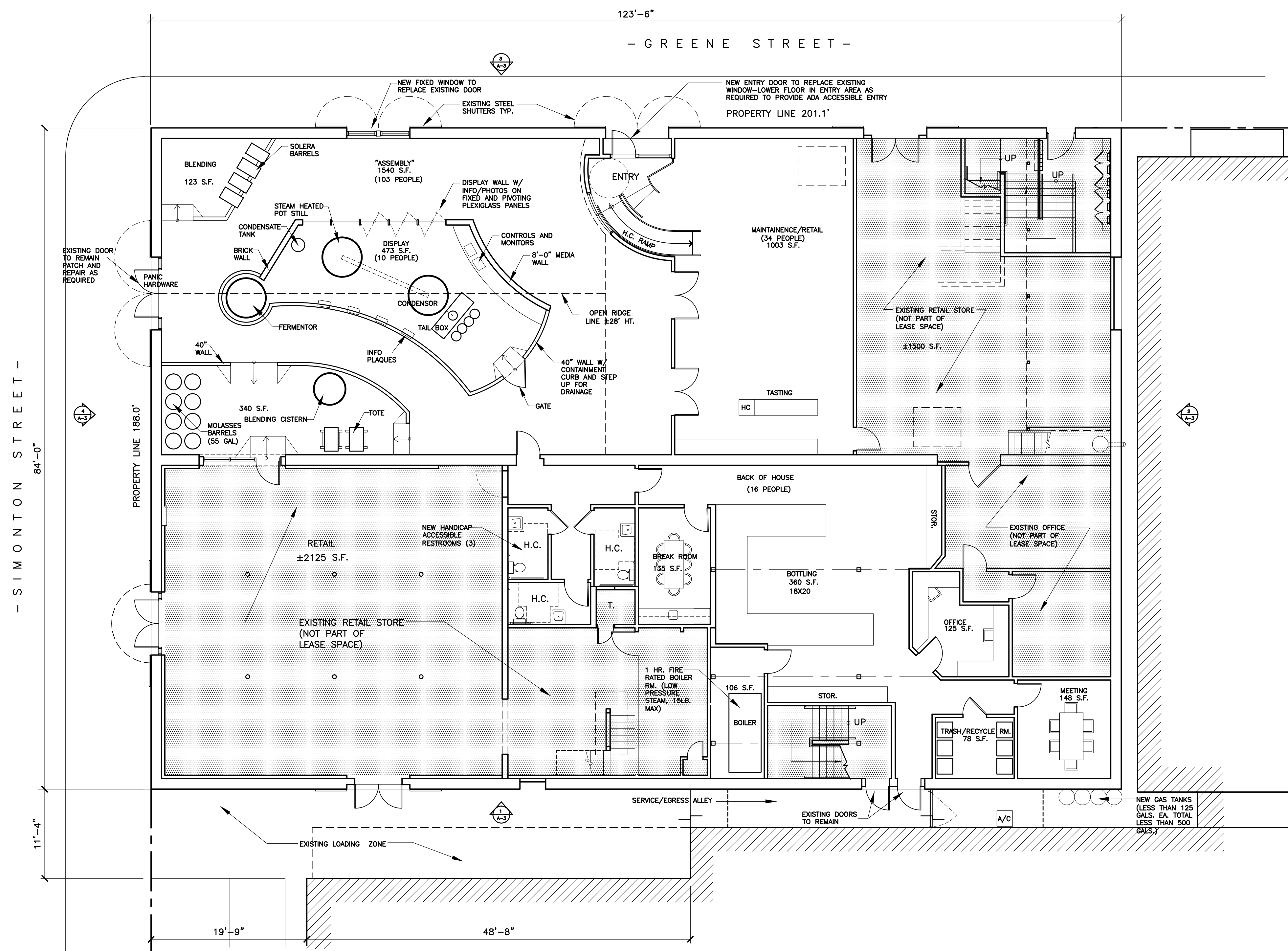
SEAL

DATE  
05-30-14 DRC  
08-18-14 PLAN'G  
09-02-14 HARC

REVISIONS

DRAWN BY  
EVM  
EMA

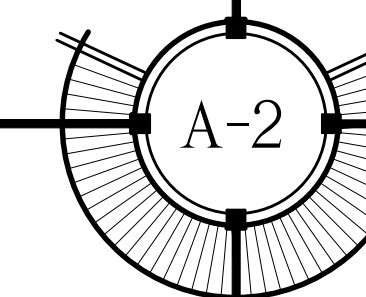
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NUMBER  
1405

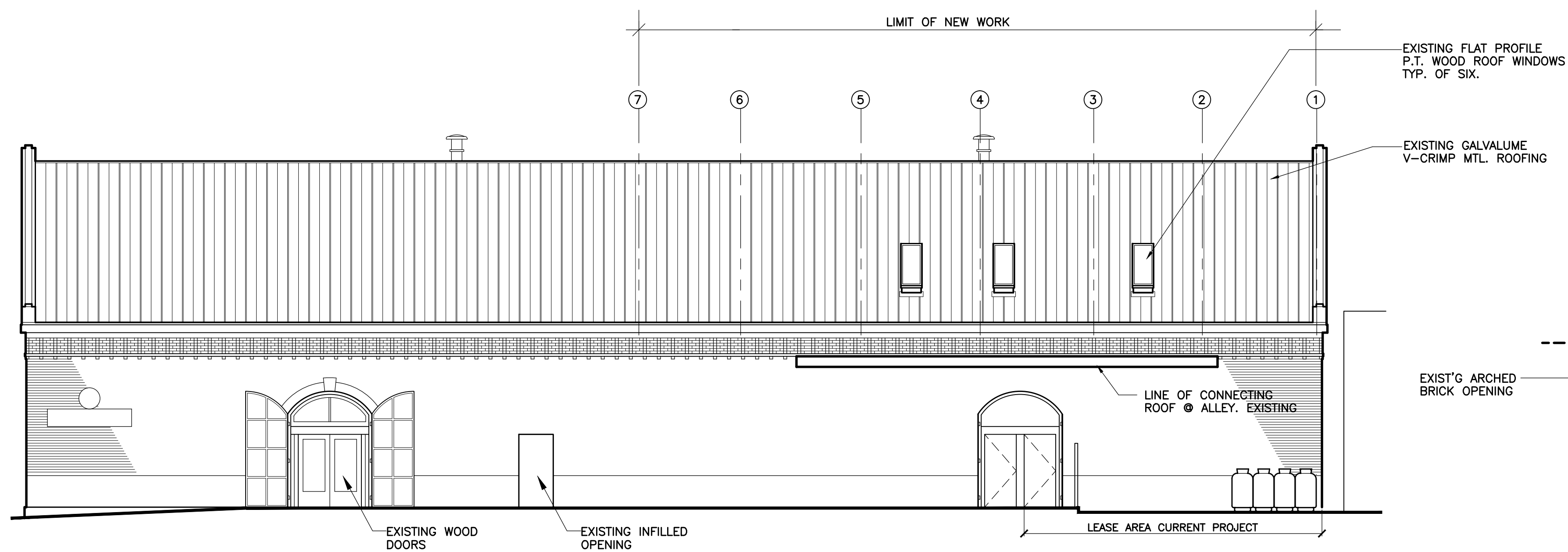


PROPOSED FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

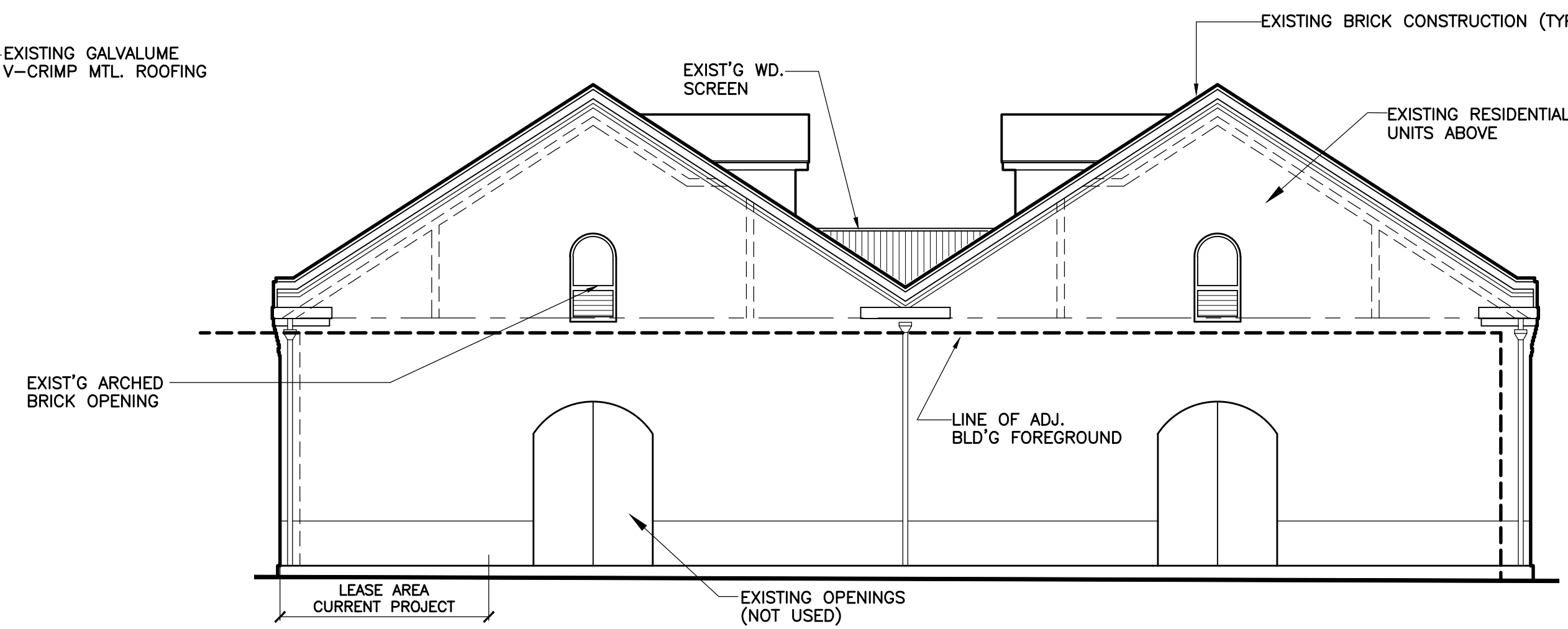
HEMINGWAY RUM COMPANY, LLC.  
201 SIMONTON STREET  
KEY WEST, FLORIDA





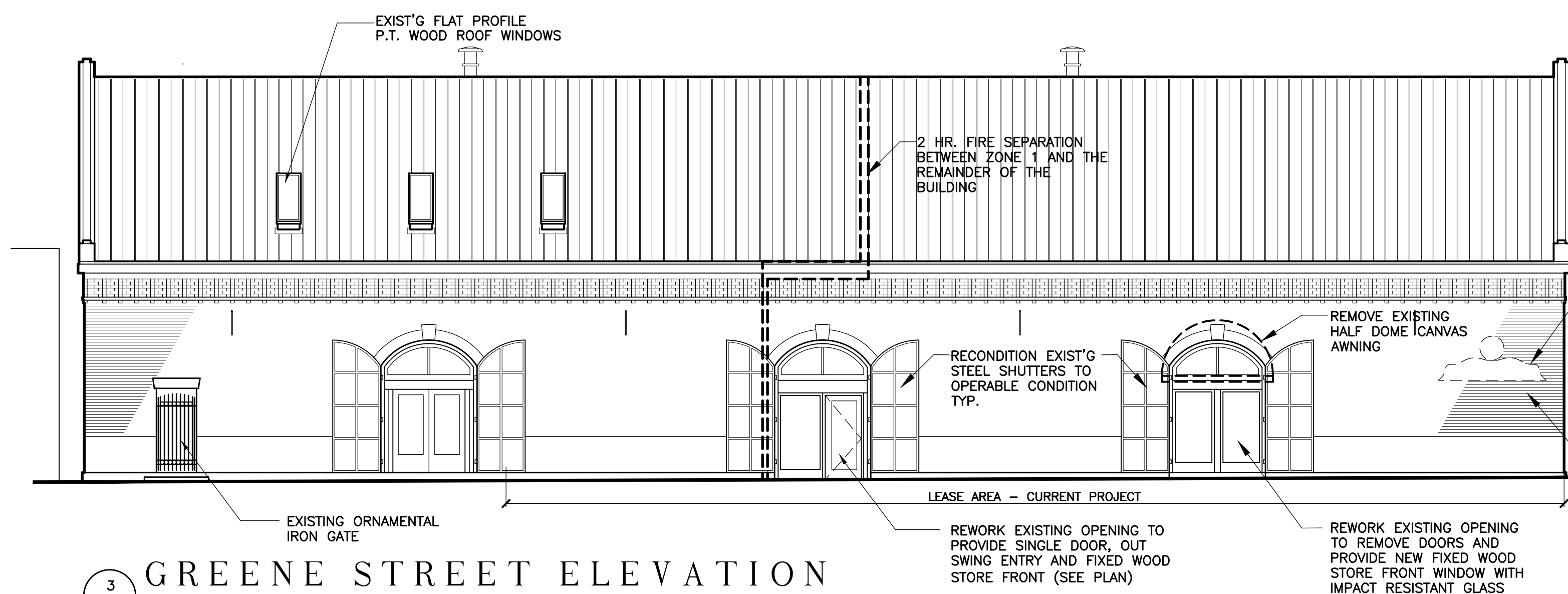
1  
A-3 ALLEY ELEVATION

SCALE: 1/8" = 1'-0"



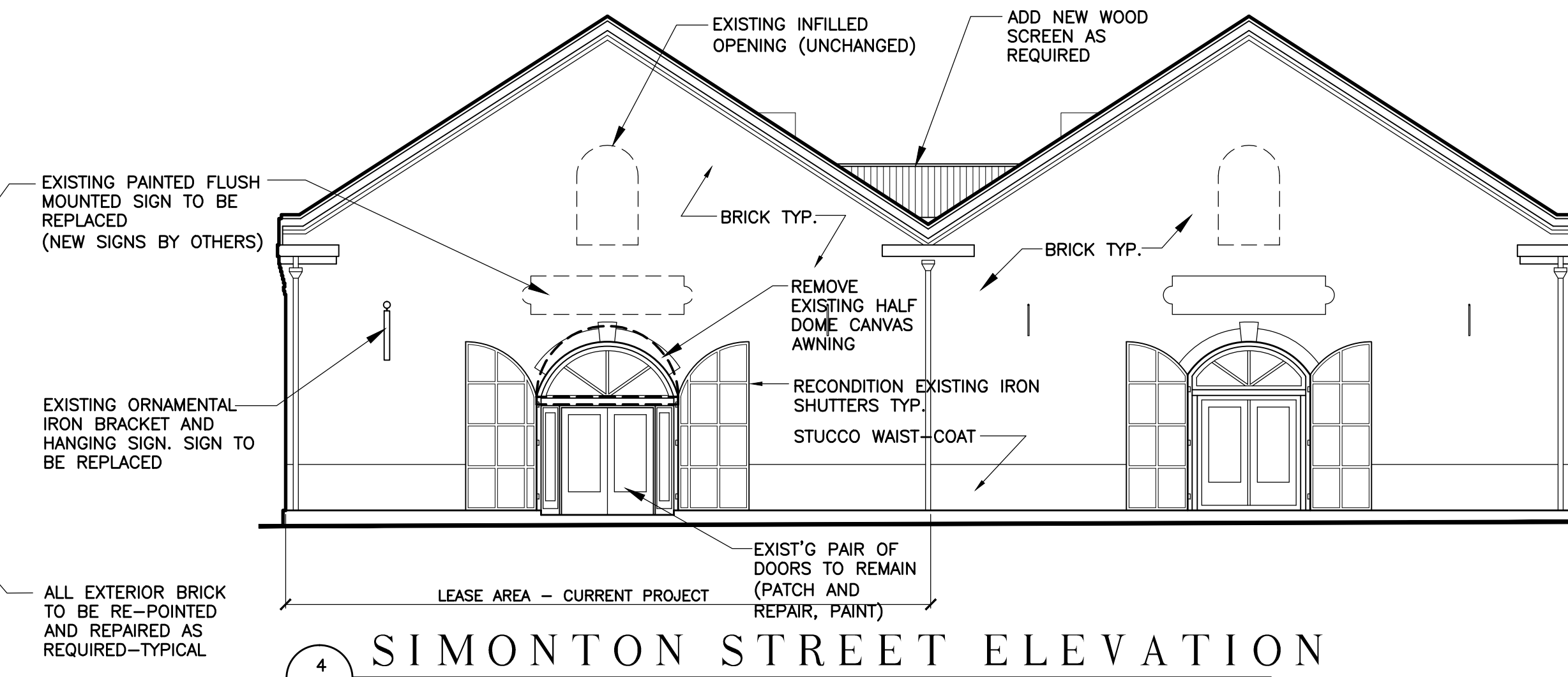
2  
A-3 REAR ELEVATION

SCALE: 1/8" = 1'-0"



3  
A-3 GREENE STREET ELEVATION

SCALE: 1/8" = 1'-0"



4  
A-3 SIMONTON STREET ELEVATION

NO CHANGE THIS ELEVATION

SCALE: 1/8" = 1'-0"

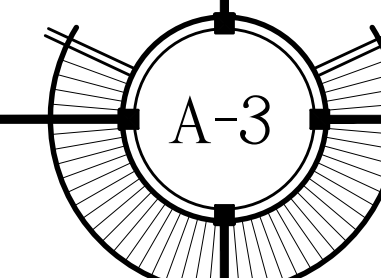
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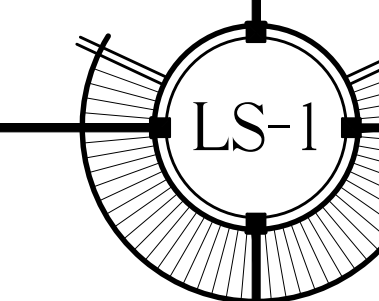
DATE  
05-30-14 DRC  
08-18-14 PLAN'G  
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REVISIONS \_\_\_\_\_

DRAWN BY  
EVM  
EMA

PROJECT  
NUMBER  
1405





NOTES

EXISTING BUILDING  
TYPE III  
FULLY SPRINKLERED - ALL MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13.  
SPRINKLER SHOP DRAWINGS WILL BE PROVIDED THAT ADDRESS ALL NEW WORK AND PROPOSED OCCUPANCIES AND DEMANDS. THIS WILL REQUIRE FULL EVALUATION OF THE EXISTING SYSTEM AND AREAS CURRENTLY SERVED TO INSURE THAT THE STANDARDS AND REQUIREMENT OF NFPA ARE MAINTAINED.  
FIRE ALARM AND DETECTION SYSTEMS PER FBC SECTION 907 SHALL ALSO BE PROVIDED.

PREVIOUS LEASE AREA OCCUPANCY : MERCANTILE  
PROPOSED LEASE AREA OCCUPANCY : H3

WORKING DISPLAY = 936 S.F.  
"BACK OF HOUSE" = 1630 S.F.  
ACCESSORY USES:  
BUSINESS USE (OFFICES) = 273 S.F.  
ASSEMBLY USE (TOURS) = 1540 S.F.  
MERCANTILE (RETAIL) = 1003 S.F.

TOTAL CALCULATED OCCUPANT LOAD = 163 PEOPLE (SEE PLAN)  
MAX CALCULATED OCCUPANT LOAD ON ANY ONE EXIT = 86 PEOPLE

FIRE ALARM : THE EXISTING ALARM PANEL WILL INCORPORATE THE CURRENT REVISIONS SUCH THAT OCCUPANTS OF OTHER PORTIONS OF THE BUILDING (INCLUDING RESIDENTIAL UNITS ABOVE) WILL BE ALERTED TO AN EMERGENCY ELSEWHERE IN THE BUILDING.

FIRE SEPARATIONS : (SPRINKLERED BUILDING)  
FIRE SEPARATIONS WILL DIVIDE THE LEASE AREA INTO 3 CONTROL ZONES. ZONE 1 WITH THE STILL AND WORKING DISPLAY, ZONE 2 BACK HOUSE AND ZONE 3 RETAIL/TASTING.

ZONE 1 (WORKING DISPLAY) TO ZONE 2 (BACK OF HOUSE) = 2 HRS. PROVIDED  
ZONE 1 TO ZONE 3 (RETAIL/TASTING) = 2 HRS. PROVIDED  
ZONE 1 TO ADJACENT COMMERCIAL TENANTS = 2 HRS. PROVIDED  
ZONE 1 TO RESIDENTIAL = 2 HRS PROVIDED  
ZONE 2 TO ACCESSORY ZONE 3 = 2 HRS. PROVIDED  
ZONE 2 AND ZONE 3 TO ADJACENT COMMERCIAL TENANTS = 2 HR. PROVIDED.

ELECTRICAL PROVISIONS :  
SPECIAL PROVISIONS SHALL APPLY TO ZONE 1 IN ACCORDANCE WITH NFPA 30 CHAPTER 6 AND THEREFORE NEG ARTICLE 500 OR 505. THESE PROVISIONS REDUCE THE POSSIBILITY OF AN ELECTRICAL SOURCE OR IGNITION.

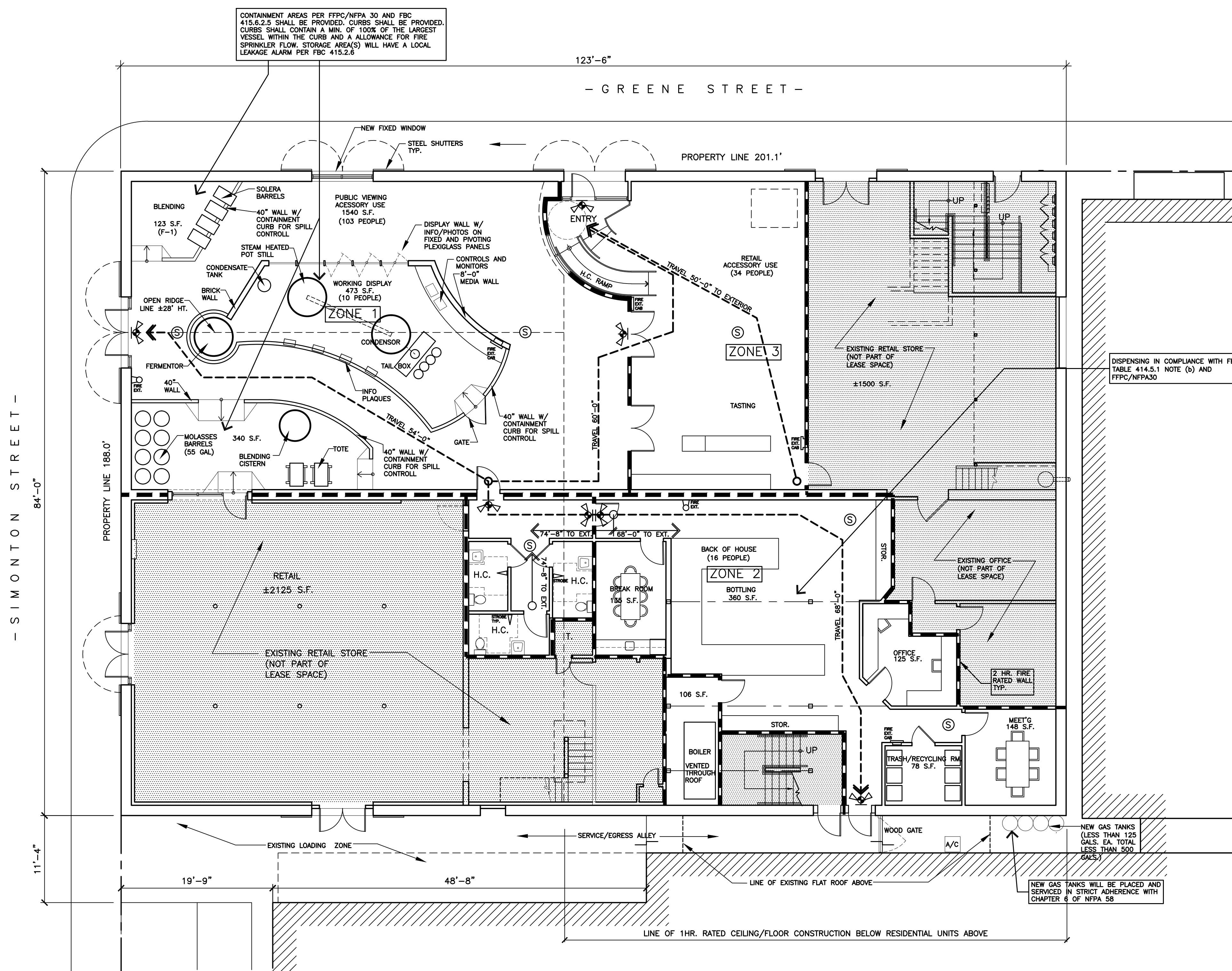
NOTE THAT CO SENSOR SHALL BE ADDED TO THE FOUR RESIDENTIAL UNITS ABOVE.

LIFE SAFETY LEGEND

- COMBO EXIT LIGHT AND EMERGENCY LIGHT
- FIRE EXTINGUISHER CAB
- STROBE
- COMBO SMOKE DETECTOR AND CO SENSOR
- 1 HR. FIRE RATED WALL CONSTRUCTION
- 2 HR. FIRE RATED WALL CONSTRUCTION

NOTE :

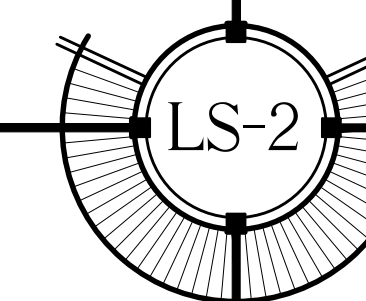
FIRE SEPARATION ZONES SHALL MEET OR EXCEED FBC TABLE 508.4 REQUIREMENTS AND QUANTITIES OF FLAMMABLE LIQUID WITHIN AN AREA; SHALL COMPLY WITH FBC 415.6.2.1 THRU 415.6.2.10 AS WELL AS FFPC/NFPA 30.  
NOTE THAT ZONE 1 WILL ALSO COMPLY WITH PIPING REQUIREMENTS OF FBC MECHANICAL CODE, TABLE 307.1(1).  
NOTE (b) AND ASME B31, CODE FOR PRESSURE PIPING.  
LIQUID TRANSFER IS BY FIXED PIPING WITH QUANTITIES PER TABLE 307.1 AND NOTED (b), (c) AND (d). STILL CONTROLS WILL COMPLY WITH NFPA 30.17.3.7.  
NOTE THAT THE ENTIRE LEASE AREA SHALL BE SEPARATED FROM ALL OTHER AREAS (USES) WITHIN THE BUILDING BY 2HR FIRE RATED CONSTRUCTION.



FIRST FLOOR LIFE SAFETY PLAN

NOTE : CODE ANALYSIS IS BASED ON INFORMATION PROVIDED BY GREGORY J. CAHANIN FIRE AND CODE CONSULTING 2522 M.L. KING ST. NORTH, ST. PETERSBURG, FL. 33704

SCALE: 1/8"=1'-0"



**NOTES**

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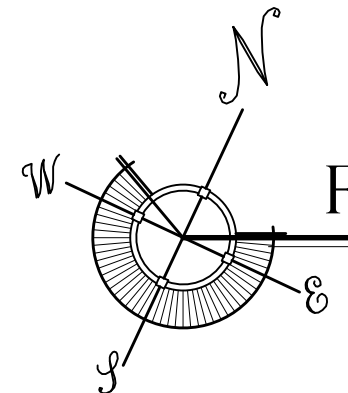
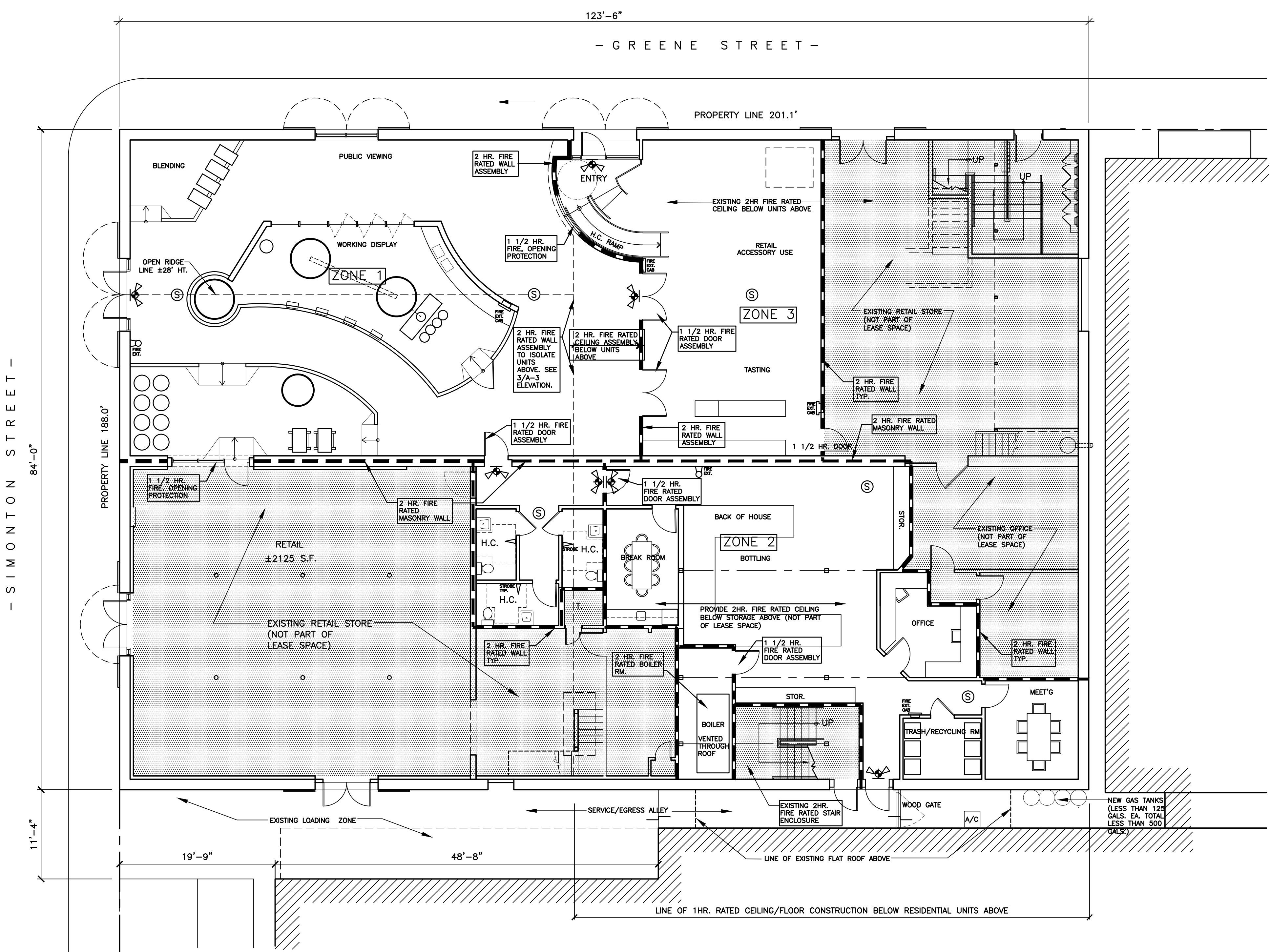
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**LIFE SAFETY LEGEND**

	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	FIRE EXTINGUISHER CAB
	STROBE
	COMBO SMOKE DETECTOR AND CO SENSOR
	1 HR. FIRE RATED WALL CONSTRUCTION
	2 HR. FIRE RATED WALL CONSTRUCTION

**NOTE :**

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NOTE THAT THE ENTIRE LEASE AREA SHALL BE SEPARATED FROM ALL OTHER AREAS (USES) WITHIN THE BUILDING BY 2HR FIRE RATED CONSTRUCTION.



**FIRST FLOOR LIFE SAFETY PLAN - FIRE SEPARATIONS**

NOTE : CODE ANALYSIS IS BASED ON INFORMATION PROVIDED BY GREGORY J. CAHANIN FIRE AND CODE CONSULTING 2522 M.L. KING ST. NORTH, ST. PETERSBURG, FL. 33704

SCALE: 1/8"=1'-0"

# **DRC Minutes/Comments**

Consultant: Patrick Wright  
Architect: Bill Horn

201 SIMONTON ST -CONDITIONAL USE APPLICATION

BLURP DRC 6/26/2014

**Conditional Use – 201 Simonton Street (RE # 00000990-000000, AK # 1001015)** - A request for conditional use approval for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

will corporate office be in same location? yes.

COMPLETENESS

- Survey must be signed and sealed.
- Plans must be signed and sealed by architect, Bill Horn.
- Traffic study and parking demand analysis?

Police - molasses - 55gal drums, trucking  
Alcohol exception required?

GENERAL

- Landscape waiver? ~~may~~ probably.
- Triggers development plan review? No.

Will - recycling - water, packaging, cardboard  
trash, recycling location, screening if outdoors

REVIEW PROCEDURE

- Planning staff
- DRC review
- PB makes final decision
- After PB decision, then 10-day appeal period.
- If approved, then DEO review, up to 45 days.

Elizabeth - Gas tank btw 2 structures  
- Loading space, ADA spaces, route

Erin - aging on-site, changing exterior doors/windows  
- vent towards alley vs. to roof

PUBLIC NOTICE

At least 10 days prior to PB hearing:

- Published
- Mailed to owners within 300 feet
- Posted - legible from adjacent public streets

Jason - fire, fire safety issues, NPA-25 fire alarm  
FDC location) 2-hour fire wall system

Ron - H-3 high hazard occupancy, Class 2 flammable liquids  
F-1 light industrial - life safety

~~factoring triggered?~~ Change of use.

Den - removing stairs and loft, existing loading zone location could be a problem  
- residential uses above industrial use?

"Craft distiller" - 2 bottles per person per year - state law

- Yes distilling
- No aging
- Tasting in different room



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Development Review Committee  
June 26, 2014  
Engineering Services and Utilities Comments

**3642 Eagle Avenue**  
**Building Coverage and Impervious Surface Variance**

No comments.

**1607 Laird Street**  
**Building Coverage, Impervious Surface, and Front Yard Setback Variance**

No comments.

**1119 Olivia Street**  
**Revocable License**

No comments.

**1322 Olivia Street**  
**Building Coverage, and Front and Side Yard Setback Variance**

Please provide a stormwater drainage plan for the 3,360 square foot parcel, including calculations for swale volume and dimension details.

**201 Simonton Street**  
**Conditional Use**

Site Plan shows existing loading zone between buildings. Loading zone dimensions are not provided. Loading zone is not identified with signage and pavement markings. Observations indicate vehicle parking space and landscaping has been planted within loading zone. Please provide a site plan showing loading zone, signage/pavement marking, and dimensions, in accordance with Sec. 108-649.

Solid waste storage area is not shown on Site Plan. Please show trash and recycling storage area of sufficient capacity to contain residential units and commercial space solid waste. Storage area shall be screened from public view.

Please indicate where equipment washout area will be located.

Site plan shows propane tank to be located in the service/egress alley. Please refer to NFPA 58, Liquefied Petroleum Gas Code, for proper installation and NFPA 54, National Fuel Gas Code, for pipe installation requirements. Please indicate tank capacity and distance from building, property line, AC units, doors, etc.

Backflow preventors, RPZ and RPDA type, for water and fire service will be required for this project. Please show backflow preventors on site plan and coordinate project review with Florida Keys Aqueduct Authority.

Proposed First Floor Plan does not show ADA accessible route throughout the retail and commercial spaces. Please provide ADA accessible route plan, include dimensions, slopes, ADA accessible countertop heights, and ADA features.

**1212 1220 & 1222 Simonton Street  
Major Development Plan**

Solid waste storage area is not shown on Site Plan. Please show trash and recycling storage area of sufficient capacity to contain residential units and commercial space solid waste. Storage area shall be screened from public view.

Pursuant to Sec. 122-1406, please show a clear zone triangle at the intersections, indicating no structure, fence, planting or sign shall be located there, to ensure traffic visibility obstructions are not created.

Please provide a site plan showing the parking space details, including length and width dimensions, sign for ADA parking space, and driveway width.

Please identify which unit will be ADA accessible, indicate pool and spa will be ADA accessible, and show dimensions and slopes for the accessible routes to office, unit, and accessible parking space and sidewalk.

**921 Truman Street  
Development Plan and Conditional Use**

Please show the kitchen grease separator on the site plan.

Please provide a drain in the utility/trash storage yard that includes an oil and sediment trap separator.

Access to the containers in the trash/recycle and bicycle racks may be hampered by the close proximity of the vehicle parking spaces. A maneuvering area to turn around and exit the parking area is not provided, and back onto to right-of-way will most likely be required to exit parking area.

Please provide ADA aisle width dimension

No scooter parking provided in the parking area.

Concrete sidewalk along Packer St does not exist. Please coordinate design and construction of sidewalk with Engineering Services Department.



## Kevin Bond

---

**From:** Elizabeth Ignaffo <eignaffo@keywestcity.com>  
**Sent:** Thursday, September 04, 2014 9:24 AM  
**To:** Kevin Bond  
**Subject:** Re: 201 Simonton St - Rum Distillery Conditional Use

Hi Kevin,  
No additional comments regarding the revised site plans for 201 Simonton Street Rum Distillery Conditional Use Application.

Thanks,  
Elizabeth

Elizabeth Ignoffo, E.I.  
Permit Engineer  
City of Key West, Florida  
3110 Flagler Avenue  
P.O. Box 1409  
Key West, Florida 33041  
(305) 809-3966  
[eignaffo@keywestcity.com](mailto:eignaffo@keywestcity.com)

On Wed, Sep 3, 2014 at 11:47 AM, Kevin Bond <[kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)> wrote:

Hello.

All of you had comments at the DRC meeting for the subject project. The application and plans have been revised, and I want to make sure your comments have been addressed. Of particular note is that the project has been designed to meet the H-3 life safety code, including a 2-hour fire wall.

Please review the attached materials and let me know by Tuesday morning 9/9 if you are okay with the changes, if you have any additional comments, questions or recommended conditions of approval. Please respond to me whether you have any comments or not.

This item is being scheduled for the 9/18 Planning Board hearing.

Thank you.

**Kevin Bond, AICP, LEED Green Associate, Planner II**

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)

[www.keywestcity.com](http://www.keywestcity.com)

**Please note my new email address: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)**

## Kevin Bond

---

**From:** Enid Torregrosa  
**Sent:** Thursday, September 11, 2014 8:37 AM  
**To:** Kevin Bond  
**Subject:** RE: 201 Simonton St - Rum Distillery Conditional Use

Hi Kevin:

If the exterior plans still looks like the ones that were presented on DRC I do not have any comments. I went to the site and saw where the new exhaust will be installed and all that exterior wall has electric conduits and plumbing piping running through its surface; making the small exhaust and pipe something that will not visually detract if comparing with the rest of the intrusive elements.

Hope this helps!

---

**From:** Kevin Bond  
**Sent:** Wednesday, September 10, 2014 7:25 PM  
**To:** Enid Torregrosa  
**Subject:** RE: 201 Simonton St - Rum Distillery Conditional Use

Hey, Enid. Haven't heard from you. Any comments? Let me know either way.

Thank you kindly.

Kevin

---

**From:** Kevin Bond  
**Sent:** Wednesday, September 03, 2014 12:48 PM  
**To:** [storrenc@keywestcity.com](mailto:storrenc@keywestcity.com); [wthompson@keywestcity.com](mailto:wthompson@keywestcity.com); [eignaffo@keywestcity.com](mailto:eignaffo@keywestcity.com); Enid Torregrosa; [jbarroso@keywestcity.com](mailto:jbarroso@keywestcity.com); [rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)  
**Subject:** RE: 201 Simonton St - Rum Distillery Conditional Use

In case you'd like help refreshing your memories, I have attached my notes from the meeting and Elizabeth's comments. I don't think we have official meeting minutes yet.

Thanks again.

Kevin

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**From:** Kevin Bond  
**Sent:** Wednesday, September 03, 2014 11:47 AM  
**To:** [storrenc@keywestcity.com](mailto:storrenc@keywestcity.com); [wthompson@keywestcity.com](mailto:wthompson@keywestcity.com); [eignaffo@keywestcity.com](mailto:eignaffo@keywestcity.com); Enid Torregrosa; [jbarroso@keywestcity.com](mailto:jbarroso@keywestcity.com); [rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)  
**Subject:** 201 Simonton St - Rum Distillery Conditional Use

Hello.

All of you had comments at the DRC meeting for the subject project. The application and plans have been revised, and I want to make sure your comments have been addressed. Of particular note is that the project has been designed to meet the H-3 life safety code, including a 2-hour fire wall.

Please review the attached materials and let me know by Tuesday morning 9/9 if you are okay with the changes, if you have any additional comments, questions or recommended conditions of approval. Please respond to me whether you have any comments or not.

This item is being scheduled for the 9/18 Planning Board hearing.

Thank you.

**Kevin Bond, AICP, LEED Green Associate, Planner II**

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**Please note my new email address: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)**



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

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UTILITY BOARD OF THE CITY OF KEY WEST

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June 23, 2014

Mr. Don Craig  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF June 26, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for June 26, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 3642 Eagle Avenue – Variance  
COMMENT: KEYS has no objections to the variance request.
2. LOCATION: 1417 Eliza Street - Variance  
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 1607 Laird Street – Variance  
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 1119 Olivia Street – Revocable License  
COMMENT: KEYS has no objections to the revocable license request.
5. LOCATION: 1322 Olivia Street – Variance  
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 201 Simonton Street – Conditional Use  
COMMENT: KEYS has no objections to the conditional use request.
7. LOCATION: 1212, 1220 & 1222 Simonton Street – Major Development Plan  
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of underground facilities and other requirements prior to construction.

8. LOCATION: 921 Truman Avenue – Major Development Plan  
COMMENT: KEYS has no objections to the major development plan. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of service prior to construction.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



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

MA/mpa

Copied via electronic mail:

L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Finigan, Director of Engineering & Control  
A. Tejada, Director of Customer Services  
File: PLI-132

## Kevin Bond

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**From:** Danyle Gray <dgray@keywestcity.com>  
**Sent:** Wednesday, September 10, 2014 4:48 PM  
**To:** Kevin Bond  
**Subject:** Re: FW: 201 Simonton St - Rum Distillery Conditional Use

Thanks Kevin!

Steve told me he does not have any comments on the project.

Officer Danyle Gray  
Recruiter / Background Investigator  
Professional Standards Division  
Key West Police Department  
1604 N. Roosevelt Blvd.  
Key West, FL 33040  
[dgray@keywestcity.com](mailto:dgray@keywestcity.com)  
305.809.1087 office  
305.509.0452 cell  
305.809.1041 fax

On Wed, Sep 10, 2014 at 4:21 PM, Kevin Bond <[kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)> wrote:

Email 2 of 2.

---

**From:** Kevin Bond  
**Sent:** Wednesday, September 03, 2014 12:48 PM  
**To:** [storrenc@keywestcity.com](mailto:storrenc@keywestcity.com); [wthompson@keywestcity.com](mailto:wthompson@keywestcity.com); [aignaffo@keywestcity.com](mailto:aignaffo@keywestcity.com); Enid Torregrosa; [jbarroso@keywestcity.com](mailto:jbarroso@keywestcity.com); [rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)  
**Subject:** RE: 201 Simonton St - Rum Distillery Conditional Use

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Thanks again.

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**Subject:** 201 Simonton St - Rum Distillery Conditional Use

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Thank you.

**Kevin Bond, AICP, LEED Green Associate, Planner II**

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)



## Kevin Bond

---

**From:** Ron Wampler <rwampler@keywestcity.com>  
**Sent:** Monday, September 08, 2014 9:57 AM  
**To:** Kevin Bond  
**Cc:** storrenc@keywestcity.com; wthompson@keywestcity.com; eignaffo@keywestcity.com; Enid Torregrosa; jbarroso@keywestcity.com; Danny Blanco  
**Subject:** Re: 201 Simonton St - Rum Distillery Conditional Use

Morning All.

The building must be type III-B or better construction (FBC Table 503) and be fully sprinkled 1st and 2nd floors per FBC Table 508.4 for mixed occupancies H-3/R...

***Ron Wampler, CFM***

Chief Building Official

City of Key West

(305) 809-3738

[rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)

On Wed, Sep 3, 2014 at 12:48 PM, Kevin Bond <[kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)> wrote:

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Kevin

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**Please note my new email address: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)**

## Kevin Bond

---

**From:** William Thompson <wthompson@keywestcity.com>  
**Sent:** Thursday, September 11, 2014 8:09 AM  
**To:** Kevin Bond  
**Subject:** Re: 201 Simonton St - Rum Distillery Conditional Use

Sorry for the delay. I have no comments on this project

On Wed, Sep 10, 2014 at 7:23 PM, Kevin Bond <[kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)> wrote:

Hey, Will. Haven't heard from you. Any comments? Let me know either way.

Thank you kindly.

Kevin

---

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**Sent:** Wednesday, September 03, 2014 12:48 PM  
**To:** [storrenc@keywestcity.com](mailto:storrenc@keywestcity.com); [wthompson@keywestcity.com](mailto:wthompson@keywestcity.com); [eignaffo@keywestcity.com](mailto:eignaffo@keywestcity.com); Enid Torregrosa; [jbarroso@keywestcity.com](mailto:jbarroso@keywestcity.com); [rwampler@keywestcity.com](mailto:rwampler@keywestcity.com)  
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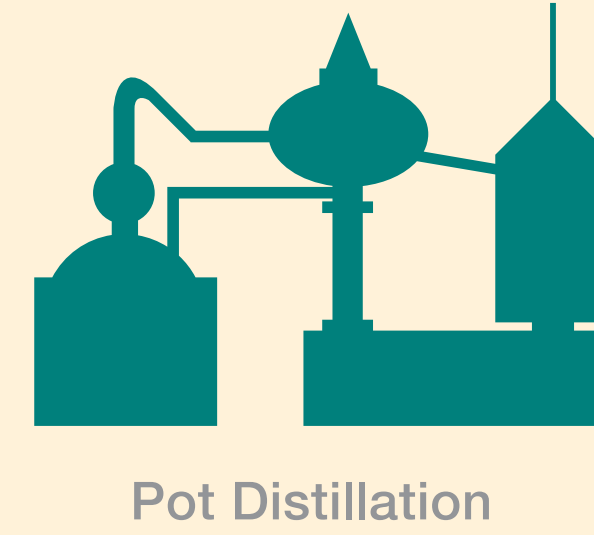
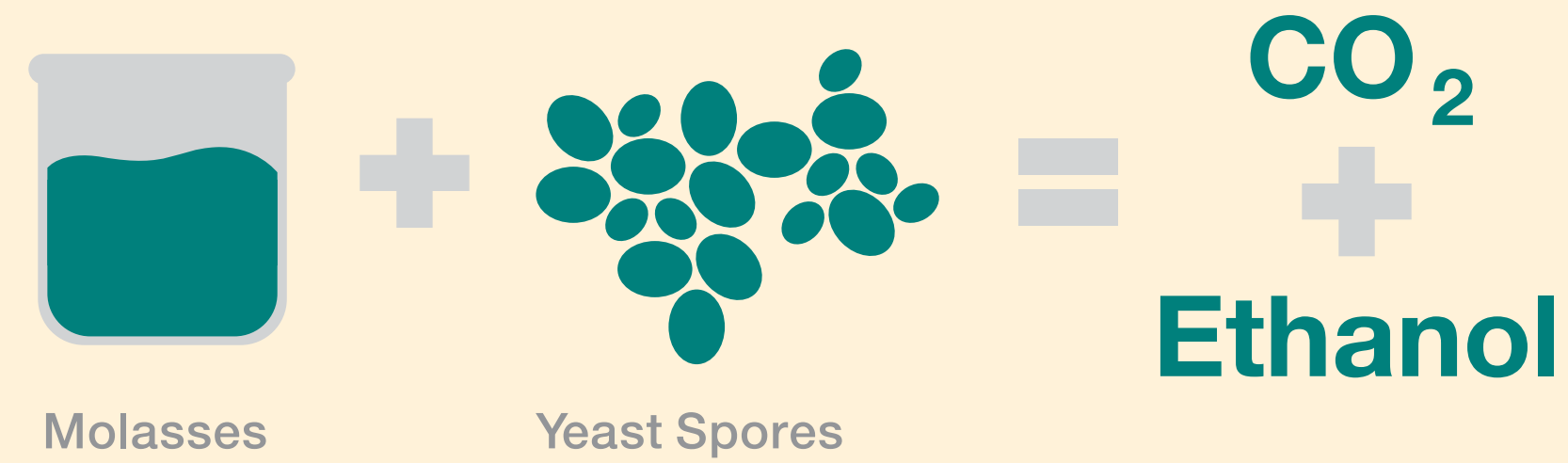
[www.keywestcity.com](http://www.keywestcity.com)

**Please note my new email address:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov)

**Other Information  
Provided By Applicant:**

**A – Rum Making Process**

# RUM MAKING PROCESS



## 1 FERMENTATION

The sugar in the molasses interacts with the yeast spores to create ethanol and carbon dioxide. This usually takes between 24-48 hrs.

## 2 DISTILLATION

A process that yields a liquid with a higher concentration of alcohol.

## 3 AGING

The fresh rum ages in oak barrels for smoothness and flavoring.



American Oak,  
Used Bourbon Barrels

A



Port Wine Barrels

B



Spanish Wine Barrels

C

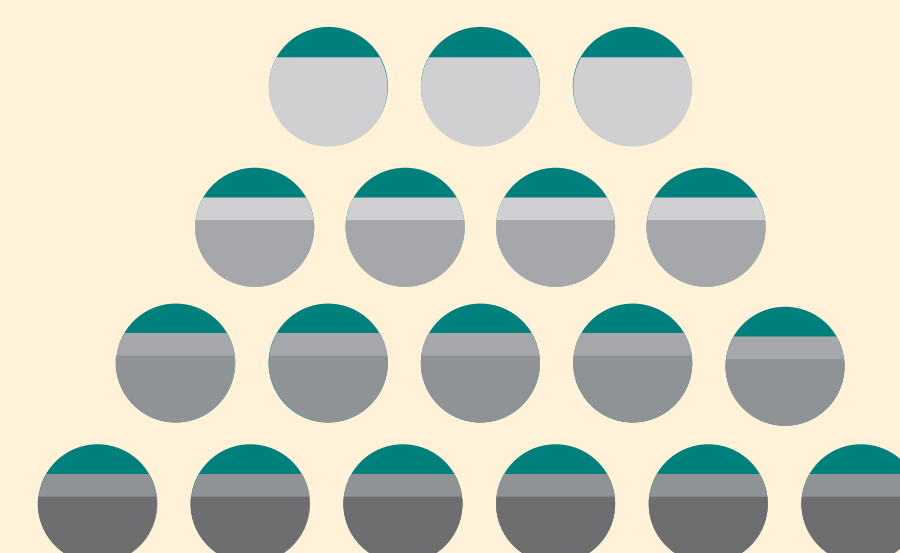
## 5 FILTER/BOTTLE/SHIP

The fresh blend is filtered, bottled and shipped.



## 4 BLENDING

Our master rum blenders choose which quantities of rum to blend, then add water to reduce the rum to bottling proof.



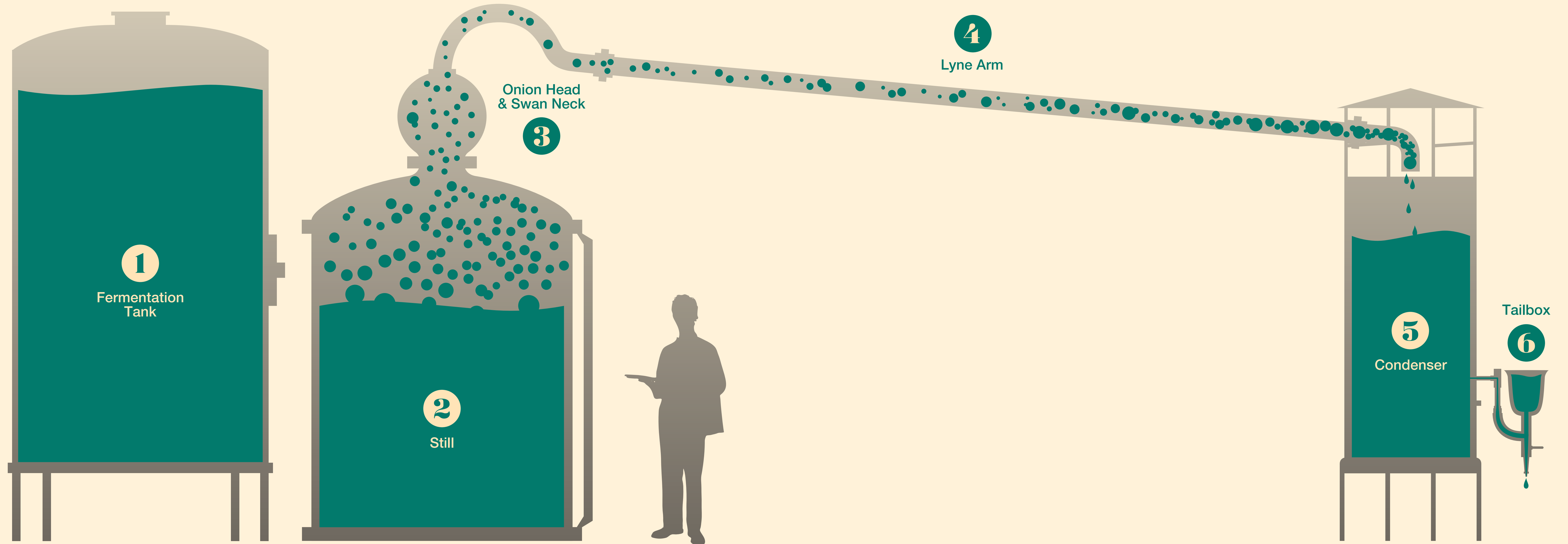
The Solera System

START

FINISH

# OUR RUM MAKING PROCESS IN KEY WEST

Text



**THIS PROCESS IS NEVER UNDER PRESSURE AND NO DANGEROUS VAPORS ARE CREATED.**

## FERMENTATION TANK

This 600 gallon tank holds 75% water, 25% Florida Molasses and 2 Lbs of yeast. After approximately 48 hours the fermentation will peak, yielding around 10% alcohol by volume.

## DISTILLATION

300 Gallons from the fermentation tank is transferred into the still. The contents are heated to 172.94° F using a low pressure steam.

Any liquid left behind in the still after this process is just sugar water and contains no alcohol. It is flushed so that the process can begin again.

## THE LYNE ARM

As the liquid is heated in the still, the rum turns to vapor and rises up through the onion head, into the swan neck and then down through the Lyne Arm to the condenser.

## CONDENSATION

The rum vapor that arrives in the condenser cools and returns to a liquid. This fresh rum is collected in the tailbox.

As the tailbox fills, the rum is collected in rolling containers and transferred to a cistern. This rum is used to blend a new batch of rum or placed into barrels for aging.

**Other Information  
Provided By Applicant:**

**B – Fire and Life Safety Report**



**Fire and Life Safety DRC Responses**  
**Hemingway Rum Company**  
**201 Simonton St., Key West**

The Hemingway Rum Company will produce 86 proof (43% alcohol) rum in the Key West Hand Print Fabric Building (201 Simonton Street). Rum as a finished product is a Class IB Flammable Liquid with a flashpoint of 78.8 degrees F and a boiling point of 174 degrees F. Rum will ignite if an ignition source is applied to it. Distillate will be up to 170 proof.

The still is a closed loop system heated by steam from a remotely located boiler. The steam heating insures slow temperature rise in the still and all firing of the boiler and still have limiting controls as required by national building and fire code standards. The FBC Mechanical will be met for the boiler, the still, blending and all piping. The still will be per the requirements of FBC Mechanical, Chapter 10. Finished and bottled product will be warehoused in the rear room of the Simonton building where bottling will also take place.

For reference we have defined 3 control areas for the occupancy. Those areas are:

- Zone 1: Distillery
- Zone 2: Bottling/ Back of House
- Zone 3: Merchandise/Tasting area

Zone 1 (Distillery) is separated from all other zones and other multi-use areas by 2-hour fire separation. All other zones (2 & 3) separated by 2- hour. Maximum expected Quantities of Class IB Flammable Liquid per control area:

**Zone 1 Storage**

- Two thousand five hundred 0.75 liter bottles = 495 gallons
- Four 550 gallon (or smaller) bulk containers (DOT UN31A) = 2,200 gallons

**Zone 1 Distilling Area (closed system)**

- 300 gallon closed loop still produces 330 gallons of ethanol per week
- DOT UN31A totes located within in curbed area of floor.
- Finished Rum Cistern 300 gallons, 2 times per week for 3 hours each.

**Use of building with regard to change of use to distilling on first level**

1. While conversational use of the term mixed occupancies is often used, within the code there is a difference between multiple and mixed occupancies.
  - a. “Mixed Occupancy. A multiple occupancy where the occupancies are intermingled.”101-3.3.178.10.

- b. “Multiple Occupancy. A building or structure in which two or more classes of occupancy exist.” 101-3.3.178.11.
  - c. The Curry Warehouse is and will remain a Multiple Occupancy building.
  - d. Hemingway Rum Co. will be a mixed occupancy within the multiple occupancy.
2. The fully fire sprinkle red building with the installation of the Hemingway Rum Company will have a multiple use:
- a. Residential on a partial upper level.
  - b. Mercantile with the Pepper Store.
  - c. Industrial/Assembly/ Mercantile with the Hemingway Rum Company with an Occupant Load of less than 200 as shown on the LS Plan.
  - d. The bottling area in Zone 2 is separated from the distillery.
3. The FBC dictates the separation requirements for occupancies.
- a. All three types of occupancies are within the Height and Area limits set by FBC Table 503 with the additional application of the automatic sprinkler increase in 504.2/506.3, and street frontage increases in 506.3 applied.(Attachment A)
    - i. The building will comply, per the city of Key West’s conditions, with higher hazard conditions to include 2 hours separation from all other zones and uses as well as flammable liquid limitations, upgraded electrical, fire sprinkler and alarms.
4. FBC Table 508.4 details the separation requirements. (Attachment B)
- a. Residential apartments (R) must be and are currently separated by a 2 hour fire resistive barrier when fire sprinklers are present throughout. This is between M, F-1 and S-1.
    - i. Plans call for a 2 hour barrier between Zones 1, 2 and 3 and all other zones and uses in excess of the FBC Table requirement and in compliance with conditions as requested by The City of Key West.
  - b. Mercantile, F-1, and S-1 have no separations requirement between each other with automatic fire sprinklers installed.
    - i. Plans call for a 2 hour fire resistive barrier between each of these categories in excess of the FBC Table requirement.
5. Life Safety Concerns in the building.
- a. Each use area will have 100% of its egress to the outside via protected paths without having to go through another tenant or occupancy category.
  - b. NFPA 101 Table A7.6 details travel distances from each occupancy type. (Attachment C)
  - c. The apartments have a front stair on St. and a rear stair that is 2-hour fire resistance rated directly out into the alley.
  - d. All zones comply with conditional and higher standards in conservation of conditional use requirement by city.
6. Propane Tanks between buildings and Life Safety.

- a. The Propane Tanks will be installed per NFPA 58, LPG Code (see 8 below). Their size and location will be such that they will not be in the direct path of egress from the Simonton St. side of the building.
  - b. There are exit doors from Peppers, the upper apartment, and the storeroom south of the tank pads leading to the street. Use of these exit doors does not require occupants to travel past the LPG tanks.
  - c. The adjacent building at the property line does not have single exits that require passage past the LPG tanks to safely exit.
  - d. Each of the exits in the alleyway functions as secondary means of egress from their particular occupancies.
    - i. The basic premise of the LSC is a single fire event and the ability of occupants to move away from the fire to safety. Providing a minimum of two exits from each of the occupancy areas insures that should a fire occur at the LPG tanks no one will be trapped or unable to exit the building safely.
7. The Hemingway Rum Co. based on conditions that the City of Key West desires, regarding the hazards of having distillery and residential next to each other, agree and will comply with applying the higher H-3 standards as conditions to the entire space.
- a. There are multiple considerations in establishing the occupancy type for the Hemingway Rum Co. portion of the building. In the Life Safety Code the mixed use will be Mercantile, with Assembly use in tours and the Industrial/Storage use for distilling and manufacturing the rum itself.
    - i. The overall occupancy for all life safety zones will be upgraded to H-3. Including 2 hour separation shorter evacuation distances upgraded sprinklers and electrical requirements ect.
  - b. NFPA 13 (2010 is used here ) is referenced in both the FFPC and FBC. Fire sprinkler flows and density are dictated by the hazard that is presented by occupancy or what is placed in the occupancy. (Attachment D)
    - i. Chapter 5 is the classification of occupancies and commodities.
    - ii. Section 5.3.2 is Ordinary Hazard, Group 2. (attached) The standard states, “occupancies shall be defined as occupancies or portions of other occupancies where the quantity and combustibility of contents are moderate to high, where stockpiles of contents with moderate rates of heat release do not exceed 12 ft. and stockpiles of contents with height rates of heat release do not exceed 8 ft.
    - iii. All zones will comply with H-3 conditions.

8. LPG Tanks will be installed in the rear of the alley behind Simonton. Chapter 6 of NFPA 58 will be strictly adhered to in the installation. (Attachment K)
  - a. 4 tanks sized less than 125 gallons (water capacity) each for a total capacity of less than 500 gallons.
  - b. Drawings for submittal and approval will detail the exact tank location, fill valve location and vent location.
  - c. Table 6.3.1.1 provisions will be followed in the separation distances between containers, buildings, and property line.
  - d. Minimum distances for aboveground containers of less than 125 gallons have '0' feet of separation distance required from buildings and property lines.
  - e. Minimum distances between containers of less than 125 gallons is '0' feet.
  - f. The drawings for tank placement will detail placement that will be consistent with Section 6.3.4.1, 6.3.4.2.
    - i. Drawings will show that container and pressure relief valve are not being installed underneath any building or roof structure and that the space above cylinders is open to the atmosphere.
    - ii. The pressure relief valve will not terminate in or beneath the building roof overhang.
  - g. The drawings for tank placement will detail placement that will show that Section 6.3.4.3 and Table 6.3.4.3 are adhered to. The cylinders will be filled on site at the point of use.
    - i. Building openings (in the form of pedestrian doors in this location) will be more than 3 feet from the pressure relief valve as detailed in the Table.
    - ii. Exterior sources of ignition, any direct vent appliances (there are none), and any mechanical ventilation air intakes (there are none) will be 10 feet or more from pressure relief valves.
  - h. The maximum number of containers will be 4 which are below the permitted 6 containers in one group with the anticipated fire response by KWFR using hose lines.
    - i. Referenced Sections 6.4.1.2 and 6.27.3.1 apply to tanks with much larger capacities.
  - i. Additional container installation requirement to be detailed on drawings.(Section 6.4.4)
    - i. Containers will be upright and not stacked upon each other.
    - ii. Housekeeping requirements will prevent the accumulation of any combustibles within 10 feet of containers.
    - iii. The area under the containers will be graded to insure that no flows of flammable liquids can accumulate. No flammable liquids will be present in the alley at any time within 10 feet of the tanks.
    - iv. There will be no aboveground tanks containing liquids having flash points below 200 degrees F in the alley. (See 6.4.4.7 also.)
    - v. There are no underground tanks in the alley.

- vi. No other compressed gases will be stored in the alley. Should this occur in the future for whatever reason all cylinders will be marked in accordance with ANSI/CGA C-7.
- vii. The tanks will not be located within 6 feet of a vertical plane of overhead electric power lines that are over 600 volts.
- viii. There will be no need for filling or transfer hoses to be routed through buildings. (6.5.1.5) Filling the outdoor containers will be in accordance with 6.3 (6.5.1.5)
- ix. The point of transfer to the tanks will be at the containers. (6.5.2.1) Consistent with G of Table 6.5.2.1 the minimum horizontal distance between the point of Transfer and Exposures will be 5 feet.

Respectfully Submitted:

Gregory J. Cahanin  
Cahanin Fire & Code Consulting  
2522 M.L. King St. North  
St. Petersburg, FL 33704  
727-896-7719  
10

**Other Information  
Provided By Applicant:**

**C – Florida Craft Distillery Law**

## CHAPTER 2013-157

### Committee Substitute for Committee Substitute for House Bill No. 347

An act relating to alcoholic beverages; amending s. 565.03, F.S.; providing definitions; revising provisions with respect to the licensure and operation of distilleries; providing requirements for craft distilleries; providing for the sale of distilled spirits by licensed distilleries under certain conditions; providing reporting requirements; prohibiting the shipment of certain distilled spirits; prohibiting the transfer of a distillery license under certain conditions; prohibiting a craft distillery from having its ownership affiliated with another distillery under certain conditions; providing requirements relating to the payment of taxes; providing for applicability; providing rulemaking authority; amending s. 567.01, F.S.; providing that a county commission may order an election on the sale of alcoholic beverages for consumption on premise under certain conditions; amending ss. 561.14, 567.06, and 567.07, F.S.; conforming cross-references; providing legislative intent with respect to the severability or nonseverability of specified amendments made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 565.03, Florida Statutes, is amended to read:

565.03 License fees; manufacturers, distributors, brokers, sales agents, and importers of alcoholic beverages; vendor licenses and fees; craft distilleries.—

(1) As used in this section, the term:

(a) “Craft distillery” means a licensed distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises and has notified the division in writing of its decision to qualify as a craft distillery.

(b) “Distillery” means a ~~Each liquor~~ manufacturer of distilled spirits.

(2)(a) A distillery authorized to do business under the Beverage Law shall pay an annual state license tax for each plant or branch ~~operating he or she operates~~ in the state, as follows:

1. If engaged in the business of manufacturing distilled spirits ~~distilling spirituous liquors and nothing else~~, a state license tax of \$4,000.

2. If engaged in the business of rectifying and blending spirituous liquors and nothing else, a state license tax of \$4,000.

(b) Persons licensed under this section ~~who are hereunder~~ in the business of distilling spirituous liquors may also engage in the business of rectifying

and blending spirituous liquors without the payment of an additional license tax.

(c) A craft distillery licensed under this section may sell to consumers, at its souvenir gift shop, spirits distilled on its premises in this state in factory-sealed containers that are filled at the distillery for off-premises consumption. Such sales are authorized only on private property contiguous to the licensed distillery premises in this state and included on the sketch or diagram defining the licensed premises submitted with the distillery's license application. All sketch or diagram revisions by the distillery shall require the division's approval verifying that the souvenir gift shop location operated by the licensed distillery are owned or leased by the distillery and on property contiguous to the distillery's production building in this state. A craft distillery or licensed distillery may not sell any factory-sealed individual containers of spirits except in face-to-face sales transactions with consumers who are making a purchase of two or fewer individual containers, that comply with the container limits in s. 565.10, per calendar year for the consumer's personal use and not for resale and who are present at the distillery's licensed premises in this state.

1. A craft distillery must report to the division within 5 days after it reaches the production limitations provided in paragraph (1)(a). Any retail sales to consumers at the craft distillery's licensed premises are prohibited beginning the day after it reaches the production limitation.

2. A craft distillery may only ship, arrange to ship, or deliver any of its distilled spirits to consumers within the state in a face-to-face transaction at the distillery property. However, a craft distiller licensed under this section may ship, arrange to ship, or deliver such spirits to manufacturers of distilled spirits, wholesale distributors of distilled spirits, state or federal bonded warehouses, and exporters.

3. Except as provided in subparagraph 4., it is unlawful to transfer a distillery license for a distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises or any ownership interest in such license to an individual or entity that has a direct or indirect ownership interest in any distillery licensed in this state; another state, territory, or country; or by the United States government to manufacture, blend, or rectify distilled spirits for beverage purposes.

4. A craft distillery shall not have its ownership affiliated with another distillery, unless such distillery produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises.

(3)(2) Distributors authorized to do business under the Beverage Law, unless otherwise provided, shall pay a state license tax of \$4,000 for each and every establishment or branch they may operate or conduct in the state. However, in counties having a population of 15,000 or less according to the latest state or federal census, the state license tax for a restricted license shall be \$1,000, but the holder of such a license shall be permitted to sell only



to vendors and distributors licensed in the same county, and such license shall contain such restrictions. In such counties, licenses without such restrictions may be obtained as in other counties, but the tax for a license without such restrictions shall be the same as in other counties. Warehouses of a licensed distributor used solely for storage and located in the county in which the license is issued to such distributor shall not be construed to be separate establishments or branches.

(4)(3) Each broker or sales agent and each importer of alcoholic beverages, as defined in s. 561.14(4) and (5), respectively, shall pay an annual state license tax of \$500.

(5) A craft distillery making sales under paragraph (2)(c) is responsible for submitting any beverages excise taxes under the Beverage Law in its monthly report to the division with any tax payments due to the state.

(6) The division may adopt rules to administer this section.

Section 2. Section 567.01, Florida Statutes, is amended to read:

567.01 Petition, order, notice of election.—

(1) The board of county commissioners of each county shall order an election to decide whether the sale of intoxicating liquors, wines, or beer shall be prohibited or permitted in that said county and ~~if not prohibited, to decide the method of sale~~, upon the presentation to said board at a regular or special meeting, of a written application asking for such a determination in the county in which said application is made signed by one-fourth of the registered voters of the county. The signature of each registered voter shall be personally signed to such application; provided, however, a copy of said petition shall be dated and filed with the clerk of the circuit court of the county in which such election is to be held prior to procuring the signature of any registered voter thereon; and such petition must be completed and presented to the board of county commissioners within 120 days from the date said copy of said petition is originally filed with the clerk of the circuit court; and if not so done, said petition shall be held to be invalid.

(2) The election so ordered shall be to decide ~~either:~~

(a) whether the sale of intoxicating liquors, wines, or beer shall be prohibited or permitted in said county, and to decide also whether such sale, if permitted by said election, shall be restricted to sales by the package, as hereinafter defined; or

(3)(b) After ~~an a-prior~~ election has authorized the such sale of intoxicating liquors, wines, or beer and has restricted the sales to by the package only, the board of county commissioners shall order an election to decide whether intoxicating liquors, wines, or beer shall be sold by the drink for consumption on premises as provided in s. 567.07(2)(c) by a majority vote of the board of county commissioners or when application is made signed by one-tenth of the registered voters of the county.

~~(4)~~(3) The term “Sales by the package” is defined to mean sales made in sealed containers, for consumption off the premises where sold.

(5)(4) Such an election shall not be ordered oftener than once every 2 years. All orders for such election shall be in writing and shall be entered upon the minutes of the board but this requirement shall be directory only.

~~(6)~~(5) Upon the making of the order for an election as ~~aforsaid~~, the board shall cause its clerk to give at least 30 days’ notice of said election by publishing a copy of the order for election in one newspaper in each and every town in said county in which a newspaper or newspapers be published, and if no newspaper be published within the county, then by posting at least 10 copies of said order in 10 of the most public places in said county, one of which shall be the courthouse door. Proof of publication or proof of posting shall be filed with the board and shall be made as provided by ss. 49.10 and 49.11, for making proof of publication and proof of posting incident to constructive service of process, except that the provisions of said sections for recording shall not apply. All proofs of publication and of posting shall be entered upon the minutes of the board, but this requirement shall be directory only.

(7)(6) It is the purpose and intent of the Legislature that ~~the such~~ election shall obviate the necessity for holding two separate elections, except as provided in s. 567.07(2)(c), by determining in one election:

(a) Whether the sale of intoxicating liquors, wines, or beer shall be prohibited or permitted, and

(b) If such sales are determined to be permitted, to further determine whether the sales so made shall be limited to sales by the package as herein before defined, or whether sales by the drink on the premises, as well as sales by the package, may be permitted.

A majority of those legally voting at such election must cast their votes for selling intoxicating liquors, wines, or beer in order that the results of the election on the second question shall be effective and binding.

Section 3. Subsection (1) of section 561.14, Florida Statutes, is amended to read:

561.14 License and registration classification.—Licenses and registrations referred to in the Beverage Law shall be classified as follows:

(1) Manufacturers licensed to manufacture alcoholic beverages and distribute the same at wholesale to licensed distributors and to no one else within the state, unless authorized by statute. Persons engaged in the business of distilling, rectifying, or blending spirituous liquors licensed under s. ~~565.03(2)~~ 565.03(1)(a) ~~1. and (b)~~ shall sell and distribute such beverages at wholesale only to other manufacturers and to licensed distributors and to no one else within this state.

Section 4. Subsection (3) of section 567.06, Florida Statutes, is amended to read:

567.06 Form of ballot; canvassing votes.—

(3) However, for a local option election authorized by s. 567.01(3) ~~567.01(2)(b)~~ on the sole question of whether intoxicating liquors, wines, or beer may be sold by the drink for consumption on premises, ballot instructions shall be presented in the following form:

INSTRUCTIONS: Local Option Election on the Following Question:

THE QUESTION BEFORE THE ELECTORATE is to decide whether intoxicating liquors, wines, or beer, containing more than 6.243 percent of alcohol by volume, may be sold by the drink for consumption on premises in ( ) County, Florida.

For Sales by the Drink:

followed by the word “yes” and also by the word “no,” and shall be styled in such a manner that a “yes” vote will indicate approval of the question and a “no” vote will indicate rejection.

Section 5. Paragraph (c) of subsection (2) of section 567.07, Florida Statutes, is amended to read:

567.07 Results of election.—

(2) If a majority of those legally voting at any such election cast their votes “For Selling Intoxicating Liquors, Wines, or Beer” on question number 1 and a majority of votes legally cast on question number 2 be cast “For Sales by the Package Only,” then:

(c) After the expiration of 2 years, an election pursuant to s. 567.01(3) ~~567.01(2)(b)~~ may be held to determine the sole question of whether intoxicating liquors, wines, or beer may be sold by the drink for consumption on premises. If a majority of those legally voting cast their votes for selling intoxicating liquors, wines, or beer by the drink for consumption on premises, such alcoholic beverages may be sold as otherwise provided by law in that county until otherwise determined in an election, which shall not be held oftener than once every 2 years. If a majority of those legally voting cast their vote against the sale of intoxicating liquors, wines, or beer by the drink for consumption on premises, sales by the package only shall continue.

Section 6. (1) The Legislature declares that it would not have enacted individually the amendments to ss. 565.03 and 561.14, Florida Statutes, and expressly finds the amendments to those provisions not to be severable. If a court of competent jurisdiction determines any provision of those sections as amended by this act to be in conflict with any law of this state, a federal law or regulation, the State Constitution, or the United States Constitution, or to be otherwise invalid for any reason, it is the intent of the Legislature that the

amendments to ss. 565.03 and 561.14, Florida Statutes, shall be void, that such invalidity shall void only those changes made by this act to ss. 565.03 and 561.14, Florida Statutes, and that no other law be affected.

(2) If a provision of s. 567.01, s. 567.06, s. or 567.07, Florida Statutes, as amended by this act, or if the application of those sections as amended by this act to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the amendments to ss. 567.01, 567.06, and 567.07, Florida Statutes, are severable.

Section 7. This act shall take effect July 1, 2013.

Approved by the Governor June 12, 2013.

Filed in Office Secretary of State June 12, 2013.

# **Property Appraiser Record Card**



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

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

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

## Property Record Card -

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

Alternate Key: **1001015** Parcel ID: **00000990-000000**

### Ownership Details

**Mailing Address:**

KEY WEST HAND PRINT FABRICS LTD  
201 FRONT ST STE 310  
KEY WEST, FL 33040-8346

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION

**Millage Group:** 12KW

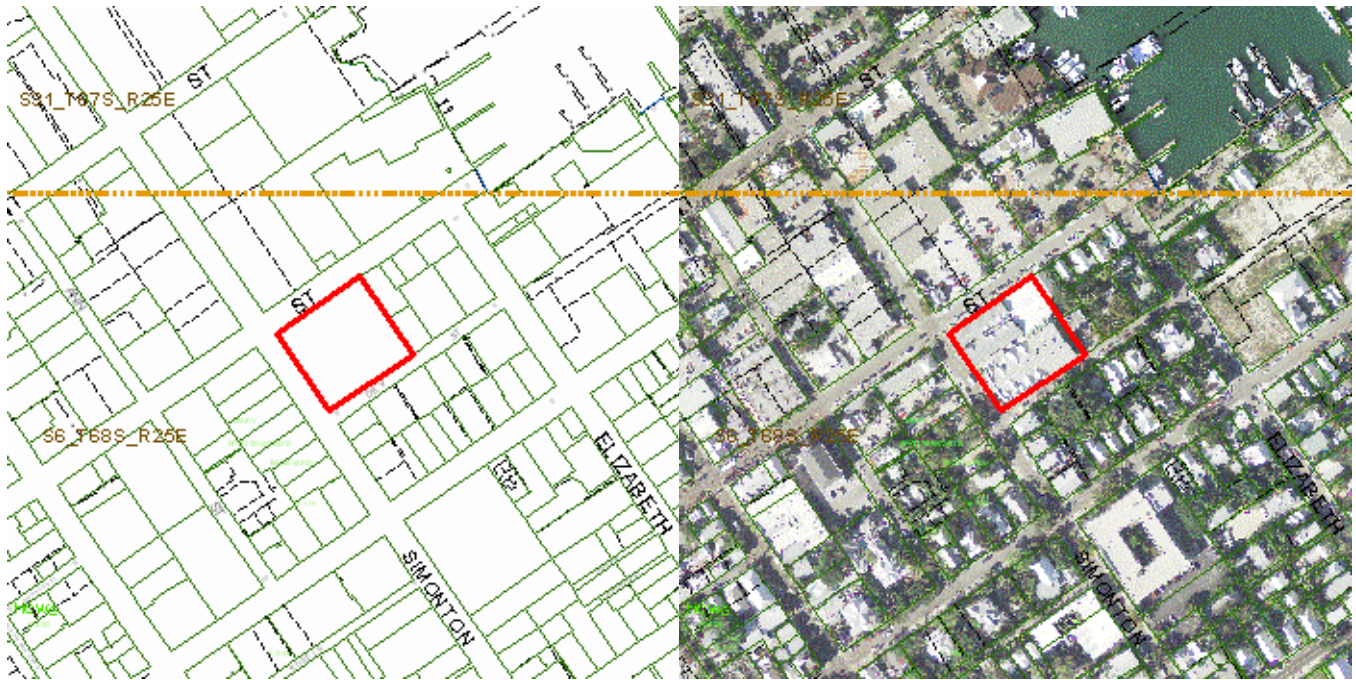
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 201 SIMONTON ST KEY WEST  
203 SIMONTON ST KEY WEST  
209 SIMONTON ST KEY WEST  
211 SIMONTON ST KEY WEST  
602 GREENE ST KEY WEST  
606 GREENE ST KEY WEST  
610 GREENE ST KEY WEST  
605 DEY ST KEY WEST

**Legal Description:** KW PT LOT 3 SQR 12 OR68-234-35 OR419-1075-1076 OR962-1506

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	188	201	37,788.00 SF

### Building Summary

**Number of Buildings:** 3  
**Number of Commercial Buildings:** 3  
**Total Living Area:** 39005  
**Year Built:** 1928

### Building 1 Details

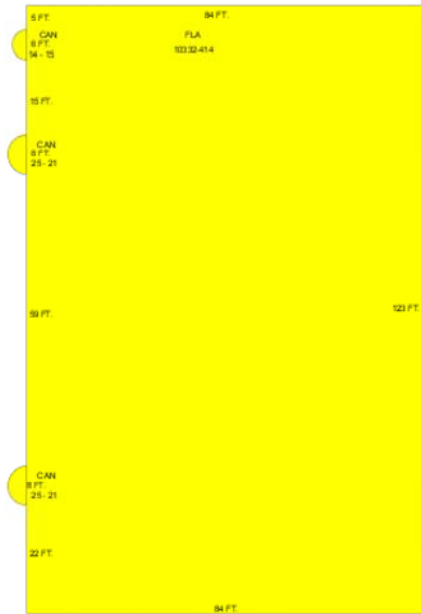
<b>Building Type</b>	<b>Condition</b> G	<b>Quality Grade</b> 400
<b>Effective Age</b> 17	<b>Perimeter</b> 414	<b>Depreciation %</b> 23
<b>Year Built</b> 1928	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 10,332
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1 FCD/AIR DUCTED	Heat 2	Bedrooms 8
Heat Src 1 ELECTRIC	Heat Src 2	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 8	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982		Y			10,332
2	CAN		1	1995					14
3	CAN		1	1995					25
4	CAN		1	1995					25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	377	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
133	BRICK	100

## Building 2 Details

Building Type  
 Effective Age 15  
 Year Built 1973  
 Functional Obs 0

Condition G  
 Perimeter 334  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 19  
 Grnd Floor Area 5,620

Inclusions:

Roof Type  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

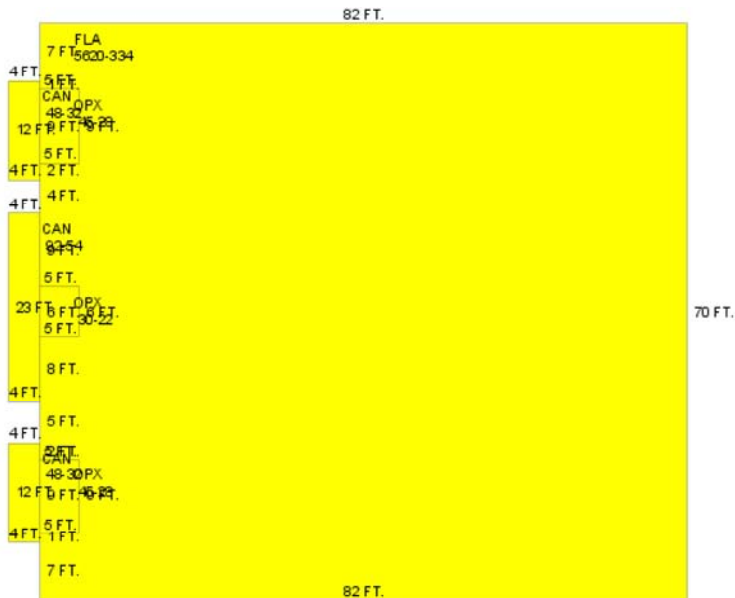
2 Fix Bath 6  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0



7 Fix Bath 0  
Extra Fix 5

Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1996		Y			5,620
2	OPX		1	1996					45
3	CAN		1	1996					48
4	CAN		1	1996					92
5	OPX		1	1996					30
6	CAN		1	1996					48
7	OPX		1	1996					45

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	378	1 STY STORE-A	66	N	Y
	379	RESTRNT/CAFETR-B-	34	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
134	AB AVE WOOD SIDING	26
135	METAL SIDING	74

### Building 3 Details

Building Type  
Effective Age 17  
Year Built 1980  
Functional Obs 0

Condition G  
Perimeter 948  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 23  
Grnd Floor Area 23,053

Inclusions:

Roof Type  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

Extra Features:

2 Fix Bath 4  
3 Fix Bath 13  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 33

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	1982		Y			7,677
2	FLA		1	1982		Y			8,248
3	OPX		1	1999					484
4	OPX		1	1999					468
5	FLA		1	1999		Y			7,128
6	OPX		1	1999					428
7	OPX		1	1999					474
8	OPX		1	1999					650
9	OPX		1	1999					1,348

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	386	WAREHOUSE/MARINA C	80	Y	Y
	387	OFF BLDG 1 STY-A	20	Y	Y
	388	1 STY STORE-A	100	Y	Y
	389	APTS-A	100	Y	Y

Exterior Wall:

--

Interior Finish Nbr	Type	Area %
136	METAL SIDING	100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	1,183 SF	0	0	1999	2000	4	50
2	PT3:PATIO	147 SF	3	49	1999	2000	2	50

## Appraiser Notes

TPP 9023202 - PARADISE PIZZERIA & PUB TPP 8968906 - GENERAL NUTRITION CENTER (209 SIMONTON ST)
2000-11-15 SP, UP-DATING BUSINESS' AT THIS ADDRESS ONLY.
BLDG 1 = KW HAND PRINT FABRICS, BIRD IN THE HAND, PEPPERS OF KEY WEST
201-213 SIMONTON STREET & 600-612 GREENE STREET & 605 DEY STREET - OVERRIDE PER 002
BLDG 2 (610 GREENE) = THEGALLERY - BIG JOHN'S PIZZA
BLDG 3 = GENERAL NUTRITION CENTER - MARY O'SHEA'S GLASS GARDEN, MYRILL LYNCH, VACANT OFFICE.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0344	02/19/2008	13,350	Commercial	REMOVE 8'X 50' DEMISING WALL, REMOVE 12'X24' PARTITION & REBUILD NEW 12'X24' PARTITION WALL AS PER PLANS	
1	08-0559	03/03/2008	1,000	Commercial	EXHAUST & AC DUCT WORK	
1	08-0862	03/28/2008	2,000	Commercial	ELECTRICAL WORK	
1	08-0844	04/01/2008	7,200	Commercial	INSTALL KITCHEN HOOD	
1	08-0457	02/21/2008	10,000	Commercial	RENOVATION OF BAR	
1	08-0580	03/06/2008	1,400	Commercial	INSTALL WALL SIGN	
1	11-3350	09/14/2011	6,000	Commercial	REPLACE ROTTED TRIM AROUND THE PORCHES, APPROX 200 L.F. PAINT EXISTING COLORS	
1	12-2186	06/26/2012	2,400	Commercial	REPAIR ROTTED COMPOSITE TRIM BOARDS AROUND THE EXTERIOR PORCH, APPROX. 65 LF PAINT NEW WORK WITH SAME COLORS.	
1	12-2736	08/29/2012	10,000	Commercial	DEMOLITION PORTION OF BUILDING EXTERIOR WALL. CONSTRUCTION OF OUT DOOR DINING PATIO	
1	12-2348	07/16/2012	360	Commercial	1 5X8' 9MM ULTRA BOARD S/S INSTALLED ABOVE EXISTING AWNING WITH STAINLESS STEEL SCREWS EVERY 2FT TOP & BOTTOM. NEED TO REMOVE BANNER DOWN.	
1	12-1891	05/23/2012	2,400	Commercial	INSTALL 7 CEILING FANS. RUN NEW CIRCUIT FOR 5 TV'S. RUN CONDUIT FOR 5 TV CABLE JACKS.	
1	13-0206	01/18/2013	100	Commercial	EXTEND PERMIT #12-2186 FOR FINAL INSPECTION. REPAIR ROTTED COMPOSITE TRIM BOARDS AROUND PORCH	
1	13-1852	05/01/2013	500	Commercial	10MM ULTRA BOARD 5/5 READING "LOW KEY TYE DYE". INSTALLED ON SINGLE BRACKETS FROM FRONT LIP OF BUILDING FACIA. 18" X 6. HANGS OVER 8" FROM SIDEWALK ENTRANCE ON PROPERTY.	
1	B94-1787	05/01/1994	12/01/1994	2,500	Commercial	REPAIRS
1	B94-2120	06/01/1994	12/01/1994	400	Commercial	REPLACE BROKEN GLASS
1	B95-0250	01/01/1995	12/01/1996	95,000	Commercial	CONVERT BLDG TO 5 STORES
1	P95-0999	03/01/1995	12/01/1996	12,000	Commercial	ADD 6 LAV & 6 W.CLOSET

1	A95-1027	03/01/1995	12/01/1996	18,000	Commercial	56.8 SQRS OF RFG
1	B95-1225	04/01/1995	12/01/1996	1,500	Commercial	PAINT EXTERIOR
1	E95-1340	04/01/1995	12/01/1996	20,000	Commercial	1-600AMP & 5-100AMP SVC
1	E95-3674	10/01/1995	12/01/1996	2,500	Commercial	ELECTRICAL FIXTURES
1	B95-826	11/01/1995	12/01/1996	1,500	Commercial	REPAIR WATER DAMAGED BRCK
1	96-2536	06/01/1996	12/01/1996	2,500	Commercial	ELECTRIC
1	96-2599	06/01/1996	12/01/1996	1,000	Commercial	ELECTRIC
1	96-2947	07/01/1996	12/01/1996	150	Commercial	SIGN
1	96-3279	08/01/1996	12/01/1996	5,000	Commercial	ELECTRICAL
1	96-2362	06/01/1996	12/01/1996	750	Commercial	RENOVATIONS
1	97-2116	07/01/1997	12/01/1997	1,500	Commercial	INSTALL FRENCH DOORS
1	97-2118	07/01/1997	12/01/1997	1,000	Commercial	CUT IN STEPS IN OVERHANG
1	97-2402	07/01/1997	12/01/1997	15,000	Commercial	REMODEL/RENOVATE
1	97-2529	07/01/1997	12/01/1997	9,500	Commercial	ELECTRICAL
1	97-02537	08/01/1997	12/01/1997	7,000	Commercial	REINFORCE EXIST STORAGE
1	97-2798	08/01/1997	12/01/1997	1,000	Commercial	SECURITY ALARM
1	97-2904	08/01/1997	12/01/1997	1,500	Commercial	FIRE ALARM
1	97-2944	08/01/1997	12/01/1997	500	Commercial	ELECTRICAL
1	9703206	09/01/1997	12/01/1997	8,000	Commercial	INTERIOR ALTERATIONS
1	9702755	09/01/1997	12/01/1997	60,000	Commercial	INTERIOR ALTERATIONS
1	9703271	09/01/1997	12/01/1997	5,000	Commercial	RENOVATIONS ON FRONT
1	97-01411	07/01/1997	12/01/1997	1	Commercial	RENOVATIONS
1	9703633	10/01/1997	12/01/1997	650	Commercial	ELECTRICAL
1	9703630	10/01/1997	12/01/1997	6,500	Commercial	ELECTRICAL
1	9702748	08/01/1997	12/01/1997	6,500	Commercial	INSTALL C/A
1	9702850	09/01/1997	12/01/1997	500	Commercial	SIGNS
1	97-2118	07/07/1997	12/31/1999	1,000	Commercial	CUT IN STEPS
1	97-2402	07/22/1997	12/31/1999	15,000	Commercial	REMODEL/RENOVATE
1	97-02529	07/28/1997	12/31/1999	9,500	Commercial	ELECTRICAL
1	9702537	08/01/1997	12/31/1999	7,000	Commercial	REINFORCE STORAGE SPACE
1	9702748	08/15/1997	12/31/1999	6,500	Commercial	CENTRAL AC
1	9702798	08/16/1997	12/31/1999	1,000	Commercial	SECURITY SYSTEM
1	9702904	08/26/1997	12/31/1999	1,500	Commercial	FIRE ALARM
1	9702850	09/05/1997	12/31/1999	500	Commercial	SIGNS
1	9702944	08/29/1997	12/31/1999	500	Commercial	EXPAND PERMIT
1	9702755	09/11/1997	12/31/1999	60,000	Commercial	RENOVATIONS/REMODELING
1	9703206	09/27/1997	12/31/1999	8,000	Commercial	RENOVATIONS
1	9703271	09/28/1997	12/31/1999	5,000	Commercial	AWNINGS OVER DOOR
1	9703630	10/23/1997	12/31/1999	6,500	Commercial	PLUMBING
1	9703728	11/20/1997	12/31/1999	69,000	Commercial	METAL ROOF
1	9704156	12/10/1997	12/31/1999	7,500	Commercial	ELECTRICAL
1	9704300	12/22/1997	12/31/1999	4,500	Commercial	CENTRAL AC
1	9800271	01/26/1998	12/31/1999	75,000	Commercial	CENTRAL AC

1	9800451	02/11/1998	12/31/1999	87,000	Commercial	88 NEW FIXTURES
1	9800734	03/06/1998	03/29/1999	4,000	Commercial	RELOCATE MAIN FIRE SPRINK
1	9801332	04/24/1998	03/29/1999	50,000	Commercial	COMPLETE ELECTRICAL
1	9801351	04/28/1998	03/29/1999	37,000	Commercial	283 FIRE SPRINKLERS
1	9801656	05/27/1998	03/29/1999	85,000	Commercial	METAL ROOF
1	9900725	03/11/1999	03/29/1999	1,000	Commercial	SIGNS
1	9900932	03/16/1999	03/29/1999	3,000	Commercial	ELECTRICAL
1	9900874	03/22/1999	04/08/1999	13,000	Commercial	PARTITION/ DRYWALL/PAINT
1	9902421	07/19/1999	09/28/1999	63,000	Commercial	RENOVATE 11 UNITS
1	99-2807	08/11/1999	12/31/1999	3,000	Commercial	FIRE SPRINKLER SYSTEM
1	99-2538	09/10/1999	12/31/1999	20,000	Commercial	RENOVATE STORE
1	99-2538	09/10/1999	12/31/1999	20,000	Commercial	CENTRAL AC
1	99-3326	09/28/1999	12/31/1999	2,000	Commercial	SIGNS
1	99-3374	09/30/1999	12/31/1999	1,500	Commercial	SIGNS
1	99-3686	12/13/1999	01/12/2000	15,000	Commercial	ELECTRICAL
1	00-0873	04/07/2000	12/01/2000	3,500	Commercial	REPAIR BRICK
1	00-1684	06/20/2000	12/01/2000	1,500	Commercial	AWNINGS
1	00-3998	02/15/2001	10/31/2001	15,000	Commercial	ELECTRICAL
1	02-1738	09/10/2002	07/14/2003	32,000	Commercial	ELECTRIC UPDATE
1	02-2598	09/24/2002	07/14/2003	1,500	Commercial	SEWER BOX
1	02-1738	10/18/2002	07/14/2003	12,000	Commercial	NEW HVRC SYSTEM
1	02-3322	12/10/2002	07/14/2003	2,250	Commercial	CHANGE 3-TON A/C
1	03-0415	02/12/2003	07/14/2003	650	Commercial	WOOD SIGN
1	03-1026	03/27/2003	07/14/2003	945	Commercial	ININSTALL SIGN
1	04/0187	01/30/2004	07/14/2003	1,950	Commercial	REPLACE SEWER LINE
1	00-2062	07/25/2000	07/14/2003	150,000	Commercial	4APTS IN LOAF
1	01-0235	01/22/2001	07/14/2003	1,000	Commercial	INSTALL SIGN
1	00-2062	09/27/2001	07/14/2003	100	Commercial	SPRINKLER HEADS
1	02-1738	06/26/2002	07/14/2003	320,000	Commercial	UPGRADE #00-2062 4-APTS
1	08-0310	02/05/2008		1,500	Commercial	REMOVE 8'X50' PARTITION DRYWALL
1	04-0187	01/30/2004	10/21/2004	1,950	Commercial	SEWER LINE
1	04-1034	04/05/2004	10/21/2004	4,800	Commercial	MOVE 6 COND'S, R&R 3-TON A/C
1	06-0055	01/06/2006	08/10/2006	45,641	Commercial	HURRICANE DAMAGE INSTALL COOLEY WHITE PVC ROOFING
1	05-3062	07/25/2005	12/06/2005	2,300	Commercial	TEAR OFF EXISTIN ROOF/INSTALL TIPAIL MOD RUBBER
1	06-6040	11/02/2006	12/18/2006	2,300	Commercial	INSTALL NEW ADA WATER CLOSETS
1	06-4475	07/26/2006	08/10/2006	2,200	Commercial	CHANGE OUT CONDENSER UNIT.
1	07-1670	04/10/2007		5,000	Commercial	TO CONNECT NEW SEWER

## 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
2013	3,585,101	10,062	2,443,255	6,038,418	6,038,418	0	6,038,418
2012	3,531,608	10,334	2,443,255	5,985,197	5,985,197	0	5,985,197
2011	3,607,331	10,606	2,714,728	6,332,665	6,332,665	0	6,332,665

2010	3,734,379	10,878	2,044,633	5,789,890	5,789,890	0	5,789,890
2009	3,734,379	11,150	2,732,653	6,478,182	6,478,182	0	6,478,182
2008	3,850,252	11,422	5,207,186	8,319,543	8,319,543	0	8,319,543
2007	2,704,495	11,693	5,207,186	7,923,374	7,923,374	0	7,923,374
2006	2,686,783	11,966	3,778,800	5,936,041	5,936,041	0	5,936,041
2005	2,714,580	12,237	3,589,860	5,785,865	5,785,865	0	5,785,865
2004	2,766,685	12,510	2,267,280	4,818,200	4,818,200	0	4,818,200
2003	2,766,685	12,782	2,342,856	4,818,200	4,818,200	0	4,818,200
2002	2,766,685	13,054	2,342,856	4,818,200	4,818,200	0	4,818,200
2001	2,628,776	1,740	2,342,856	3,577,813	3,577,813	0	3,577,813
2000	2,582,405	4,223	1,587,096	3,577,813	3,577,813	0	3,577,813
1999	1,396,800	0	1,587,096	3,577,813	3,577,813	0	3,577,813
1998	932,470	0	1,587,096	1,333,492	1,333,492	0	1,333,492
1997	823,789	0	1,511,520	1,333,492	1,333,492	0	1,333,492
1996	632,674	0	1,511,520	1,333,492	1,333,492	0	1,333,492
1995	632,674	0	1,511,520	1,333,492	1,333,492	0	1,333,492
1994	632,674	0	1,511,520	1,333,492	1,333,492	0	1,333,492
1993	632,674	0	1,511,520	1,325,686	1,325,686	0	1,325,686
1992	632,674	0	1,511,520	1,325,686	1,325,686	0	1,325,686
1991	632,674	0	1,511,520	1,325,686	1,325,686	0	1,325,686
1990	551,971	0	1,132,223	1,325,686	1,325,686	0	1,325,686
1989	551,971	0	1,124,193	1,310,395	1,310,395	0	1,310,395
1988	521,287	0	733,087	1,188,880	1,188,880	0	1,188,880
1987	507,023	0	416,613	923,636	923,636	0	923,636
1986	450,953	782	408,110	859,845	859,845	0	859,845
1985	438,842	782	408,110	847,734	847,734	0	847,734
1984	436,061	782	408,110	844,953	844,953	0	844,953
1983	436,061	782	245,622	682,465	682,465	0	682,465
1982	387,599	782	232,018	620,399	620,399	0	620,399

## Parcel Sales History

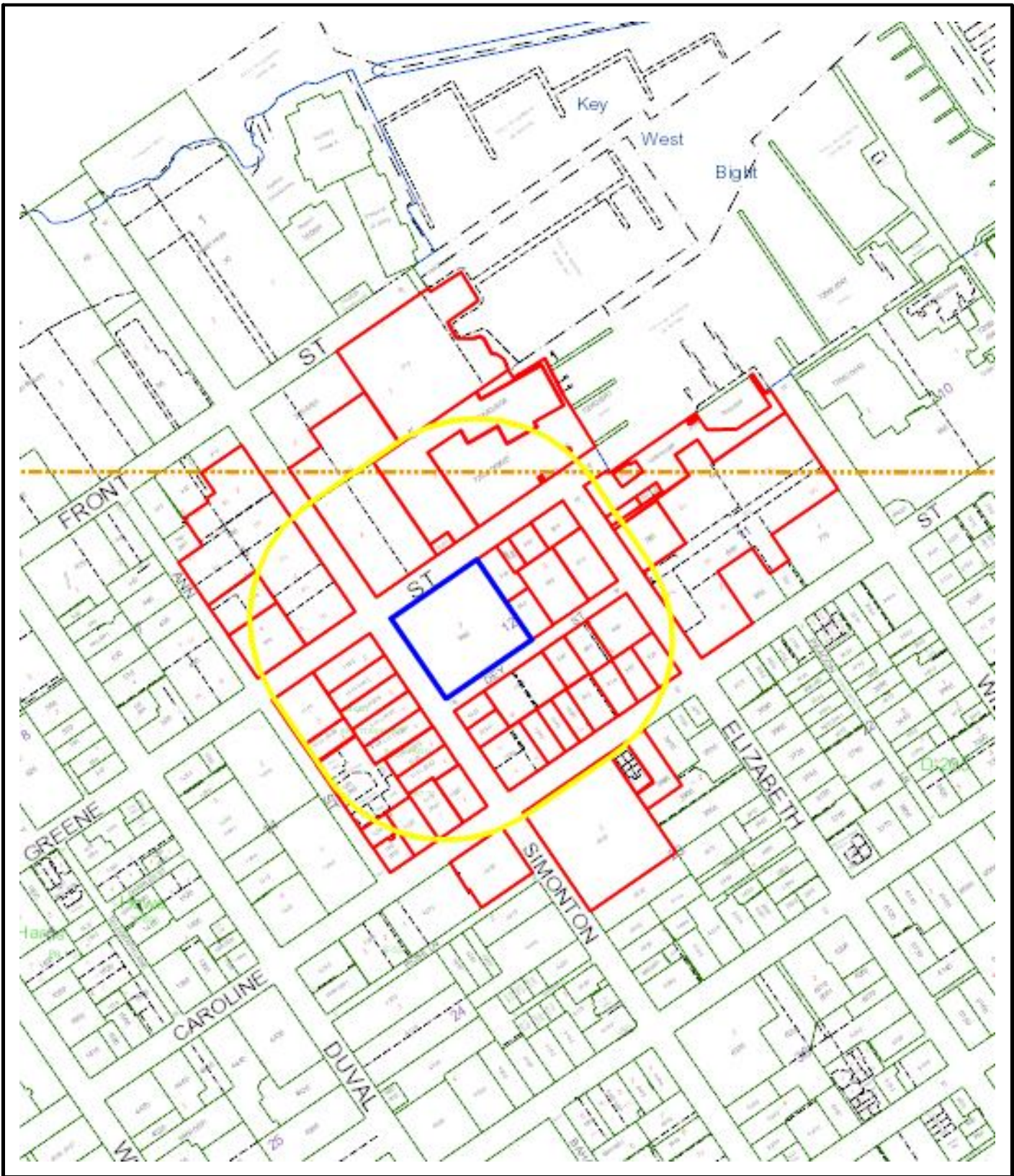
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/1/1985	962 / 1506	850,000	WD	Q

This page has been visited 43,772 times.

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

# Public Notice



# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Sep 10, 2014



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





NAME	ADDRESS1	ADDRESS 2 CITY	STATE	ZIP	COUNTRY
1 200 ELIZABETH STREET LLC		32 E 39TH NEW YORK	NY	10016-2555	
2 220 SIMONTON STREET LLC		1413 SOU' KEY WEST	FL	33040	
3 220 SIMONTON STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1: KEY WEST	FL	33041-1486	
4 221 SIMONTON LLC		221 SIMON KEY WEST	FL	33040-6653	
5 223 ANN STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1: KEY WEST	FL	33041-1486	
6 512 GREENE STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1: KEY WEST	FL	33041-1486	
7 525 CAROLINE STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1: KEY WEST	FL	33041-1486	
8 616 CAROLINE CONDOMINIUM		9673 58TH PINELLAS PARK	DC	33782	
9 616 GREEN STREET LLC		616 GREE KEY WEST	FL	33040-6625	
10 621 CAROLINE STREET LLC	C/O SKAHEN DAN PA	520 SOUTI KEY WEST	FL	33040-6895	
11 812 NO. 6 FLEMING STREET LLC		606 GREE KEY WEST	FL	33040-6625	
12 ANN STREET LLC		4750 CAMI CHESAPEAKE BE MD		20732	
13 B & J ENTERPRISES LLC		2050 CHEI MACOMB	IL	61455-7702	
14 BAYHAVEN ENTERPRISES L C		700 FRON KEY WEST	FL	33040-6675	
15 BERNHARDT STEPHEN		616 CARO KEY WEST	FL	33040-6683	
16 BRENNER STEPHEN K		622 CARO KEY WEST	FL	33040-6607	
17 CARLSON 1989 TRUST	C/O RENT KEY WEST VACATION	1075 DUV: KEY WEST	FL	33040-3195	
18 CARLSON 1989 TRUST DTD 10/26/89 TRUST A	C/O CARLSON DEAN A CO-TRUS	5714 WIND: KEY WEST	FL	33040-6415	
19 COOPER EDWIN J JR AND JENNIFER J		4592 WINE WELLINGTON	FL	33449-7400	
20 CYPRESS HOUSE KEY WEST LLC		725 TRUM KEY WEST	FL	33040-6423	
21 DAJULD3 LLC		PO BOX 2: KEY WEST	FL	33045-2328	
22 DOLPHIN WATCH VI LLC		3618 EL CI ST PETE BEACH	FL	33706-3908	
23 DONOVAN BRIAN K		615 CARO KEY WEST	FL	33040-6606	
24 G AND S KEY WEST LLC		20 AZALE/ KEY WEST	FL	33040-6206	
25 GAGEL MICHAEL T		1327 PUEF APOLLO BEACH	FL	33572-2923	
26 GOLD HEIDI B		630 DEY S KEY WEST	FL	33040-6609	
27 GROSSCUP WILLIAM R CAPT		13 HILTON KEY WEST	FL	33040-3833	
28 HARBORSIDE LLC		PO BOX 2: KEY WEST	FL	33045-2039	
29 HAYES PAUL N	C/O RENT KEY WEST VACATION	1075 DUV: KEY WEST	FL	33040-3195	
30 HELDON BAY LIMITED PARTNERSHIP		24889 EVE BIGFORK	MT	59911-8292	
31 HENDRY TIFFANY		32 E 39TH NEW YORK	NY	10016-2555	
32 HISTORIC TOURS OF AMERICA INC		201 FRON KEY WEST	FL	33040-8348	
33 HOUSING AUTHORITY OF CITY OF KEY WEST		1400 KEN: KEY WEST	FL	33040-4055	
34 HUNTER BRUCE	C/O RENT KEY WEST VACATION	1075 DUV: KEY WEST	FL	33040-3195	

NAME	ADDRESS1	ADDRESS 2 CITY	STATE	ZIP	COUNTRY
35 KAPLAN RAYMOND S AND D LYNN		18 RUTLEIGH CHARLESTON	SC	29401-1815	
36 KEY WEST 07 LLC		508 SW 12 DEERFIELD BEACH	FL	33442-3110	
37 KEY WEST HAND PRINT FABRICS LTD		201 FRONT KEY WEST	FL	33040-8346	
38 KORTEJARVI HEIDI		9673 58TH PINELLAS PARK	FL	33782-3240	
39 MAJOR PATRICIA T		44 PALME KEY WEST	FL	33040-5641	
40 NOE SASHA		94 PRINCE NEW YORK	NY	10012-3993	
41 PURDY JENNIFER J AND HARRY C		353 S LEIF EGG HARBOR CIRCLE	NJ	08215-3729	
42 RAGONESE JOSEPH J		152 D ST WASHINGTON	DC	20003-1810	
43 RANDAZZO DOLORES	C/O RANDAZZO VINCENT	16423 92N HOWARD BEACH	NY	11414-3731	
44 ROLLINS MICHAEL E AND CAROLYN L		3566 OLD SPRINGFIELD	OH	45502-7729	
45 RUST DAVID E	C/O CHACONAS AND WILSON P	2100 PENN WASHINGTON	DC	20037-3220	
46 SAMMON ROBERT J REVOCABLE TRUST		10 ROLLIN SUNAPEE	NH	03782-2408	
47 SKOKO GEORGE JOHN LIVING TRUST 7/30/2012		618 GREE KEY WEST	FL	33040-6625	
48 SPOTTSWOOD ROBERT A		500 FLEMING KEY WEST	FL	33040-6891	
49 SPOTTSWOOD PARTNER II LTD		506 FLEMING KEY WEST	FL	33040	
50 STILL CATHERINE		15425 E SIBIGFORK	MT	59911-7265	
51 TEMECULA ENTERPRISES LLC		3624 SUNNIBY KEY WEST	FL	33040-4636	
52 UNITED STATES	C/O GENERAL SERVICES ADMIN	77 FORSY ATLANTA	GA	30303-3490	
53 WELF LEONARDO A		219 ELIZABETH KEY WEST	FL	33040-6612	
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**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Conditional Use** – A request for conditional use approval for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Applicant:** Trepanier & Associates Inc.      **Owner:** Key West Hand Print Fabrics LTD.

**Locations:** 201 Simonton Street (RE # 0000990-000000, AK # 1001015)

**Date of Hearing:** September 18, 2014      **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** Kevin Bond, Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Conditional Use – 201 Simonton Street (RE # 00000990-000000, AK # 1001015)** - A request for conditional use approval for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.keywestcity.com](http://www.keywestcity.com). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Kevin Bond, Senior Planner; E-mail: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978;  
**Mail:** PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER  
PLANNING BOARD DETERMINATION.**

# WEST HANDPRINT FASHIONS

201

Public  
Heating  
Notice

Handicap Accessible