

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Revised by Carlene Smith, Planner Analyst
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: July 17, 2014

Agenda Item: **Major Development Plan & Conditional Use Application – 1512 Dennis Street & 1515 - 1525 Bertha Street (RE# 00063400-000000, AK# 1063835 & RE# 00063400-000100; AK# 8850701) - Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

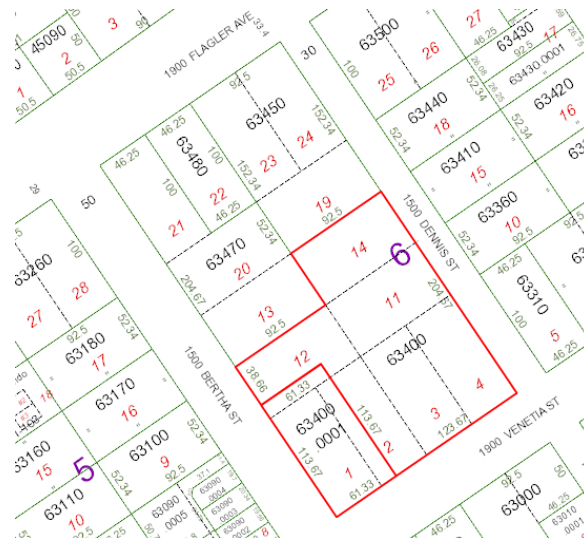
Request: A major development plan, conditional use and landscape and buffer-yard waivers to reconstruct 7 of the 16 existing convalescent dwelling-units, construct 7 additional new units for a total of 23 units and an administration building.

Applicant: Trepanier & Associates, Inc.

Property Owner: Aids Help of Monroe County, Inc.

Location: 1512 Dennis Street & 1515 - 1525 Bertha Street (RE# 00063400-000000, AK# 1063835 & RE#00063400-000100; AK# 8850701)

Zoning: Limited Commercial (CL) zoning district



Background:

This project is proposed for the redevelopment of an existing convalescent home property fronting on to Dennis, Venetia and Bertha Streets. The property is comprised of 16 residential units which were once market rate and transiently licensed units now converted to the current convalescent home. The property has been subject of Transient License Transfers and the owner anticipates removing this historic use entirely through additional transfers.

While density is normally counted in “units”, convalescent homes are measured in Floor Area Ratio per Section 86-9(2)h. The original unit count that existed is the same number as is present today: 16. Because units in convalescent homes are counted through FAR at a value of 0.1 BPAS equivalent for each living unit, bedroom bath combination, with or without cooking facilities. The total number of existing BPAS allocations necessary for this project went from 16 to 1.6 plus the 0.7 for the new. The 23 total units proposed requires 2.3 BPAS allocations. The 7 additional units to be built come from this fractional pool.

Request:

The applicant proposes reconstructing 7 of the 16 existing units, constructing 7 new units and the administration building. The reconstruction will provide upgraded modern facilities for the residents of Marty’s Place. The addition of the administration building will offer on-site health services as well as general property management facilities which are absent at this time.

Surrounding Zoning and Uses:

North:	CL:	Commercial
South:	CL:	Single-Family
East:	SF:	Single-Family
West:	CL:	Commercial

Process:

Development Review Committee Meeting:	March 27, 2014
Tree Commission:	June 10, 2014
Planning Board Meeting:	June 19, 2014 - postponed
	July 17, 2014
City Commission:	Pending

Analysis – Evaluation for Compliance With The Land Development Regulations:

Section 108-91 B(2)a of the City of Key West Land Development Regulations requires that any proposed plan including the addition or reconstruction of 11 or more residential dwelling units shall require a Major Development Plan. Section 108-196(b) of the Land Development Regulations intends that the Planning Board’s decision on a major development plan outside the historic district shall be advisory to the City Commission. The board may recommend approval, approval with conditions or denial of the application.

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

Relevant Dimensional Requirements in the Limited Commercial Zoning District

	Required/Allowed	Existing	Proposed
Zoning	CL		
Flood Zone	AE-8		
Site Size	10,000 sq. ft.	33,067 sq. ft.	Same
Front Setback, Dennis	25'	10'5"	17'5"
Front Setback, Venetia	25'	11'11"	12'5"
Front Setback, Bertha	25'	8'9"	10'
Side Setback	15'	4'	4"
Rear Setback	25'	9'7"	Same
Building Coverage	40%	29.5%	45.2%
Impervious Surface	50%	56.2%	69.6%
Density per Acre	16	NA - Convalescence	23
Floor Area Ratio	0.8	.24	.58

Concurrency Facilities and Other Utilities or Services (Section 108-233)

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 analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. This portion of the report shall serve as the required written determination of compliance.

The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report following criteria in Section 94-36 and determined that the proposed project meets the City’s requirements for concurrency management with the exception of stormwater management.

- 1. The anticipated public facility impacts of the proposed development:**
 The applicant has provided a concurrency analysis that demonstrates that the proposed development can be accommodated with existing essential services.
- 2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:**
 The existing services are expected to accommodate the proposed development project at the adopted level of service standards.
- 3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:**
 There are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.
- 4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and**
 There are no facility improvements or additions that are necessary to accommodate the impact of the proposed development other than storm water improvements.

- 5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:**
Not applicable: there are no known facility improvements or additions that will need to be completed other than storm water improvements.

Fire Protection (Section 108-233 (8)):

Maintain 5 ft. setbacks free and clear of any obstructions for accessibility.

Reclaimed water system (Section 108-233(9)):

The applicant has not indicated the use of any reclaimed water.

Other Public Facilities (Section 108-233 (10)):

Based on comments received at the DRC meeting and project description, and based on the information in the concurrency analysis, the proposed major development plan is not anticipated to increase adverse effects upon public facilities.

Appearance, Design and Compatibility (Section 108-234):

- 1. Compliance with Chapter 102; Articles 111, IV and V:**
Not applicable, proposed development is outside of the historic district.
- 2. Compliance with Section 108-956:**
The applicant has demonstrated that there is access to potable water and to wastewater disposal systems.
- 3. Compliance with Chapter 110; Article II:**
If any archeological resources are detected, work shall cease until such time as a determination of the extent of any investigations will be required.

Site Location and Character of Use (Section 108-235):

The project site is located in the CL zoning district for which convalescent homes are permitted conditionally. The property is surrounded on two sides by single-family residential dwellings and the other two by commercial uses (see page 2)

- 1. Appearance of site and structures (Section 108-236 and 108-278):**
The development plan exhibits harmonious overall design characteristics for the buildings and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code.
- 2. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**
Mechanical equipment and utility hardware will be located on the roof of the administration building and screened from view. The remaining hardware will consist largely of air-conditioning condenser units on each of the residential buildings.
- 3. Utility lines (Section 108-282):**
The department has not received comments from Keys Energy regarding the burying of power lines for this property.
- 4. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**

Not applicable, this is a convalescent residential development.

5. Exterior Lighting (Section 108-284):

Lighting will meet dark sky initiative requirements per the Comprehensive Plan.

6. Signs (Section 108-285):

No signage has been proposed as part of the Development Plan.

7. Pedestrian sidewalks (Section 108-286):

There are existing sidewalks adjacent to the site on both Venetia and Bertha Street. There is no sidewalk on Dennis Street.

8. Loading docks (Section 108-287):

No loading docks are proposed as part of the Development Plan.

9. Storage Areas (Section 108-288):

No storage facilities are proposed.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

All parking will occur on-site. Each dwelling unit will have two parking spaces underneath the building and there are two additional guest spaces on the property.

Housing (Section 108-245):

The property is a convalescent center and is owned and subsidized by the not-for-profit Aids Help, Inc. Rents are pay as you can.

Economic Resources (Section 108-246):

The applicant has not provided any information as to the economic impacts to the city via ad valorem tax yields. With the re-development property values will increase.

Special Conditions (Section 108-247):

The proposed development does not generally conflict with the intent of the CL district uses.

Construction Management Plan and Inspection Schedule (Section 108-248):

The proposed development will have two phases. Phase I will be the demolition of three residential buildings and the laundry building and the construction of the administration building and two new residential buildings containing six units. Phase II will be the demolition of four residential buildings to be replaced with eight units.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

The applicant requested waivers to Landscape and Buffer-Yard requirements.

Off-street Parking and Loading (Article VII) of Chapter 108:

A convalescent center requires 1 space per 4 beds. The proposed Development has parking in excess of that which is required.

Stormwater and Surface Water Management (Article VIII):

Currently the site does not include stormwater management. The property will have swales to control normal rainstorm events on site.

Utilities (Article IX):

The Department did not receive a response from FKAA. Keys Energy Services requires a set of plans at that time when the property becomes viable for its intended use. The proposed project will use existing utility mains.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for the Major Development Plan and Conditional Use with a Landscape and Buffer-Yard Waiver be **approved** with the following conditions:

General Conditions:

1. The applicant shall obtain variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback.
2. The applicant shall obtain final landscape plan approval.
3. The applicant shall address Engineering comments dated March 27, 2014.
4. Any lighting fixtures shall meet “Dark Sky” lighting standards.
5. Construction Management Plan be implemented.
6. Any use of new BPAS allocations for any part of this project shall require that all structures meet the minimum prerequisites of the BPAS ordinance as to sustainable building features and elevation for FEMA purposes.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:

7. All swales and landscaping shall be maintained.
8. Phase 1 of the development shall be complete by October 31, 2017, or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.
9. Phase 2 of the development Plan shall be complete by October 31, 2019 or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.

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

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes _____

No

Please print or type:

- 1) Site Address 1515-1525 Bertha Street & 1512 Dennis Street
- 2) Name of Applicant Trepanier & Associates Inc.
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane
Key West FL 33040
- 5) Applicant's Phone # 305-293-8983 Email _____
- 6) **Email Address:** patrick@owentrepanier.com
- 7) Name of Owner, if different than above A.H. of Monroe County Inc.
- 8) Address of Owner PO Box 4374 key West FL 33041-4374
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel (CL) Commercial Limited RE# 00063400-000000,00063400-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 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).

This project proposes the phased rebuilding of an existing nursing/convalescent home. The existing 33,067 sq ft site will be reconfigured to allow for the rebuilding of necessary on site facilities. The phased rebuild will also allow for the reconstruction of 7 units and addition of 7 units to allow for increased capacity to meet current AIDS Help housing demands.

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 X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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.

Conditional Use & Development Plan Approval Criteria Analysis

Pursuant to Sec. 122-61 to -65

AH of Monroe County, Inc. - Marty's Place



The following is an analysis of the specific criteria for approval, pursuant to Sec. 122-61 to -65, for the proposed phased partial redevelopment of Marty's Place.

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:

AH is a nonprofit Florida corporation that provides case-managed health care, housing assistance, and support services for HIV-infected residents of the Florida Keys.

AH of Monroe County, Inc. is proposing the phased partial redevelopment of their existing rest home facility at Marty's Place. The property currently consists of 16 individual living units. The phased partial redevelopment will allow for a total of 23 individual living units as well as a new 5,720 sq. ft. administration building to house Marty's Place on-site management services and AH's administrative offices. The partial redevelopment will provide for increased capacity to meet current AH housing demands.

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

Owner:	AH of Monroe County, Inc.
Authorized Agent:	Trepanier & Associates, Inc.
Engineer:	Meridian Engineering, LLC
Legal and Equitable Owners:	A.H. of Monroe County, Inc. A.H.I. Real Estate Properties, Inc.

Site Data:

Dimensional Aspect	Permitted/ Required	Existing	Proposed	Compliance
Zoning	CL	CL	No Change	Complies
Min Lot Size	10,000 sq. ft.	33,067 sq. ft.	No Change	Complies
Max Density (Units/ acre)	16 units	NA	NA	Complies
Commercial FAR	0.8	0.24 (7,909 sq. ft.)	0.58 (19,290 sq. ft.)	Complies
Max Height	40 ft.	22 ft.	39.8 ft.	Complies
Open Space: Commercial	20%	40%	30.3%	Complies
Max Building Coverage	40%	29.5% (9,744 sq. ft.)	45.2% (14,927 sq. ft.)	Variance
Landscaping	20%	Unk.	20%	Complies
Impervious Surface	60%	56.2% (18,585 sq. ft.)	69.6% (23,043 sq. ft.)	Variance
Setbacks: Front (Dennis)	25' 0"	10' 5"	17' 5"	Variance
Front (Venetia)	25' 0"	11' 11"	12' 5"	Variance
Front (Bertha)	25' 0"	8' 9"	10' 0"	Variance
Side (Dennis)	20' 0"	0' 0"	0' 0"	Variance
Side (Bertha)	20' 0"	4' 0"	0' 4"	Variance
Rear	25' 0"	9' 7"	9' 7"	Variance

Other Project Information:

- The target date for commencement for Phase 1 is immediately following development approval.
- Expected date of completion is within 1 year of commencement of Phase 1.
- The target date for commencement for Phase 2 is immediately following January 2018.
- Expected date of completion is within 1 year of commencement of Phase 2.

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

03/03/14	Submission Deadline
03/27/14	Development Review Committee
05/15/14	Planning Board
06/03/14	City Commission
30 days	City Commission Appeal Period
45 days	Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Land use compatibility:

The attached analysis and plans demonstrate that the proposed project, 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 Marty's Place site is 33,067 sq. ft.

Mitigative techniques:

The proposed use will not create negative impacts that require mitigation; however, the site will be brought into compliance with stormwater water management and will be dramatically improved with landscaping. Parking will be added to the site along with on-site management.

Hazardous waste:

The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation.

Compliance with applicable laws and ordinances:

This use shall 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 shall 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.
- New residential development of 7 units and an administration building is proposed.

ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The anticipated public facility impacts of the proposed development:

The following concurrency analysis demonstrates that all anticipated development impacts to public facilities can be accommodated within current capacities and adopted levels of service.

The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The following concurrency analysis demonstrates that all anticipated development impacts to existing facilities can be accommodated within current capacities and adopted levels of service.

Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies that will need to be corrected prior to completion of the proposed development.

The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:

There are no facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards.

The date such facility improvements or additions will need to be completed to be:

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Key West Fire Department coordination shall be per DRC. No objections are known to exist at this time.

Site Location and Character of Use (Section 108-235):

The project site is located in the Commercial-Limited ("CL") zoning district. The CL zoning district is intended to serve limited commercial land uses such as neighborhood residential markets, specialized markets with customized market demands, and tourist-oriented markets. Based on the surrounding zoning and land uses, the proposed project is compatible with neighboring properties.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

Please see attached plans.

Utility lines (Section 108-282):

No changes proposed.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

All commercial activities are proposed to occur within enclosed buildings.

Exterior Lighting (Section 108-284):

All lighting will be consistent with Sec. 108-284.

Signs (Section 108-285):

Signage shall be approved under Sec. 108-285

Pedestrian sidewalks (Section 108-286):

All pedestrian sidewalks will be designed consistent with Sec. 108-286.

Loading docks (Section 108-287):

No changes proposed.

Storage Areas (Section 108-288):

No changes are proposed.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

Pursuant to Sec. 108-572 the parking demands for AH housing conform to Nursing/Convalescent Home (Sec. 108-572(12)).

Existing Parking: 12 spaces; Proposed Parking: 24 spaces

Use	Parking Requirement	Existing (16 Beds)	Required (23 Beds)	Proposed
Nursing/Convalescent homes (Sec. 108-572(12))	1 space for every 4 beds	12	6	6
	10% Bicycles	Unk.	1	23
Office (Sec. 108-572(15))	1 space per 300 sq. ft.	0	18	18
	25% Bicycles	0	5	5
Total	Auto	12	24	24
	Bicycle	Unk.	6	24

Housing (Section 108-245):

Seven new individual rest home living units will be added as a result of this project.

Units	No.
Existing Rest Home Living Units	16
Number to be Redeveloped	-7
New Rest Home Living Units to be added	7
Total Number of Units (Post Development)	23

Economic resources (Section 108-246):

No significant changes are anticipated.

Special Conditions (Section 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as wastewater treatment and transportation.

The project is located within the CL District and complies with the intent of the plan.

There is no impact on the unincorporated portion of the county.

Construction Management Plan and Inspection Schedule (Section 108-248):

Construction will be done in two phases. Phase I will commence as soon as possible following the approval, Phase II will commence within 5 years.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

This application/request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.

This request is to waive the following landscape requirements of Sec. 108 so as to:

1. Protect and preserve the integrity of this vital community service.

2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. The waiver or modification is necessary to preserve or enhance significant existing cultural and public-like facilities related to the development site.
6. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
7. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
8. The unusual conditions involved, i.e. the need for case-managed health care, housing assistance, and support services for HIV-infected residents of the Florida Keys are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
9. Strict application of the requirement would be technically impractical.

Specific Waivers/ Modifications:

Sec. 108-413. Requirements along street frontage.

To permit the street frontage landscaping as proposed on the attached plans.

Sec. 108-415. Perimeter landscape requirements.

To permit the perimeter landscaping as proposed on the attached plans.

Sec. 108-416. Other landscape requirements for nonvehicular use areas.

To permit the nonvehicular use area landscaping as proposed on the attached plans.

Sec. 108-450. Landscape screening.

To permit the landscape screening as proposed on the attached plans.

Stormwater and Surface Water Management (Article VIII):

No changes required or proposed.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

No changes proposed.

Utilities (Article IX):

No changes 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 standards¹.”

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 residential capacity required for the existing **16 unit** parcel is:

$$93 \text{ gal/acre/day} \times 16 \text{ units} = \mathbf{1,488 \text{ gal/day}}$$

- ii) The total residential capacity required for the proposed **23 unit** parcel is:

$$93 \text{ gal/acre/day} \times 23 \text{ units} = \mathbf{2,139 \text{ gal/day}}$$

- iii) The total nonresidential capacity required for the existing **0 acre** parcel is:

$$650 \text{ gal/acre/day} \times 0 = \mathbf{0 \text{ gal/day}}$$

- iv) The total nonresidential capacity required for the existing **0.12 acre** parcel is:

$$650 \text{ gal/acre/day} \times 0.12 \text{ acres} = \mathbf{78 \text{ gal/day}}$$

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 2022². Operational in 2011, the recent

¹ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

² Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

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.

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:

1996 annual water demand = 5,272 MG /year

2006 annual water demand = 6,310 MG /year

Average Annual Increase = $(6,310 \text{ MG} - 5,272 \text{ MG}) / 10 = 103.8 \text{ MG /year}$

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 residential capacity required for the existing **16 unit** parcel is:
 $100 \text{ gal/acre/day} \times 16 \text{ units} = \mathbf{1,600 \text{ gal/day}}$
- ii) the total residential capacity required for the proposed **23 unit** parcel is:
 $100 \text{ gal/acre/day} \times 23 \text{ units} = \mathbf{2,300 \text{ gal/day}}$
- iii) the total nonresidential capacity required for the proposed **0 acre** parcel is:
 $660 \text{ gal/acre/day} \times 0 \text{ acres} = \mathbf{0 \text{ gal/day}}$
- iv) the total nonresidential capacity required for the proposed **0.12 acre** parcel is:
 $660 \text{ gal/acre/day} \times 0.12 \text{ acres} = \mathbf{79.2 \text{ gal/day}}$

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 utilized³. 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 impacted⁴."

The City's adopted level of service for recreation will not be adversely impacted.

³ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

⁴ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

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 impacted⁵.”

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/day⁶.

i) the total capacity required for the existing **0 employees** is:

$$6.37 \text{ lb/capita/day} \times 0 \text{ employees} = \mathbf{0 \text{ lb/day}}$$

ii) the total capacity required for the proposed **16.7 employees⁷** is:

$$6.37 \text{ lb/capita/day} \times 19.6 \text{ employees} = \mathbf{124.8 \text{ lb/day}}$$

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 drainage⁸”

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 improvements⁹.”

ITE Use	Peak PM Hour Trip Generation by Wkday	
	Existing	Proposed
Assisted Living (ITE 254) Trips per Occupied Bed	5.6	8.1
General Office (ITE 710) 1.49 trips/1k sq. ft.	0.0	8.2
Total	5.6	16.3

Exhibits

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

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

⁵ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.
⁶ For these calculations, we chose to use the number of employees to represent the “capita.”
⁷ APA Planner’s Estimating Guide (Table 4-2)
⁸ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues
⁹ Ibid

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

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Eugene Scott Bridger my capacity as Executive Director / CEO
(print name) (print position; president, managing member)
of A. H. of Monroe County 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:

1512 Dennis 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.

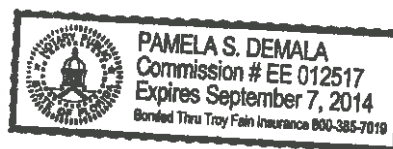
Eugene Scott Bridger
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
E. Scott Bridger
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Engin Scott Prudgen, in my capacity as Executive Director/CEO
(print name) (print position; president, managing member)
of A.H.I Real Estate Properties 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:

1515 - 1519 Beetha Street Key West, FL
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.

Engin Scott Prudgen
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
E. Scott Prudgen
Name of Authorized Representative

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

Pamela S. DeMala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Eugene Scott Priddy as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director / CEO of A.H.I. Real Estate Properties, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Kenmar General Contracting, LLC, Meridian Engineering, 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.

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

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
Kenmar General Contracting, LLC
Meridian Engineering, LLC
Trepanier & Associates Inc.
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

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, Eugene Scott Priddy as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director / CEO of A.H. of Monroe County, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Kenmar General Contracting, LLC, Meridian Engineering, 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.

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

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
Kenmar General Contracting, LLC
Meridian Engineering, LLC
 Trepanier & Associates Inc.
Name of Authorized Representative

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

Pamela A. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Non Profit Corporation**

A.H. OF MONROE COUNTY, INC.

Filing Information

Document Number	N13659
FEI/EIN Number	592678740
Date Filed	03/03/1986
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/05/2009
Event Effective Date	NONE

Principal Address1434 KENNEDY DRIVE
KEY WEST, FL 33040

Changed: 06/12/2000

Mailing Address1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 02/11/2011

Registered Agent Name & AddressPRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Name Changed: 10/26/2012

Address Changed: 08/08/2012

Officer/Director Detail**Name & Address**

Title TD

VARNER, MARCUS P
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title PD

GREEN, BRYAN C
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title VD

McChesney, Laura
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title MGR

PRIDGEN, EUGENE S
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title SD

WEEKLEY, SUSAN T
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Annual Reports

Report Year	Filed Date
2012	01/20/2012
2013	01/28/2013
2014	01/09/2014

Document Images

01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
10/26/2012 -- ANNUAL REPORT	View image in PDF format
08/08/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
02/11/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
02/12/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2009 -- Name Change	View image in PDF format
07/25/2008 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- Amended and Restated Articles	View image in PDF format
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11/15/2007 -- ANNUAL REPORT	View image in PDF format
07/24/2007 -- Amendment	View image in PDF format

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[04/28/2005 -- ANNUAL REPORT](#)
[04/26/2004 -- ANNUAL REPORT](#)
[01/27/2003 -- ANNUAL REPORT](#)
[02/05/2002 -- ANNUAL REPORT](#)
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[05/12/1998 -- ANNUAL REPORT](#)
[03/05/1997 -- ANNUAL REPORT](#)
[03/26/1996 -- ANNUAL REPORT](#)
[04/05/1995 -- ANNUAL REPORT](#)

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Deed

Prepared By:
Erica Hughes Sterling
Spottswood, Spottswood and Spottswood
500 Fleming St.
Key West, Fl. 33040

Doc# 1969790 02/21/2014 1:55PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 1969790
Bk# 2672 Pg# 253

**DEED FOR CONVEYANCE
OF DEVELOPMENT RIGHTS AND ROGO ALLOCATIONS
IN THE CITY OF KEY WEST, FLORIDA**

THIS INDENTURE is made, executed, delivered and effective this 5th day of September, 2013, by A.H. OF MONROECOUNTY, INC., a Florida not-for-profit corporation, whose mailing address is P.O. Box 4374, Key West, FL 33041, hereinafter referred to as ("Grantor"), to and in favor of the Receiving Site (hereinafter defined), the fee simple owner of which is C. TODD KEMP, a single man, whose mailing address is P.O. Box 527, Key West, FL 33041 ("Grantee").

WITNESSETH

A. Grantor is the record owner of the real property in Key West, Florida more particularly described in Exhibit "A" (the "Sender Site"). In connection with the Grantor Property, Grantor is owner of and vested with certain rights of development, including two (2) Transient Dwelling Units which were allocated to the Sender Site by the City of Key West, Florida (the "Assigned Development Rights"); and

B. Grantee is the record owner of the real property located at 1306 Villa Mill Alley, Key West, Florida (the "Receiving Site"); and

C. Grantee has secured the approval of the Planning Board for the City of Key West to transfer two (2) transient dwelling units from the Sender Site to the Receiving Site pursuant to a letter from the City Planner.

NOW, THEREFORE, for and in consideration of payment to Grantor of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, assigned and transferred, and hereby confirms the granting, sale, assignment and transfer, to Grantee, and its successors and assigns forever, the Assigned Development Rights.

Grantor warrants that Grantor has good right and lawful authority to sell and convey the Assigned Development Rights, and that Grantor hereby fully warrants the title to the Assigned Development Rights, and will defend the same against the lawful claims of all persons whomsoever; provided, however, Grantor makes no representations or warranties in regard to the transferability of the Assigned Development Rights; and Grantee, by acceptance of this Deed, assumes fully responsibility for all applicable zoning and building provisions applicable to the

Assigned Development Rights, and Grantee warrants compliance with any condition of approval required by the City of Key West.

Grantor further represents and warrants that this instrument, and the execution, delivery and recordation hereof, and the transaction and conveyances provided for herein, are duly authorized by all necessary action on the part of Grantor.

Grantee shall deliver a copy of this instrument after recording to the City of Key West Planning Department.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly authorized, executed and delivered effective as of the date first above written.

WITNESSES:

[Signature]

Signature of Witness

Erica Hughes Sterling

Printed Name of Witness

[Signature]

Signature of Witness

Patricia Gae Ganister

Printed Name of Witness

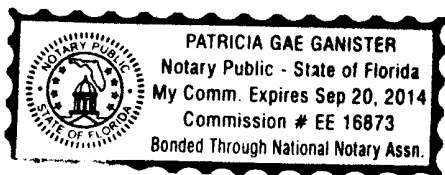
A.H. OF MONROE COUNTY, INC.,
a Florida not-for-profit corporation

By: [Signature]
Bryan C. Green, President

STATE OF FLORIDA)
)ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 5 day of September, 2013, by Bryan C. Green, as President of A.H. OF MONROE COUNTY, INC.. He is personally known to me or has produced evidence satisfactory to me as to his identification.

NOTARY PUBLIC



[Signature]
[Seal]

EXHIBIT A
Legal Description Sender Site

Doc# 1969790
Bk# 2672 Pg# 255

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:

Lots 1, 2, 3, 4, 11, 12 and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

Return to: (enclose self addressed stamped envelope)
Name Robert T. Feldman, Esq.

Address: 417 Eaton Street
Key West, Florida 33040 857010

OFF REC 1322 PAGE 1342

1300
200
70

This Instrument Prepared by: Robert T. Feldman

Address: Above

Grantee Name and S.S. -: 65-0363080
Address: _____

Grantee Name and S.S. -: _____
Address: _____

FILED FOR RECORD
94 SEP 12 A9:44
DANNY B. ROBERTS
CLK. DIR. OF
MONROE COUNTY, FLA.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 8th day of September, A. D. 1994,

Between, AIDS HELP, INC., a Florida not-for-profit corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and

A.H.I. REAL ESTATE PROPERTIES, INC., a Florida not-for-profit corporation

of the County of Monroe and 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 00/100 (\$10.00) Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to conditions, restrictions, limitations and easements of record and to taxes for the current and subsequent years.

Property Appraiser's Parcel Identification Number: 0006340

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever. And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; 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 caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.



AIDS HELP, INC., a Florida not-for-profit corporation

Signed, Sealed and Delivered in Our Presence:

Charles E. Larkin
CHARLES E. LARKIN

By Carol L. Rogers
CAROL L. ROGERS
President.

Robert T. Feldman
Robert T. Feldman

State of Florida

County of Monroe

I Hereby Certify that on this 8th day of September A.D. 1994 before me personally appeared Carol L. Rogers and

Presidents and respectively of AIDS HELP, INC., a Florida not-for-profit corporation under the laws of the State of Florida, and who are personally known to me or have produced as identification and did (did not) take an oath; they have severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.



Ruth Smith
Signature
Ruth Smith
Printed Name
Notary Public
Title
CC236903
Serial #, if Any

Warranty Deed

FORM 1123 REV. 11/91

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

TITLEBLANK REGISTERED U. S. PATENT OFFICE TUTTLE LAW PRINT. PUBLISHERS, WILMINGTON, VT 05702

ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET
KEY WEST, FL 33040

857010

OFF
REC | 322 PAGE | 344

On the island of Key West and known as Lot 1 and part of Lots 2 and 12, in Square 6 according to W. D. Cash's Diagram of Land in Tract Thirty, by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, as recorded in Plat Book 1 at Page 13 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the NW'ly right of way line of Venetia Street with the NW'ly right of way line of Dennis Street and run thence in a SW'ly direction along the NW'ly right of way line of Venetia Street for a distance of 123.67 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 113.67 feet; thence SW'ly and at right angles for a distance of 61.33 feet to the NE'ly right of way line of Bertha Street; thence SE'ly and at right angles along the NE'ly right of way line of Bertha Street for a distance of 113.67 feet to the NW'ly right of way line of the said Venetia Street; thence NE'ly at right angles and along the NW'ly right of way line of the said Venetia Street for a distance of 61.33 feet back to the Point of Beginning.

Recorded in Official Records
in Monroe County, Florida
Record Verified
DANNY L. KOYFACE
Clerk Circuit Court

EXHIBIT A

DRC
Minutes & Comments

Minutes of the Development Review Committee

Approved April 24, 2014

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated the detached residential structure located at the back of the property smoke detectors shall be interconnected with the main home. This will provide notifications for all the residents in the event of activation. Shall come into compliance with transient life safety codes prior to C/O. Applicant will need a final inspection from fire marshal's office.

5. **Major Development Plan & Conditional Use – 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835)** - A request for major development plan and conditional use approval for the phased redevelopment of an existing nursing/convalescent home with the addition of 7 new living units and office and rehabilitation space on property located within the CL zoning district – pursuant to Sections 108-91.B.2.a.&b., 122-62 and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the major development plan and conditional use request.

The applicant, Mr. Patrick Wright, of Trepanier & Associates, gave members an overview of the major development plan and conditional use request.

The applicant, Brian Green, President of AIDS Help, gave an overview of the background of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

Mr. Moody stated that AIDS Help has always been a significant contributor to the arts community.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated there is an existing, open tree removal permit for this property for the removal of a coconut palm. The tree has been removed but the file is still open because a replacement has not been verified as being planted. Property owner should discuss this issue with the Urban She stated nice plant palette on the landscape plan. She would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Minutes of the Development Review Committee

Approved April 24, 2014

POLICE DEPARTMENT:

Mr. Torrence has concerns regarding parking.

HARC PLANNER:

Ms. Torregrosa stated the building is not in HARC. She suggested that the packet should have a demolition plan.

PLANNING DIRECTOR:

Mr. Craig stated that the 7 units are new units and are subject to the new BPAS ordinance. Mr. Craig stated to look at that the one parking space underneath the building, one to the south, not sure it meets the requirements of access.

ENGINEERING:

Ms. Ignaffo stated that based on the total number of units, please provide a solid waste generation quantity and resulting volume, number and type of waste containers, indicate dimensions for the storage area, and show how the containers will be located within the storage area. Please indicate how the solid waste & recycling storage area will be screened from the public. Please provide scooter parking areas, showing where they will be located within the site. Please provide a parking area lighting plan, noting lighting shall be provided for bicycle parking areas. Please show the propane tank location, or indicate propane tank will be removed.

FIRE DEPARTMENT:

Mr. Barroso requests a meeting with the applicant to review the site plans and setback variances. At this time there are life safety concerns that will need to be worked thru. Life safety plan will be required and full size plans for review will need to be available for the meeting. There will be additional comments once this information has been received and will need to be done prior to the next scheduled planning board meeting.

6. **Variance – 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835)** – A request for variances to maximum building coverage, impervious surface ratio, front, side and rear-yard setback requirements in order to redevelop an existing nursing/convalescent home with the addition of 7 new living and 5,500 square feet of office and rehabilitation space on property located within the CL zoning district pursuant to Sections 90-395, 122-390(4)a.&b., (6) a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Mr. Patrick Wright, of Trepanier & Associates, gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

Mr. Moody stated that AIDS Help has always been a significant contributor to the arts community.



THE CITY OF KEY WEST

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

Engineering Services Comments

Development Review Committee
March 27, 2014

**907 Frances Street
Easement**

No comments.

**2800 Flagler Avenue
Development Plan and Conditional Use Application**

Survey shows disturbed salt marsh wetlands along the Flagler Avenue property line, in an area designated for the proposed stormwater management system and landscape planting. Impacting wetland areas will require a permitted wetland mitigation plan, or possibly obtain transfer of permit authorization from SFWMD. Alternately, proposed plans could be adjusted to accommodate the wetlands.

**617 Grinnell Street
Front and Side-yard Setback Variance**

No comments.

**807 Washington Street to 1224 Duval Street
Transient License Transfer**

No comments.

**1512 Dennis Street & 1515-1525 Bertha Street
Major Development Plan, Conditional Use, and Variances**

1. Based on the total number of units, please provide a solid waste generation quantity and resulting volume, number and type of waste containers, indicate dimensions for the storage area, and show how the containers will be located within the storage area. Please indicate how the solid waste & recycling storage area will be screened from the public.
2. Please provide scooter parking areas, showing where they will be located within the site.
3. Please provide a parking area lighting plan, noting lighting shall be provided for bicycle parking areas.
4. Please show the propane tank location, or indicate propane tank will be removed.

**1314 Newton Street
Impervious Surface Variance**

Please construct gutters and downspouts on the structure roof, on the side along the property line. Direct downspout back onto property and into swale and landscape buffer areas.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1063835 Parcel ID: 00063400-000000

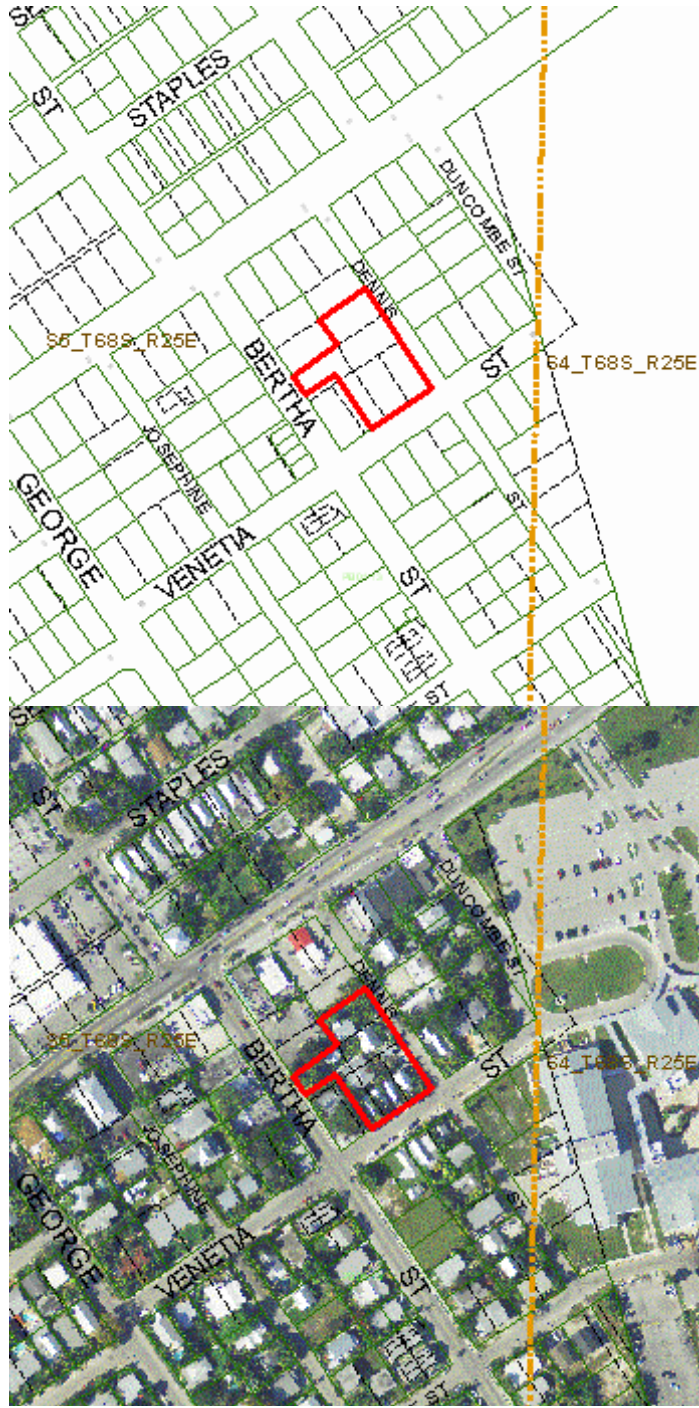
Ownership Details

Mailing Address:
A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1521 BERTHA ST KEY WEST
1523 BERTHA ST KEY WEST
1525 BERTHA ST KEY WEST
1512 DENNIS ST KEY WEST
Legal Description: KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6 TR 30 G26-184 G30-254/255 G33-408/409 OR629-174 OR654-569 OR1138-1952/1953 OR1198-1899/1900(LG) OR1235-1857/61 (RES NO 92-493)(LG)

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



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,087,147.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	26,050.00 SF

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 0
 Total Living Area: 5460
 Year Built: 1943

Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 16	Perimeter 76	Depreciation % 18
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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	1990	N Y	0.00	0.00	312

12:ABOVE AVERAGE WOOD								
2	SPF	1	1990	N	N	0.00	0.00	72

Building 2 Details

Building Type R1
Effective Age 16
Year Built 1943
Functional Obs 0

Condition G
Perimeter 76
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 18
Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

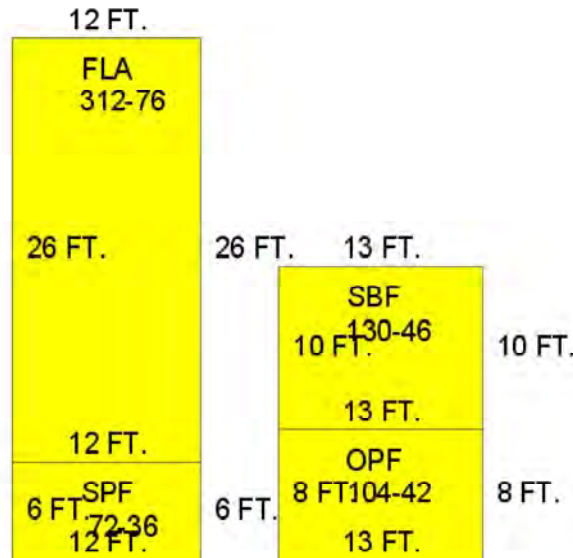
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N Y	0.00	0.00	72
3	SBF		1	1990	N N	0.00	0.00	130

12:ABOVE AVERAGE WOOD								
4	OPF	1	1990	N	N	0.00	0.00	104

Building 3 Details

Building Type R1
Effective Age 16
Year Built 1943
Functional Obs 0

Condition G
Perimeter 80
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 18
Grnd Floor Area 384

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

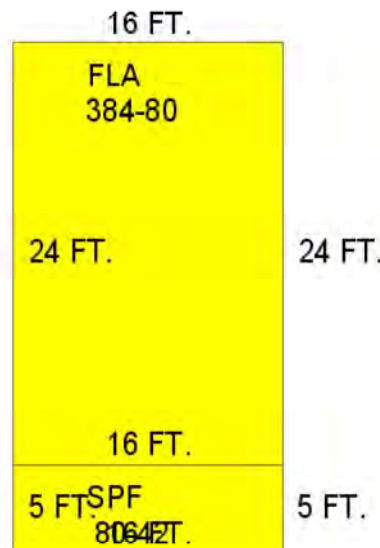
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	384
2	SPF		1	1990	N N	0.00	0.00	80

Building 4 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	OPF		1	1990	N N	0.00	0.00	72

Building 5 Details

Building Type R1

Condition G

Quality Grade 500

Effective Age 16
 Year Built 1943
 Functional Obs 0

Perimeter 80
 Special Arch 0
 Economic Obs 0

Depreciation % 18
 Grnd Floor Area 300

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

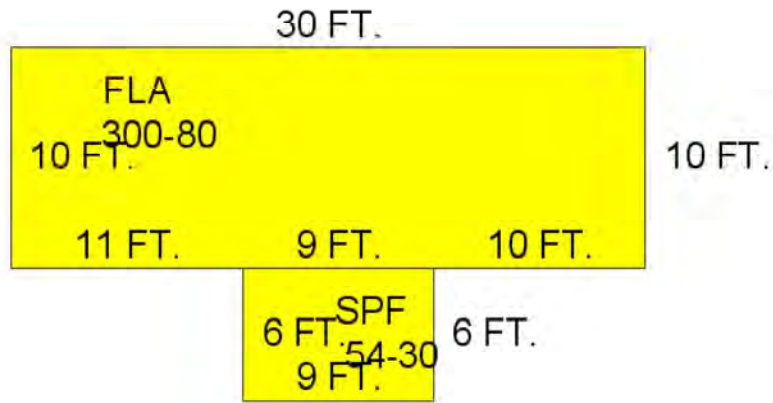
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	300
2	SPF		1	1990	N N	0.00	0.00	54

Building 6 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 92
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 520

R1 includes 1 3-fixture bath and 1 kitchen.

Inclusions:

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

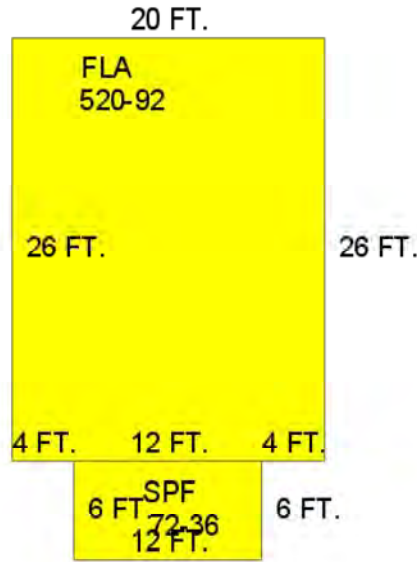
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	520
2	SPF		1	1990	N N	0.00	0.00	72

Building 7 Details

Building Type R1
Effective Age 16
Year Built 1943
Functional Obs 0

Condition G
Perimeter 76
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 18
Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

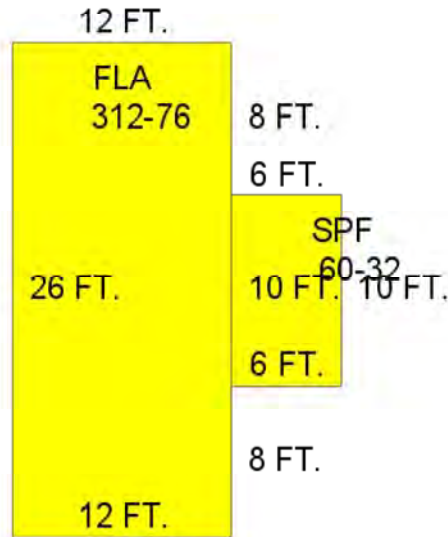
Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N N	0.00	0.00	60

Building 8 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 16	Perimeter 100	Depreciation % 18
Year Built 1943	Special Arch 0	Grnd Floor Area 600
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

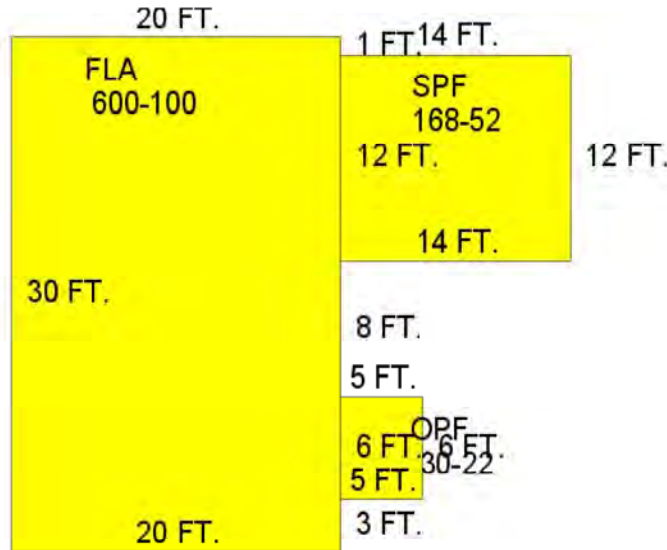
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0

5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	600
2	OPF		1	1990	N N	0.00	0.00	30
3	SPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	168

Building 9 Details

Building Type R2
 Effective Age 10
 Year Built 1992
 Functional Obs 0

Condition G
 Perimeter 122
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 8
 Grnd Floor Area 854

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 2

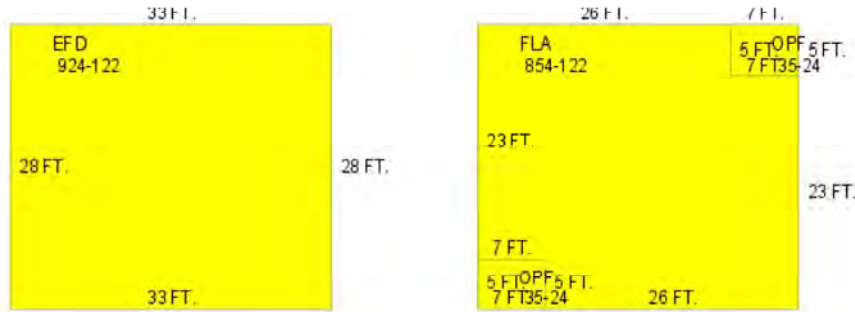
Extra Features:

2 Fix Bath 0
 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 0

Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	1992	N Y	0.00	0.00	924
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	854
3	OPF		1	1992	N Y	0.00	0.00	35
4	OPF		1	1992	N Y	0.00	0.00	35

Building 10 Details

Building Type R3
Effective Age 7
Year Built 2006
Functional Obs 0

Condition G
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 5
Grnd Floor Area 1,554

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

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

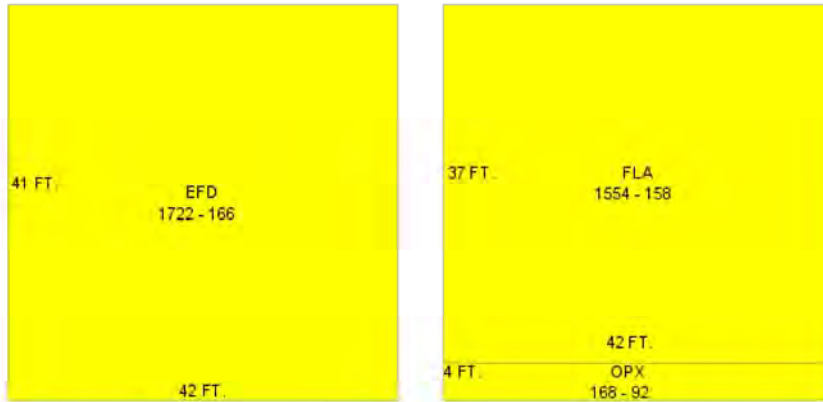
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

Extra Features:

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

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	EFD		1	2006					1,722
2	FLA	10:CUSTOM/HARDIE BD	1	2006		Y			1,554
3	OPX		1	2006					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	30	15	1984	1985	3	50
2	WD2:WOOD DECK	687 SF	0	0	1984	1985	2	40
3	FN2:FENCES	462 SF	0	0	1985	1986	2	30
4	AC2:WALL AIR COND	5 UT	0	0	1982	1983	1	20
5	PT3:PATIO	804 SF	0	0	1949	1950	1	50
6	FN2:FENCES	300 SF	0	0	1991	1992	2	30
7	AC2:WALL AIR COND	6 UT	0	0	1994	1995	2	20
8	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
9	FN2:FENCES	92 LF	0	0	2012	2013	5	30

Appraiser Notes

BUILDING 1 = 1909 2 = 1905 3 = 1907 4= 1903 5 = 1911 6 = 1913 7 = 1901 8 = 1512 DENNIS ST 9 = 1516 DENNIS ST

2006-01-17 2005-01-30 WAS APPROVED BY THE CITY FOR A CONDITIONAL USE EXPANSION AND MINOR DEVELOPEMENT PLAN FOR 1512 DENNIS ST.-SKI

2003-01-30 - 1901 VENETIA ST=9 TRANSIENT UNITS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
61	08-0141	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING
61	06-6829	01/02/2007	06/17/2007	700 Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
62	08-3765	10/13/2008	12/15/2008	3,500 Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
63	08-3766	10/13/2008	12/15/2008	1,200 Residential	BUILD 3' X 8' CLOSET IN BEDROOM
64	08-3556	09/24/2008	12/15/2008	4,500 Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
65	08-2679	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
66	08-2678	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
67	08-2676	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
68	08-2677	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
69	08-2675	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
70	08-3003	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
71	08-3004	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
72	08-3005	08/16/2008	12/15/2008	400 Residential	REMOVE AND RE-INSTALL CONDENSOR
73	08-3006	08/16/2008	12/15/2008	900 Residential	REPLACE CONDENSOR
74	08-3007	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
75	08-3009	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
76	07-1856	04/16/2007	12/15/2008	3,500 Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM
77	07-1855	04/16/2007	12/15/2007	4,200 Residential	REWIRE EXISTING 400 SF COTTAGE
78	07-1852	04/16/2007	12/15/2007	6,250 Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.
79	07-1687	04/12/2007	12/15/2007	48,000 Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM
80	06-6306	12/28/2006	05/01/2007	20,000 Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.
81	06-6830	01/02/2007	05/01/2007	700 Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.

82	08-6727	07/09/2008	07/09/2008	0	Residential	ISSUED C/O
83	07-4217	04/10/2007		0	Residential	ISSUED C/O
61	12-1679	05/10/2012	05/10/2012	3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN
	13-4233	10/03/2013		2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING
62	08-0139	01/23/2008	04/10/2008	45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
63	08-0060	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
64	08-0058	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION,550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
65	08-0140	01/23/2008	04/10/2008	45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMPRAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
66	08-0059	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
41	05-4334	12/06/2005	12/01/1997	10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS
1	97-0304	02/01/1997	12/01/1997	1,200	Residential	ELECTRICAL
2	98-2803	09/10/1998	12/31/1998	250	Residential	REPLACE REMEX WIRING
4	98-3355	10/27/1998	12/31/1998	500	Residential	STORM DAMAGE LIGHTING
3	98-3017	10/02/1998	12/31/1998	1,000	Residential	STORM DAMAGE
11	01-2660	07/27/2001	11/06/2001	18,000	Residential	RENOVATIONS
10	01-2132	05/31/2001	11/06/2001	5,000	Residential	16 SQS BUILTUP
9	01-1040	03/12/2001	11/06/2001	12,000	Residential	RENOVATIONS
5	00-4547	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
12	01-2728	08/17/2001	11/06/2001	8,000	Residential	RENOVATIONS
6	01-0105	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
7	01-0106	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
8	01-0108	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
13	02-1548	06/14/2002	10/09/2002	5,000	Residential	INTERIOR WOOD WORK
15	02-1969	08/14/2002	10/09/2002	2,000	Residential	2-SMOKE DEDECTORS
14	02-2151	08/12/2002	10/09/2002	8,000	Residential	PLUMBING

22	03-3002	08/26/2003	11/17/2003	400	Residential	ELE. FOR A/C 1905
23	03-3003	08/26/2003	11/17/2004	400	Residential	ELE.FOR A/C,1903
24	03-3001	08/26/2003	11/17/2004	400	Residential	ELE FOR A/C 1909
17	03-2856	08/18/2003	11/17/2004	3,650	Residential	NEW A/C UNIT 1901
18	03-2858	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1905
19	03-2860	08/18/2003	11/17/2004	3,650	Residential	NEW 2-TON FOR 1913
16	03-2630	07/28/2003	11/17/2004	950	Residential	REPLACE SEWER LINE
26	04-1129	04/08/2004	11/17/2004	3,974	Residential	INSTALL SHUTTERS FOR 1911
27	04-1130	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR1913
28	04-1131	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTERS FOR 1909
29	04-1132	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1901
30	04-1133	04/08/2004	11/17/2004	5,010	Residential	INSTALL SHUTTERS FOR 1903
31	04-1134	04/08/2004	11/17/2004	7,160	Residential	INSTALL SHUTTERS FOR 1907
32	04-1128	04/08/2004	11/17/2004	9,432	Residential	SHUTTERS FOR 1512 DENNIS
33	04-1127	04/08/2004	11/17/2004	8,368	Residential	INSTALL SHUTTERS FOR 1516
21	03-3004	08/25/2003	11/17/2004	400	Residential	ELECTRICAL HEAT
25	03-2857	10/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1903
20	03-2859	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1909
37	05-1161	04/12/2005	07/07/2006	7,000	Residential	install a 10'X14' teds shed
38	05-2252	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.
39	05-2253	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.
40	05-2254	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.
50	06-4210	07/11/2006	11/01/2006	2,300	Residential	INSTALL 1.5 TON A/C
42	05-4332	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST
43	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST
53	06-4401	07/21/2006	07/07/2006	1,500	Residential	SEWER CONNECT
47	06-3184	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC
54		07/21/2006	11/01/2006	1,500	Residential	HOOK UP SEWER LINE + WATER METER CAN

	06-4402						
51	97-0304	07/11/2006	11/01/2006	2,300	Residential	A/C INSTALL 5 DROPS	
48	06-3185	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC CENTRAL A/C	
44	06-4334	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + MODULAR STEPS	
46	06-2898	05/15/2006	07/07/2006	2,300	Residential	HOOK UP SEWER + WATER LINE	
52	06-4201	07/11/2006	11/01/2006	2,300	Residential	1.5 TON A/C 5 DROPS	
49	06-3186	05/25/2006	07/07/2006	1,700	Residential	200 AMP SVC	
45	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + STEPS	
55	06-6823	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100AMP SERVICE	
56	06-6824	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST	
58	07-168	04/12/2007	08/16/2007	48,000	Residential	RENOVATE EXISTING 400SF COTTAGE AND ENCLOS EXISTING PORCH ADD CENTAL A/C	
57	06-6531	12/28/2006	04/10/2007	20,000	Residential	RAISE EXISTING SFR TO FEMA FLOOD ELEV,8.0 NGVD	
59	07-2419	05/17/2007	06/17/2007	3,978	Residential	INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST	
60	07-2511	05/22/2007	06/17/2007	150	Residential	ADD 3 MORE OPENINGS IN PERMIT #07-1856	

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	828,570	26,922	247,371	1,102,863	1,102,863	1,102,863	0
2012	838,778	26,738	247,371	1,112,887	1,112,887	1,112,887	0
2011	843,519	27,475	494,742	1,365,736	1,365,736	1,365,736	0
2010	852,890	28,211	789,419	1,670,520	1,670,520	1,670,520	0
2009	862,260	28,979	986,774	1,878,013	1,878,013	1,878,013	0
2008	871,633	30,026	986,774	1,888,433	1,888,433	1,888,433	0
2007	883,719	25,473	1,693,250	2,602,442	2,602,442	2,602,442	0
2006	1,006,934	24,187	1,563,000	2,594,121	2,594,121	2,594,121	0
2005	1,205,148	25,062	859,650	2,089,860	2,089,860	2,089,860	0
2004	656,346	26,014	859,650	1,542,010	1,542,010	1,542,010	0
2003	596,678	26,927	416,800	1,040,405	1,040,405	1,040,405	0
2002	616,508	27,956	390,750	1,035,214	1,035,214	1,035,214	0
2001	506,009	28,869	390,750	925,628	925,628	925,628	0
2000	442,464	26,100	325,625	794,189	794,189	794,189	0

1999	489,534	29,848	325,625	845,007	845,007	845,007	0
1998	423,635	26,703	325,625	775,963	775,963	775,963	0
1997	399,298	21,408	273,525	694,231	694,231	694,231	0
1996	288,904	15,913	273,525	578,341	578,341	578,341	0
1995	288,904	16,290	273,525	578,719	578,719	578,719	0
1994	258,369	15,047	273,525	546,941	546,941	546,941	0
1993	257,352	16,382	346,721	620,455	620,455	620,455	0
1992	197,270	18,066	346,721	562,057	562,057	562,057	0
1991	197,270	18,610	346,721	562,600	562,600	562,600	0
1990	26,082	13,492	36,300	75,874	75,874	0	75,874
1989	23,711	12,539	35,090	71,340	71,340	0	71,340
1988	14,466	9,829	26,620	50,915	50,915	0	50,915
1987	14,289	10,039	18,513	42,841	42,841	0	42,841
1986	14,370	10,271	17,485	42,126	42,126	0	42,126
1985	9,596	0	17,651	27,247	27,247	0	27,247
1984	8,976	0	17,651	26,627	26,627	0	26,627
1983	8,976	0	17,651	26,627	26,627	0	26,627
1982	9,150	0	11,655	20,805	20,805	0	20,805

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
7/1/1990	1138 / 1952	795,000	WD	Q

This page has been visited 31,120 times.

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



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 8850701 Parcel ID: 00063400-000100

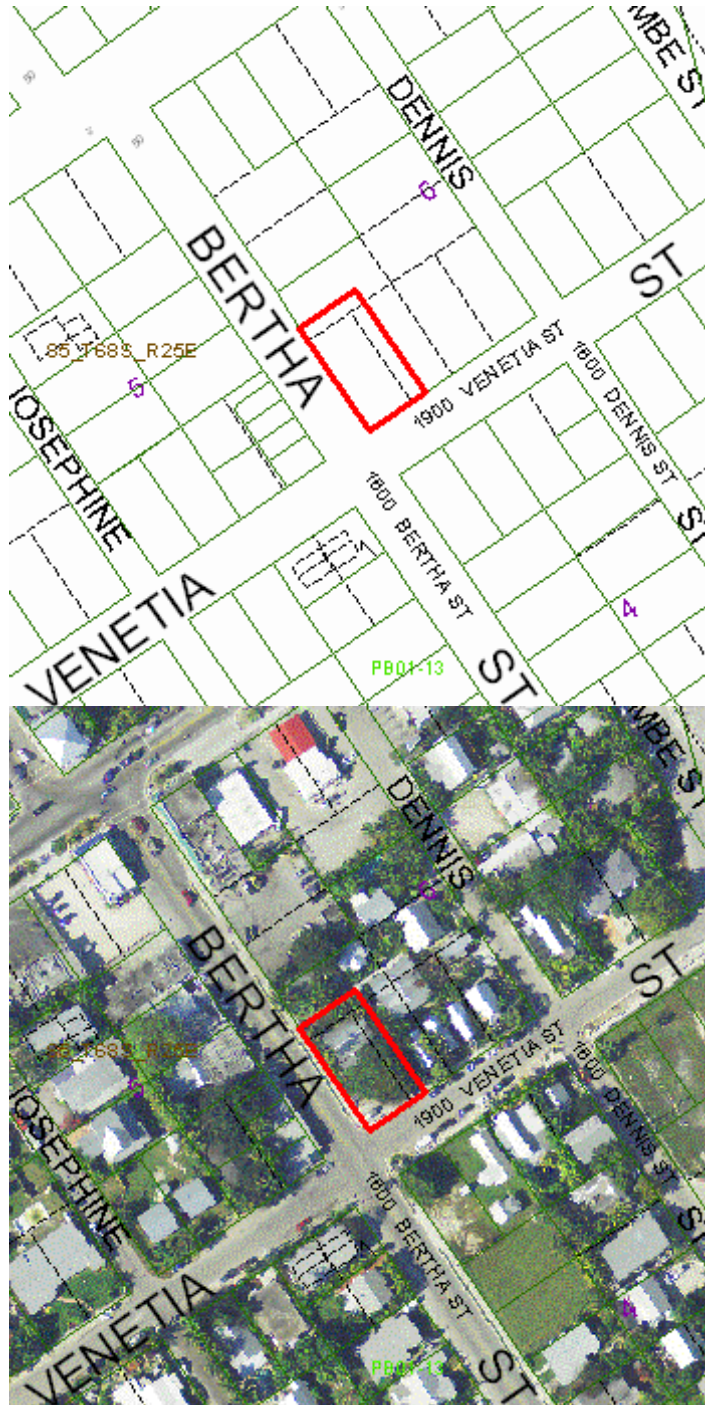
Ownership Details

Mailing Address:
A H I REAL ESTATE PROPERTIES INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1515 BERTHA ST KEY WEST
1517 BERTHA ST KEY WEST
1519 BERTHA ST KEY WEST
Legal Description: KW W D CASH DIAGRAM PB1-13 LOT 1 & PT LOTS 2 & 12 SQR 6 TR 30 OR1322-1342/44

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



Exemptions

Exemption	Amount
12 - NON-PROFIT	306,420.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	114	61	6,971.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1428
 Year Built: 1994

Building 1 Details

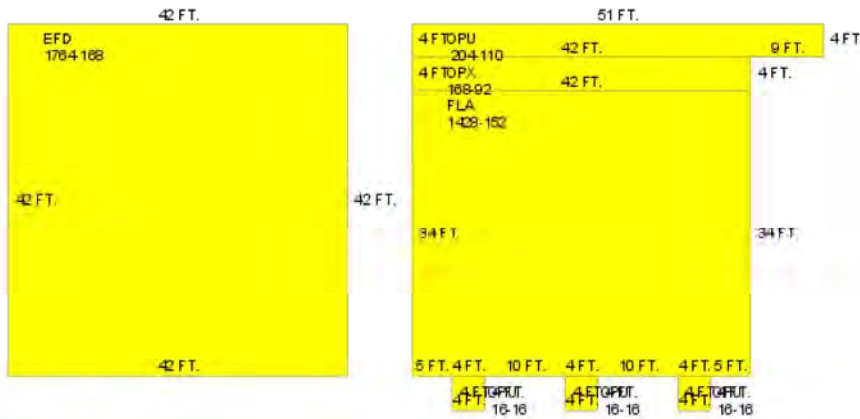
Building Type R3	Condition G	Quality Grade 500
Effective Age 16	Perimeter 152	Depreciation % 18
Year Built 1994	Special Arch 0	Grnd Floor Area 1,428
Functional Obs 0	Economic Obs 0	

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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	EFD		1	1994	N	N	0.00	0.00		1,764

2	FLA	10:CUSTOM/HARDIE BD	1	1994	N	Y	0.00	0.00	1,428
3	OPU		1	1994	N	N	0.00	0.00	16
4	OPU		1	1994	N	N	0.00	0.00	16
5	OPU		1	1994	N	N	0.00	0.00	16
6	OPX		1	1994	N	N	0.00	0.00	168
7	OPU		1	1994	N	N	0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	396 SF	99	4	1989	1990	2	30
2	FN2:FENCES	720 SF	120	6	1994	2007	2	30
3	PT3:PATIO	345 SF	0	0	1993	1994	2	50

Appraiser Notes

HURRICANE DAMAGES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-3029	08/23/2011	08/10/2012	3,800	Commercial	AREA OF 4 X 50 APPLY PRIMER COAT TO WALL SURFACE, INSTALL HYDRO-STOP WATER PROOFING SYSTEM, APPLY 2 COATS OF HYDRO FINISH COAT AND CLEAN JOB SITE
B943088	09/01/1994	12/01/1994	170,000	Commercial	NEW 3 UNIT STRUCTURE
M943972	12/01/1994	12/01/1994	6,000	Commercial	1.5 TON AC
P944042	12/01/1994	12/01/1994	9,500	Commercial	PLUMBING
98-3018	10/01/1998	08/09/1999	500	Commercial	ELECTRICAL
04-1117	04/08/2004	06/22/2004	5,734	Commercial	STORM SHUTTERS
06-0094	01/19/2006	07/06/2006	2,300	Commercial	HURICANE REPAIRS REPLACE 120'x6' FENCING & ONE GATE
06-2779	05/03/2006	07/06/2006	4,500	Commercial	INSTALL THREE 1.5TON AC W/15 DROPS
06-2784	05/03/2006	07/06/2006	7,000	Commercial	20 SQRS VCRIMP
06-4760	09/15/2006	11/01/2006	1,500	Commercial	INSTALL WATER TO THREE WASHING MACHINES AND SINK
06-4761	09/15/2006	11/01/2006	1,500	Commercial	INSTALL BREAKER BOX FOR THREE DRYERS

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	194,026	3,273	113,795	311,094	311,094	311,094	0

2012	196,532	3,404	113,795	313,731	313,731	313,731	0
2011	198,646	3,560	227,589	429,795	429,795	429,795	0
2010	200,956	3,691	255,194	459,841	459,841	459,841	0
2009	203,266	3,822	318,993	526,081	526,081	526,081	0
2008	205,575	3,977	348,550	558,102	558,102	558,102	0
2007	189,282	4,150	453,115	646,547	646,547	646,547	0
2006	279,961	3,686	418,260	701,907	701,907	701,907	0
2005	338,254	3,829	230,043	572,126	572,126	572,126	0
2004	187,717	3,989	230,043	421,749	421,749	421,749	0
2003	170,652	4,146	111,536	286,334	286,334	286,334	0
2002	191,229	4,290	104,565	300,084	300,084	300,084	0
2001	175,702	4,449	104,565	284,716	284,716	284,716	0
2000	153,637	2,948	87,138	243,723	243,723	243,723	0
1999	180,950	3,368	87,138	271,455	271,455	271,455	0
1998	162,794	3,015	87,138	252,947	252,947	252,947	0
1997	153,750	2,941	73,196	229,887	229,887	229,887	0
1996	105,944	2,188	73,196	181,328	181,328	181,328	0
1995	105,944	2,258	73,196	181,398	181,398	181,398	0
1994	0	772	73,196	73,968	73,968	73,968	0

Parcel Sales History

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There are no sales to display for this parcel.

This page has been visited 31,139 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 17, 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:

1512 Dennis Street & 1515 - 1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071) - Major Development Plan & Conditional Use Application – Variances – Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West. A request for variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390(4)a. & b., 122-390(6)a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

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:

1512 Dennis Street & 1515 - 1525 Bertha Street - Request for Major Development Plan and Conditional Use with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building; A request for variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements at property located in the CL zoning district per Sections 90-395, 108-91(B)(2)(a)&(b), 122-388(6), 122-390(4)a. & b., and 122-390(6)a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Trepanier & Associates, Inc. **Owner:** Aids Help of Monroe County, Inc.

Locations: (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071)

Date of Hearing: July 17, 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. 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: Planning Department
E-mail: cesmith@keywestcity.com; 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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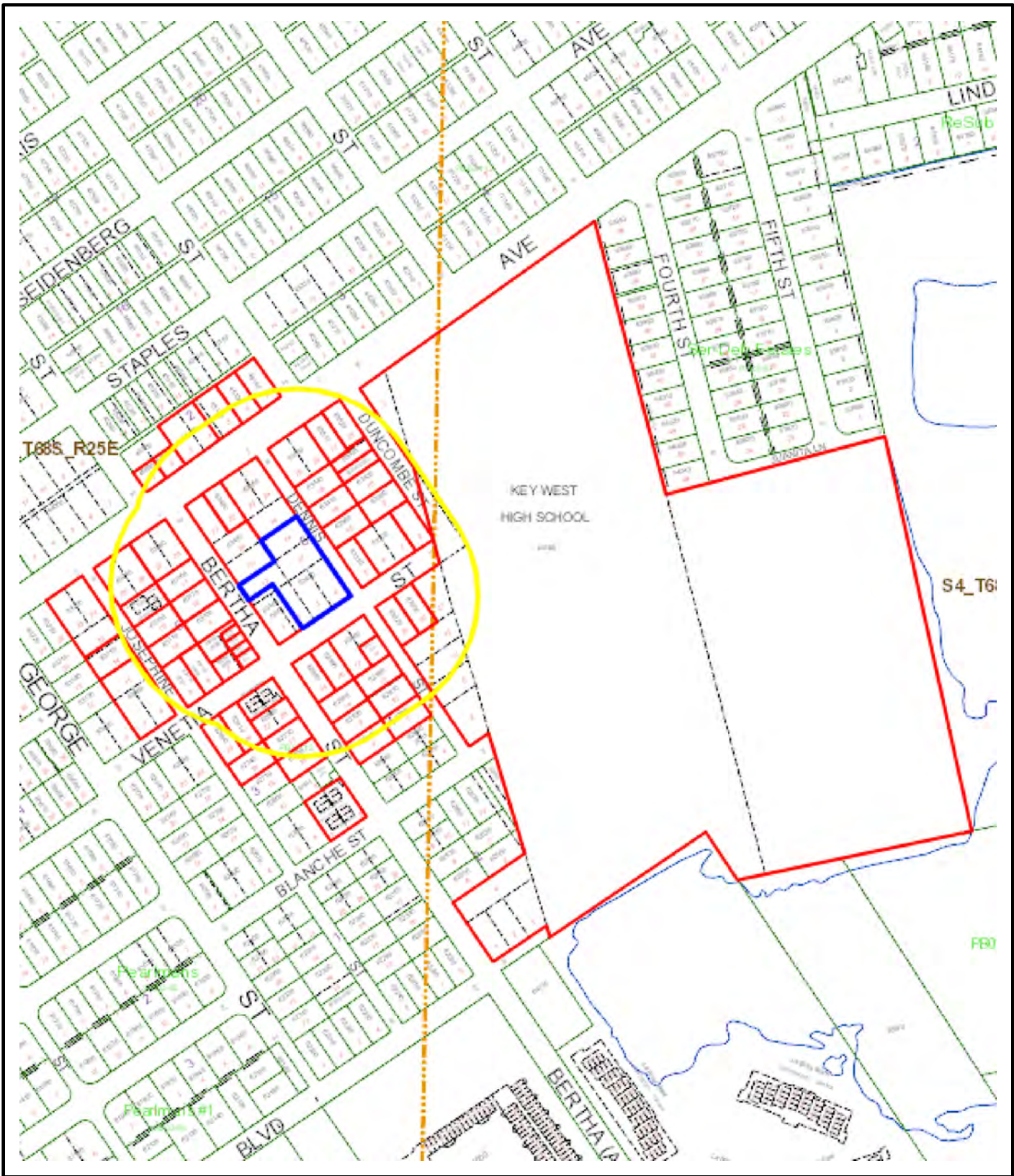
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Monroe County, Florida

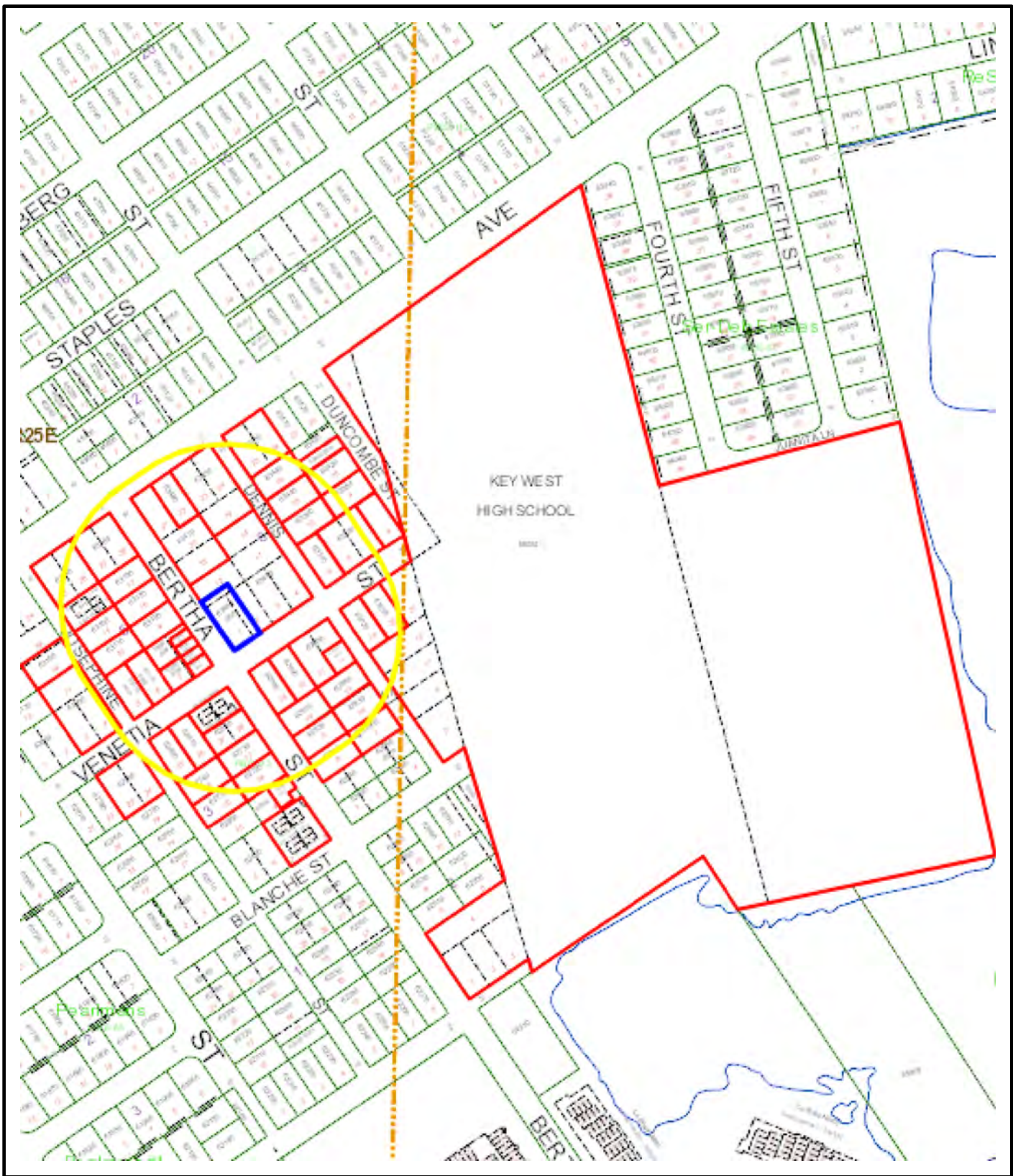
Printed: May 01, 2014

1512 Dennis & 1515-1525 Bertha



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.





Monroe County, Florida

Printed: Jul 10, 2014

1515-1525 Bertha

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Owner Name	Address1	Address2	City	State	Zip	Country
1509 JOSEPHINE STREET LLC		3130 NORTHSIDE DR	KEY WEST	FL	33040-8026	
1908 FLAGLER AVENUE CORP		209 DUVAL ST	KEY WEST	FL	33040-6507	
1921 FLAGLER LLC		P O BOX 1865	KEY LARGO	FL	33037	
A H I REAL ESTATE PROPERTIES INC		PO BOX 4374	KEY WEST	FL	33041-4374	
A.H. OF MONROE COUNTY INC		PO BOX 4374	KEY WEST	FL	33041-4374	
BENSON FRANK AND MAUREEN		43 MOUNTAIN DR	WATCHUN	NJ	7069	
BERTHA STREET HOLDINGS LLC		1612 BERTHA ST B	KEY WEST	FL	33040-5327	
BISCARDI CARLA		1516 DUNCOMBE ST	KEY WEST	FL	33040-5334	
BI-STATE REALTY LLC		444 NORTH MAIN ST	HUBBARD	OH	44425	
BK TRUST 09/09/2009	C/O JOHN \	PO BOX 566	EFFINGHAM	IL	62401-0566	
BLAKE OLIVER S		17243 SNAPPER LN	SUGARLOA	FL	33042	
BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY FL		241 TRUMBO RD	KEY WEST	FL	33040-6684	
CHAMBERLAIN NEIL		1609 JOSEPHINE ST	KEY WEST	FL	33040-5337	
COBO ARTURO		PO BOX 1273	KEY WEST	FL	33041-1273	
CONFIDENTIAL DATA F.S. 119.07		1624 BERTHA ST	KEY WEST	FL	33040	
CONFIDENTIAL DATA F.S. 119.07		1510 DUNCOMBE ST	KEY WEST	FL	33040	
D ERCOLE DENNIS		2200 FOGARTY AVE	KEY WEST	FL	33040-3808	
DANIEL WILLIAM P		1600 JOSEPHINE ST	KEY WEST	FL	33040-5374	
DEHN ERIC S		PO BOX 114	KEY WEST	FL	33041-0114	
DION RENTAL PROPERTIES LLC		638 UNITED ST	KEY WEST	FL	33040-3250	
DODGE BRUCE		1620 BERTHA ST APT 2	KEY WEST	FL	33040-5375	
DODGE BRUCE G		1620 BERTHA ST APT 2	KEY WEST	FL	33040-5375	
ESQUINALDO MILTON AND AMELIA		1614 BERTHA ST	KEY WEST	FL	33040-5327	
GARCIA GREGORIO AND ISABEL		820 SIMONTON ST	KEY WEST	FL	33040-7446	
HAMILTON DANIEL H AND MARY E		22 EVERGREEN AVE	KEY WEST	FL	33040-6244	
HART DOUGLAS C		1721 S HILL RD	MORETOW	VT	05660-9325	
HERMAN JEAN D		1809 VENETIA ST	KEY WEST	FL	33040-5340	
HJH AND SGH LTD		1128 11TH ST	KEY WEST	FL	33040-4071	
HOARD MITCHELL SCOT		1825 VENETIA ST	KEY WEST	FL	33040-5340	
HODGE JAN E		2520 PATTERSON AVE	KEY WEST	FL	33040-3919	
JOSEPHINE STREET CONDOMINIUM		1509 JOSEPHINE ST	KEY WEST	FL	33040	
KLOTHAKIS JASON		3333 DUCK AVE APT A203	KEY WEST	FL	33040-7925	
KRYSZTOFIAK ELZBIETA B		1525 FLAGLER AVE	KEY WEST	FL	33040-4923	

KW EMPIRE LLC	1901 FLAGLER AVE	KEY WEST FL	33040-3639
LEARMOUTH EDWIN O	1616 BERTHA ST	KEY WEST FL	33040
MEANS THOMAS H	1210 8TH ST	KEY WEST FL	33040
MONROE ASSOCIATION OF RETARDED CITIZENS INC	PO BOX 428	KEY WEST FL	33041-0428
MOSBLECH WILLIAM J AND TRACIE L	1908 VENETIA ST	KEY WEST FL	33040-5343
NIELSEN JULIE ANNE	1620 BERTHA ST UNIT 4	KEY WEST FL	33040
NORTH CAROLINA PROPERTIES I LLC	195 PINE LN	WHITEVILL NC	28472-8719
NUNAN BRIAN MICHAEL AND PAMELA LYNN	1919 VENETIA ST	KEY WEST FL	33040-5351
OCEAN BREEZE A CONDOMINIUM PB1-13	1600 BERTHA ST	KEY WEST FL	33040
OCEAN BREEZE A CONDOMINIUM PB1-13	1514 BERTHA ST	KEY WEST FL	33040
POULIDES CHRISTOPHER AND KATHLEEN W	2101 WOODSIDE LN	NEWTOWN PA	19073-2753
POULSEN LINNEA L	314 N COLUMBUS ST	ALEXANDR VA	22314-2414
PRICE ARDEL DECLARATION OF TRUST 11/2/2010	3616 SUNRISE DR	KEY WEST FL	33040-4636
PUMAR ALBERTO SR AND PAMELA L	1510 JOSEPHINE ST	KEY WEST FL	33040-5336
RAMLO CONSTRUCTION CORP	209 DUVAL ST	KEY WEST FL	33040-6507
RENDUELES MARIE DEL CARMEN	1425 2ND ST	KEY WEST FL	33040
RODRIGUEZ DAVID AND MARJORIE A	1519 JOSEPHINE ST	KEY WEST FL	33040-5335
ROTH CEE	1824 FLAGLER AVE	KEY WEST FL	33040-3655
RUDOLPH JOHN D LIV TRST 03/10/09	C/O RUDOLPH PO BOX 510017	KEY COLON FL	33051-0017
SALVATION ARMY	PO BOX 500217	MARATHON FL	33050-0217
SCHOOL BOARD OF MONROE COUNTY FLORIDA	241 TRUMBO RD	KEY WEST FL	33040-6684
SEITZ CHARLES A AND MARIA V	1512 B BERTHA ST	KEY WEST FL	33040
SHELDON FRANK LEE	1812 FLAGLER AVE	KEY WEST FL	33040-3678
SMILEY S CATHERINE	2 KINGFISHER LN	KEY WEST FL	33040-4376
SPOTTSWOOD ANDREA A	42 FLORAL AVE	KEY WEST FL	33040-6243
TENNYSON KYLE	1508 BERTHA ST	KEY WEST FL	33040-5373
TONNO LLC	1507 FLORIDA ST	KEY WEST FL	33040-5009
VURAL YLEANA	1313 8TH ST	KEY WEST FL	33040-3971
WALTERS ANNE	PO BOX 4872	KEY WEST FL	33041-4872
WOLFE JILL	1107 KEY PLZ PMB 260	KEY WEST FL	33040-4086
ZORSKY MARJORIE LIV TR 10/29/1985	C/O ZORSKY 1609 BERTHA ST	KEY WEST FL	33040-5326