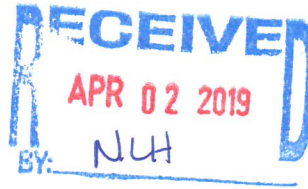
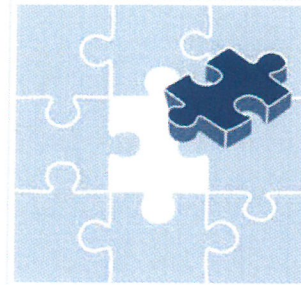


April 2, 2019

Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RE: Lot Split, Subdivision Waiver & Variance
1317 & 1319 William Street, Key West, Florida
(RE# 00036920-000000)

Dear Mr. Wright:

The owner of the above referenced property would like to adjust the lot lines of his parcel as depicted within this application. The property consists of 4 lots and 6 partial lots. This request seeks to organize the property lines to create just 4 lots.

This letter is a formal request for a lot split for the parcel commonly known as 1319 William Street pursuant to Sec. 118-169, as well as a waiver to strict compliance with the subdivision ordinance pursuant to Division 2, Sec. 118-66, specifically Secs. 118-101 to 118-523 and variances to lot size, lot depth & lot width, specifically Sec. 122-600(5), 122-600(5)(a) & 122-600(5)(b).

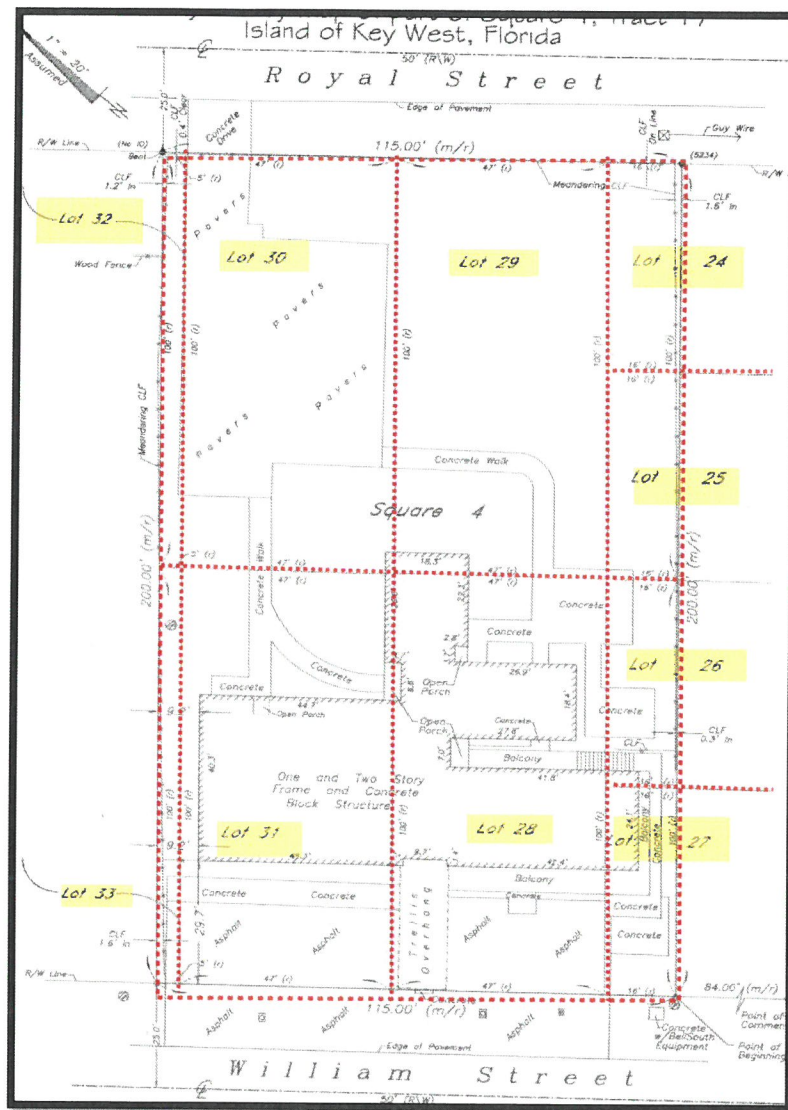
The intent of this request is to create three fee-simple, single-family lots all complying with the minimum lot requirements of Sec. 122-31(b). These three lots will provide appropriate street frontage on Royal Street and will be developed in a HARC consistent manner so they may be sympathetic to the historic development of the surrounding residential neighborhood.

The William Street parcel is, and will remain, a multi-family parcel containing a density of 5 units. The proposed reconfiguration will better accommodate the appearance and land use of the historic neighborhood.



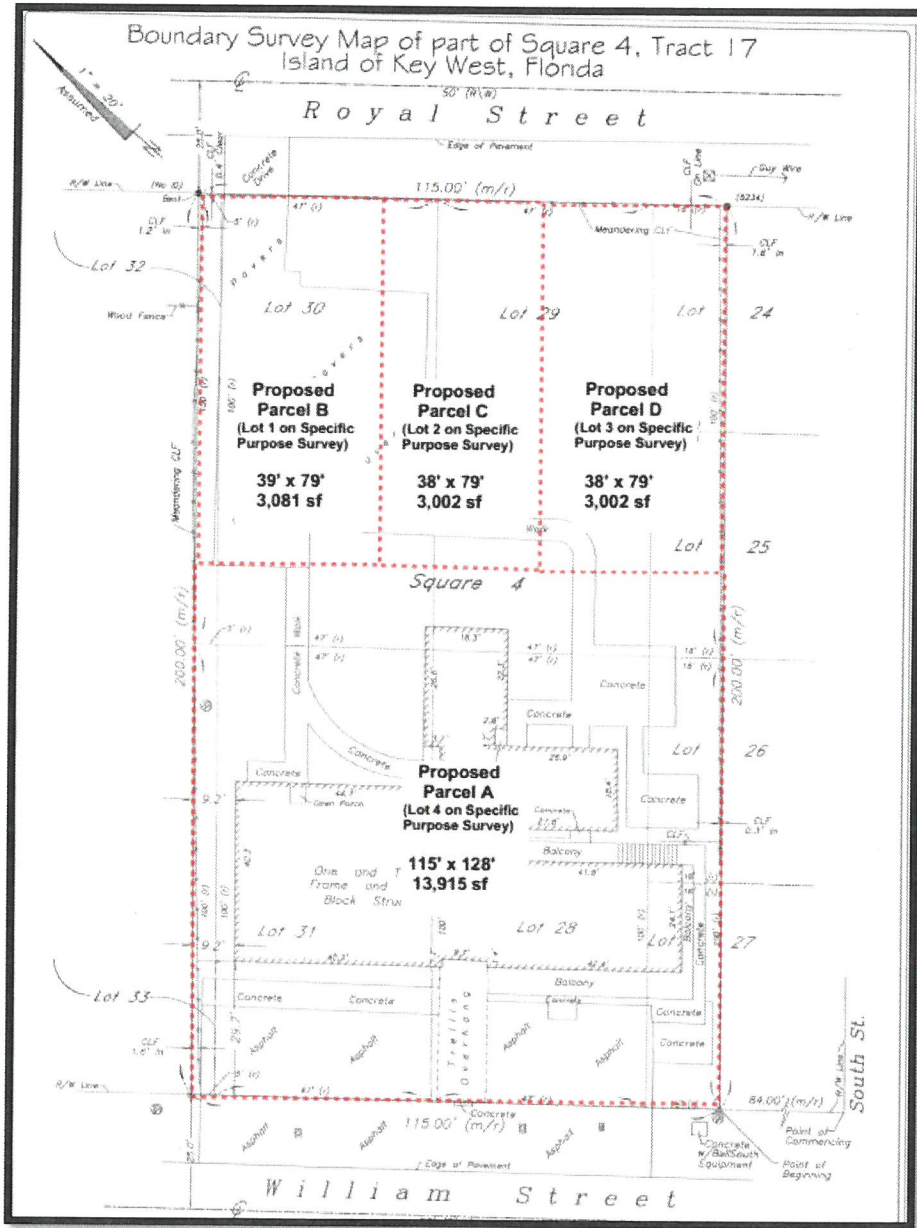
Lot Configurations

Existing lot configuration:



Lot	Width (ft.)	Depth (ft.)	Size (sq. ft.)	% Min Lot Size	Density	Street Frontage
Pt Lot 24	50	16	800	20%	0.3	Royal Street
Pt Lot 25	50	16	800	20%	0.3	No Street Frontage
Pt Lot 26	50	16	800	20%	0.3	No Street Frontage
Pt Lot 27	50	16	800	20%	0.3	William Street
Lot 28	47	100	4,700	118%	1.7	William Street
Lot 29	47	100	4,700	118%	1.7	Royal Street
Lot 30	47	100	4,700	118%	1.7	Royal Street
Lot 31	47	100	4,700	118%	1.7	William Street
Pt Lot 32	5	100	500	13%	0.2	Royal Street
Pt Lot 33	5	100	500	13%	0.2	William Street
Total			23,000	--	8.4	--

Proposed Lot Configuration:



Lot	Width (ft.)	Depth (ft.)	Size (sq. ft.)	% Min Lot Size	Density	Street Frontage
1	115	121	13,915	347.9%	5.1	William Street
2	39	79	3,081	77.0%	1.1	Royal Street
3	38	79	3,002	75.1%	1.1	Royal Street
4	38	79	3,002	75.1%	1.1	Royal Street
Total			23,000	--	8.4	--

Approval Process:

We believe the following approvals are required in order to accomplish the goal:

1. Variance¹ to Minimum Lot Width, Lot Depth, and Lot Size – Sec. 122-600(5), Sec. 122-600(5)(a) and Sec. 122-600(5)(b).

Fee-simple ownership is the goal; therefore a variance is requested in order to create three parcels that meet density requirements as well as code section 122-31(b) whereas each building site is at least 75% of the minimum lot size as applicable to the HMDR zoning district.

2. Lot Split² – Sec. 118-169

The combined parcel of various lots has been commercially used for decades. The property owner has converted the existing, legally non-complying, commercial building to a residential use, permitted by right in the HMDR zoning district. In order to avoid an over-sized multi-family complex which is not sympathetic to the historic development of the neighborhood, a reconfiguration of the originally platted lots will allow economically viable, single-family home ownership to long-term residents.

3. Subdivision Waiver³ – Sec. 118-66

This project does not rise to the level of a subdivision. It is not a Planned Development or Redevelopment. Additionally, there is no increase in the number of originally platted lots and no increase in density, intensity or building rights.

Application Fee

According to Res. No. 14-014 the following fees apply:

Approval	Fee	
Variance	Application	\$1,000.00
	Fire	\$100.00
	Noticing	\$50.00
	Subtotal	\$1,150.00
Lot Split/ Subdivision Waiver	Application	\$500.00
	Fire	\$100.00
	Noticing	\$50.00
	Subtotal	\$650.00
Total Application Fees		\$1,800.00

¹ Attachment A, Variance Application

² Attachment B, Lot Split Request

³ Attachment C, Request for a Waiver of Subdivision Requirements

Conclusion: The proposed configuration is consistent and sympathetic to the existing historic configurations of other similar lots⁴ in the Historic Medium Density Residential (HMDR) zoning district with various lot sizes and is in compliance with Code Sec. 122-31(b).

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lori Thompson".

Lori Thompson

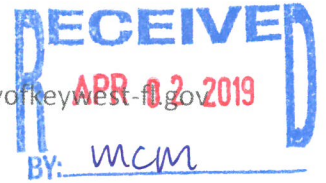
⁴ Attachment D, Aerial view highlighting lots less than the minimum required lot size in the HMDR zoning district



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1319 William St

Zoning District: HMDR Real Estate (RE) #: 00036920-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com1319

PROPERTY OWNER: (if different than above)

Name: Royal Williams, LLC

Mailing Address: 1207 Von Phister St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: N/A Office: c/o305-293-8983 Fax: c/o305-293-8748

Email: c/o lori@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

Single-family residential units

List and describe the specific variance(s) being requested:

Variance to Sec. 122-600(5) minimum lot size of 919 sf for Parcel B and 998 sf for Parcels C & D from the required 4,000 sf

Variance to Sec. 122-600(5)(a), minimum lot width, of 1 ft. for Parcel B and 2 ft. for Parcels C & D from the required 40 ft

Variance to Sec. 122-600(5)(b), minimum lot depth, of 11 ft. for parcels B, C & D from the required 90 ft.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR	See Attached Site Data Table		
Flood Zone	X zone			
Size of Site	23,000 sf			
Height	30 ft.	<30 ft.	NA	NA
Front Setback	10 ft.	0 ft.*	10 ft.	NA
Side Setback	5 ft.	5 ft.	5 ft.	NA
Side Setback	5 ft.	5 ft.	5 ft.	NA
Street Side Setback	NA	NA	NA	NA
Rear Setback	15 ft.	15 ft.	15 ft.	NA
F.A.R	1.0 max	NA	NA	NA
Building Coverage	40%	4,431 sf (19%)	40%	NA
Impervious Surface	60%	11,825 sf (52%)	60%	NA
Parking	1 sp/du	10 spaces	1 sp/du	NA
Handicap Parking	None	None	None	NA
Bicycle Parking	None	None	None	NA
Open Space/ Landscaping	30%	11,175 sf (48%)	30%	NA
Number and type of units	16 du/ac	2 SFR	3 SFR	NA
Consumption Area or Number of seats	NA	NA	NA	NA

*** Reso. # 93-058**

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special conditions exist which are peculiar to the land. This property consists of 4 whole and 6 partial lots. The proposed lot size, lot width and lot depth are consistent with the character of the historic neighborhood.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The condition and circumstance of previous subdivisions and the combining of lots & partial lots was not created by the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

The proposed variances will not confer upon the applicant any special privileges but rather benefit the community by creating additional home ownership opportunities and benefit the immediate neighborhood by adding HARC approved (SFR and MFH) residential infill housing to the streetscape.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the provisions of the LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Varying lot sizes are a characteristic of the the historic development of the historic districts' residential neighborhoods.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance(s) are requested that would permit the applicant the opportunity to provide three single-family homes along Royal Street while maintaining the right to reserve its full density potential for future use on the proposed lot that fronts William Street.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Not injurious to the public welfare or result in increased density, intensity, or building right. Individual home ownership will be promoted by grant of this variance. The re-establishment of individual lots furthers the goals and preserves the character of the historic district by allowing for appropriate infill housing consistent with the historic development of the neighborhood.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

SITE DATA TABLE

Proposed Parcel A
1317-1319 William Street

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HMDR			
Lot Size	4,000 sq. ft.	23,000 sq. ft.	13,915 sq. ft.	Complies
Lot Width	40 ft.	115 ft.	115 ft.	Complies
Lot Depth	90 ft.	200 ft.	128 ft.	Complies
Density	16 u/a (5.1 units)	2	2	Complies
Building coverage	40% (9,200 sq. ft.)	4,431 sf. (19.3%)	4,431 sf. (31.8%)	Complies
Impervious Surface	60% (13,800 sq. ft.)	11,825 sq. ft. (51.4%)	60%	Complies
Open Space	35% (8,050 sq. ft.)	11,175 sq. ft. (48.6%)	35%	Complies
Setbacks:				No Change
Front	10 ft.		10 ft.	
Side	5 ft.		5 ft.	No Change
Street Side	7.5 ft.		7.5 ft.	No Change
Rear	15 ft.		15 ft.	No Change

Proposed Parcel B
1312 Royal Street

Site Data	Permitted/ Required	Proposed	Compliance
Zoning	HMDR		
Lot Size	4,000 sq. ft.	3,081 sq. ft.	Variance
Lot Width	40	39	Variance
Lot Depth	90	79	Variance
Building coverage	40% (1,232 sq. ft.)	No Change	Complies
Impervious Surface	60% (1,849 sq. ft.)	No Change	Complies
Open Space	35% (1,078 sq. ft.)	No Change	Complies
Setbacks:	10 ft.	10 ft.	Complies
Front	10 ft.	10 ft.	Complies
Side	5 ft.	5 ft.	Complies
Street Side	7.5 ft.	7.5 ft.	Complies
Rear	15 ft.	15 ft.	Complies

Proposed Parcel C
1314 Royal Street

Site Data	Permitted/ Required	Proposed	Compliance
Zoning	HMDR		
Lot Size	4,000 sq. ft.	3,002 sq. ft.	Variance
Lot Width	40	38	Variance
Lot Depth	90	79	Variance
Building coverage	40% (1,201 sq. ft.)	No Change	Complies
Impervious Surface	60% (1,801 sq. ft.)	No Change	Complies
Open Space	35% (1,051 sq. ft.)	No Change	Complies
Setbacks:	10 ft.	10 ft.	Complies
Front	10 ft.	10 ft.	Complies
Side	5 ft.	5 ft.	Complies
Street Side	7.5 ft.	7.5 ft.	Complies
Rear	15 ft.	15 ft.	Complies

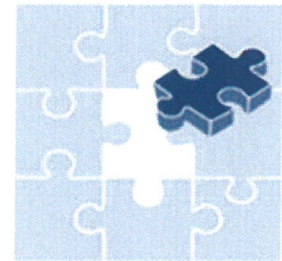
Proposed Parcel D
1316 Royal Street

Site Data	Permitted/ Required	Proposed	Compliance
Zoning	HMDR		
Lot Size	4,000 sq. ft.	3,002 sq. ft.	Variance
Lot Width	40	38	Variance
Lot Depth	90	79	Variance
Building coverage	40% (1,201 sq. ft.)	No Change	Complies
Impervious Surface	60% (1,801 sq. ft.)	No Change	Complies
Open Space	35% (1,051 sq. ft.)	No Change	Complies
Setbacks:	10 ft.	10 ft.	Complies
Front	10 ft.	10 ft.	Complies
Side	5 ft.	5 ft.	Complies
Street Side	7.5 ft.	7.5 ft.	Complies
Rear	15 ft.	15 ft.	Complies

Lot Split Application

1317 & 1319 William Street, Key West, Florida
(RE# 00036920-000000)

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Request: The intent of this request is to create three fee-simple, single-family lots all complying with the minimum lot requirements of Sec. 122-31(b) and containing appropriate street frontage on Royal Street so they may be developed in a HARC consistent manner sympathetic to the historic development of the residential neighborhood.

The William Street parcel is and will remain a multi-family parcel containing a density of 5 units. The proposed reconfiguration will better accommodate the appearance and land use of the historic neighborhood by providing residential infill of three single-family residences. There will be no increase in the number of lots and no required extension of off-site improvements. This Lot Split and Variances are being requested to minimize lot size, minimum lot width and depth, however, the configuration of the proposed three single-family lots are in compliance of code section 122-31(b); by meeting the 75% minimum lot size for the HMDR zoning district. Each proposed lot will provide on-site parking per district regulations.

Legal Description:

The property is currently legally described as:

In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida.



Proposed lot split:

The proposed lot configuration will not increase the number of recorded lots and requires no extension of off-site improvements.

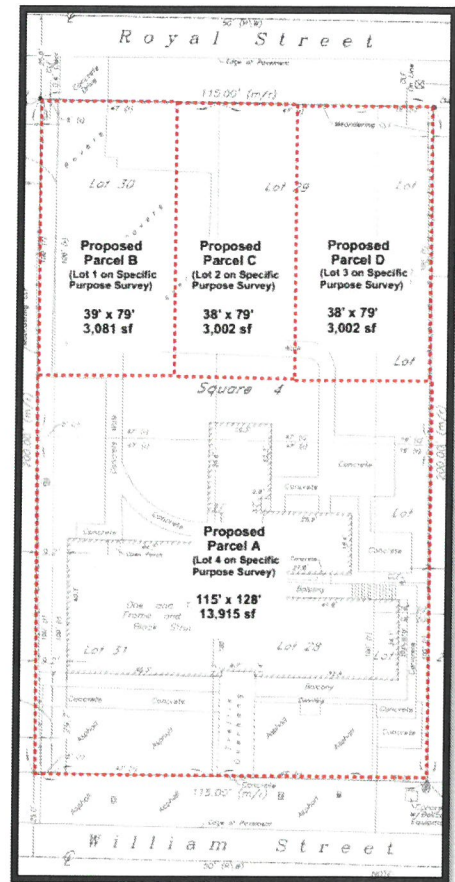
Proposed Parcel A (Lot 4 on Survey), located at 1317 and 1319 William Street, contains two single-family CBS structures. All of Lots 28 and 31 and Part of Lots 25, 26, 27, 29, 30, 32 and 33.

Proposed Parcel B (Lot 1 on Survey), 1312 Royal Street is currently a vacant lot. Part of Lots 30 and 32.

Proposed Parcel C (Lot 2 on Survey), 1314 Royal Street is currently a vacant lot. Part of Lot 29 and 30.

Proposed Parcel D (Lot 3 on Survey), 1316 Royal Street is currently a vacant lot. Part of Lots 24, 25 and 29.

Conclusion: The proposed configuration is consistent and sympathetic to the existing historic configurations of other similar lots in the Historic Medium Density Residential (HMDR) zoning district with various lot sizes and is in compliance with Code Sec. 122-31(b).



Sec. 118-3. - Definitions; major and minor subdivisions and lot splits.

Lot splits means any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements. (Ord. No. 97-10, § 1(4-19.1(C)), 7-3-1997)

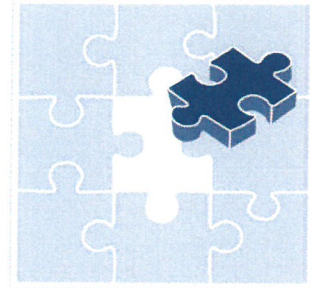
Sec. 118-169. - Lot splits.

Any applicant desiring to create a lot split as defined in section 118-3 shall submit to the administrative official copies of a final plat in conformance with the regulations identified in sections 118-256 through 118-260, as prepared by a land surveyor and any other requirements of F.S. ch. 177. The plat shall be approved by the development review committee. Upon approval, the plat of record shall be filed by the applicant with the administrative official within a required time period from the date of approval. Failure to file within the required time period shall void such lot split approval. (Ord. No. 97-10, § 1(4-19.5(D)), 7-3-1997)

Subdivision Waiver Application

1317 & 1319 William Street, Key West, Florida
(RE# 00036920-000000)

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Request:

Pursuant to Sec. 118-68, we seek a waiver to strict compliance of the subdivision ordinance; specifically, Secs. 118-101 to 118-523.

Criteria for Consideration (Section 118-68.):

The following analysis addresses requirements of Sec. 118-68 and demonstrates compliance with the criteria for consideration. The waiver is consistent with the purpose of this chapter and with the comprehensive plan. It conforms to the dimensional regulations of the HMDR zoning district pursuant to Sec. 122-31(b).

(1) General criteria. General criteria shall be as follows:

- a. Consistency with purpose and intent of comprehensive plan. The waiver or modification is consistent with the stated purpose and intent of this chapter and with the comprehensive plan.

The proposed configuration will allow the lots to be developed in a manner that is consistent and sympathetic to the existing historic configurations of other similar lots in the HMDR zoning district¹. The lot line adjustment conforms to the intent of the zoning district by preserving the residential character and historic quality of the "Old Town" residential community, while allowing the fee-simple ownership of the properties.

The proposal is consistent with comprehensive plan policies, 1-1.1.6, 1-1.2.1, 1-1.2.2, 1-1.9.5, 1-1.10.3. The result will eliminate the incompatible land use and restore appropriate land use, protect the character, density and intensity of the city's historic district as well as promote permanent single-family housing stock.

- b. Impact on public interest, adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

¹ Attachment D

The waiver or modification would not have an adverse impact on the public interest, or on adjacent property as it does not increase density, intensity or building rights. The proposed lot split will provide a positive impact by eliminating the noncomplying commercial use of the site; replacing it with HARC-approved single-family infill housing that will add to the residential character of the neighborhood.

- c. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area and in past subdivision regulations.

The waiver is not discriminatory. This is demonstrated by the historic development of the neighborhood² within the HMDR zoning district as well as throughout the historic district.

- (2) Specific standards. No waiver or modification may be granted unless the developer clearly shows the existence of one or more of the following:
- a. Superior alternatives. The development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.

Creating three single-family lots is a superior design and a more efficient use of the property. Currently the property is under single ownership allowing the property to be developed as, at maximum, an 8-unit multi-family rental complex. The alternative of creating three fee-simple lots for individual home ownership rather than a large multi-family complex is a benefit to both the residents of this community and for the development of the historic neighborhood.

- b. Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.

The proposed lot split will protect the historic residential development of this neighborhood along with historic streetscape and historic context by providing design-sensitive, single-family development that is required to meet the HARC guidelines and receive HARC Commission approval.

- c. Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of all reasonable use of the land to be subdivided, due to its unusual size, shape, topography, natural conditions, or location, provided that:
1. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and

The denial to re-configure this parcel will deny individual ownership. Without subdividing the lot, ownership of the 23,000 sq. ft. parcel must remain in shared interest/ownership of the land.

² Attachment D

2. The unusual conditions involved 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.

The conditions that created the need to reconfigure these lot lines predate the current owner and the effective date of the ordinance from which this section derives. The property has been under single ownership since 1990. Prior to 1990, the property was divided into two separate parcels, each consisting of three lots under single ownership.

- d. Technical impracticality. Strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized by deferral of the installation of required improvement, provided that:
 1. The development will provide an alternative adequate to achieve the purposes of the requirement, including security for the current construction cost, adjusted for inflation, of any required improvements which may be deferred; and

While no construction is proposed at this time, the proposed lot configuration will create an environment that will allow historically appropriate/sympathetic residential infill development in the HMDR district.

2. Any unusual conditions creating the impracticality are not the result of the actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

NA – Prior to the current ownership, this parcel was a legal noncomplying commercial lot. As it exists today, the parcel has two residential dwellings with a potential for eight total units. Developing an eight-unit multi-family complex for this neighborhood is impractical and would negatively impact the historic residential neighborhood.

- e. Relationship to proposed development or its impacts. Where all or any part of the regulation has no relationship to the needs of the development or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved, provided that any specific waiver or modification requirements set forth in this division are met.

The subdivision is the only proposed development at this time. The parcel allows for a density of 8 dwelling units. Any future development on the proposed parcels will be required to meet land development regulations.

- f. Planned developments. If the subdivision concerns a planned residential or mixed-use project and the waiver is not inconsistent with an approved conceptual, preliminary, or final development plan for the planned development.

N/A – proposal does not involve a planned development.

- g. Nonresidential subdivisions. If the subdivision concerns a nonresidential development and the subdivision requirement is clearly applicable only to residential subdivisions in view of their unique needs, impacts, and characteristics.

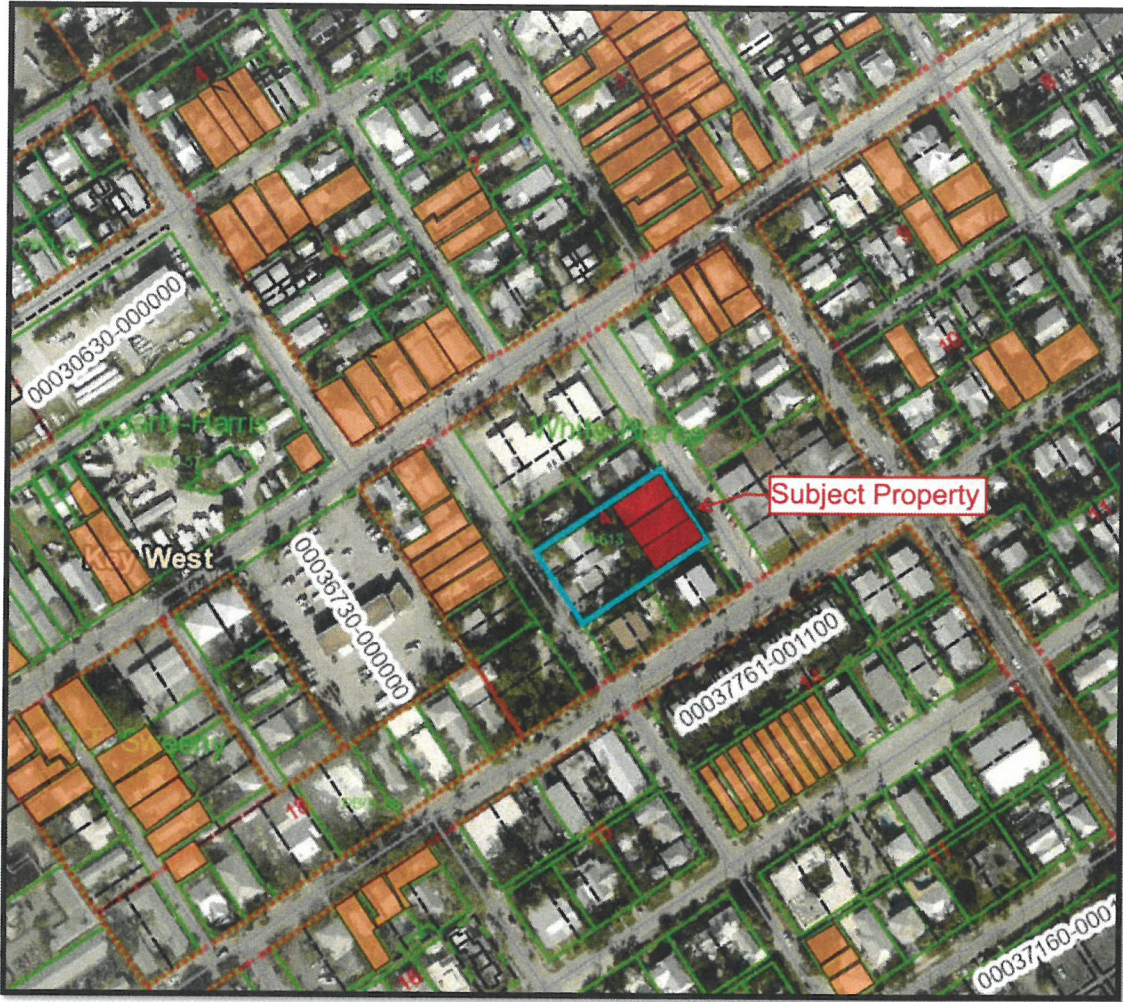
The lots involved in this reconfiguration are residential in nature.

Conclusion:

The proposed configuration of the associated Lot Split Application will allow fee simple ownership without increasing density, intensity or building rights. As the proposed lot split is consistent with the HMDR zoning district, the intent and goals of the comprehensive plan policies and criteria listed above, we are requesting variances and a subdivision waiver as proposed.

Lots less than 4,000 Sq. ft.

Attachment D



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

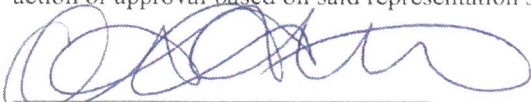
I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

1319 William Street

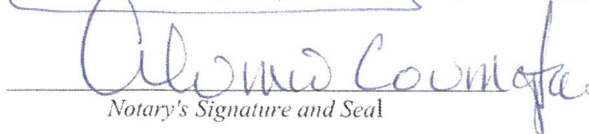
Street Address of subject property

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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov 15, 2018 by
Owen Trepanier
Name of Authorized Representative date

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
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, Paul Misch as
Please Print Name of person with authority to execute documents on behalf of entity

Royal Williams, LLC of MGR
Name of office (President, Managing Member) *Name of owner from deed*

authorize 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.

[Handwritten Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 20th Dec 2018
Date

by Paul Misch
Name of person with authority to execute documents on behalf on entity owner

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

[Handwritten Signature]
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

Detail by Entity Name

Florida Limited Liability Company
ROYAL WILLIAMS LLC

Filing Information

Document Number	L18000100793
FEI/EIN Number	NONE
Date Filed	04/23/2018
Effective Date	05/01/2018
State	FL
Status	ACTIVE

Principal Address

1207 VON PHISTER
KEY WEST, FL 33040

Mailing Address

1207 VON PHISTER
KEY WEST, FL 33040

Registered Agent Name & Address

MISCH, PAUL A
101 GULFVIEW DR
B 205
ISLAMORADA, FL 33036

Authorized Person(s) Detail

Name & Address

Title MR

MISCH, PAUL A
101 GULFVIEW DR B205
ISLAMORADA, FL 33036

Annual Reports

No Annual Reports Filed

Document Images

[04/23/2018 -- Florida Limited Liability](#) [View image in PDF format](#)

PREPARED BY:
Janis K. Cheezem, Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

Doc# 2178072 07/16/2018 2:51PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

RECORD AND RETURN TO:
David Van Loon, Esquire
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, Florida 33040

07/16/2018 2:51PM
DEED DOC STAMP CL: Krys \$16,100.00

Doc# 2178072
Bk# 2917 Pg# 79

Property Appraiser's No.: Tax Folio No. 00036920-000000

WARRANTY DEED

This WARRANTY DEED, made as of this 16th day of July, 2018, between HOSPICE OF THE FLORIDA KEYS, INC., (f/k/a Hospice of Florida Keys, Inc.), a Florida not-for-profit corporation (the "Grantor"), whose address is 4300 NW 89 Blvd., Gainesville, FL 32606 in favor of ROYAL WILLIAMS LLC, a Florida limited liability company (the "Grantee"), whose address is 1207 Von Phister, Key West, Florida 33040.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Monroe, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to real estate taxes and all assessments for the year 2018 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons whomsoever.

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

WITNESSES:

HOSPICE OF THE FLORIDA KEYS, INC., a Florida not-for-profit corporation

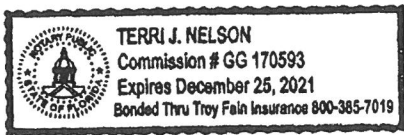
Shalva Lawton
Print Name: Shalva Lawton

Sharon A. Jones
Print Name: SHARON A. JONES

By: *Gayle S. Mattson*
Name: Gayle S. Mattson
Title: President

STATE OF FLORIDA)
)ss:
COUNTY OF Sumner)

The foregoing instrument was acknowledged before me this 10th day of July, 2018 by Gayle S. Mattson, as President of HOSPICE OF THE FLORIDA KEYS, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or produced a valid driver's license as identification.



Terri J. Nelson
Notary Public
Print name: Terri J. Nelson

My commission expires: 12/25/2021

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION

In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4; Tract 17 as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and William Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

MONROE COUNTY
OFFICIAL RECORDS



Summary

Parcel ID 00036920-000000
 Account # 1037737
 Property ID 1037737
 Millage Group 10KW
 Location 1319 WILLIAM St, KEY WEST
 Address
 Legal KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 &
 Description PT LOTS 32 & 33 SQR 4 TR 17 OR423-89 OR773-830 OR985-2291/2292
 OR1218-408/09 OR2917-79/81
 (Note: Not to be used on legal documents)
 Neighborhood 32100
 Property Class CONVEL/REST HOMES (7800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

ROYAL WILLIAMS LLC
 1207 Von Phister St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$440,789	\$440,789	\$497,994	\$526,451
+ Market Misc Value	\$23,271	\$24,053	\$25,616	\$22,959
+ Market Land Value	\$955,420	\$955,420	\$961,738	\$961,738
= Just Market Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
= Total Assessed Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
- School Exempt Value	(\$1,419,480)	(\$1,420,262)	(\$1,485,348)	(\$1,511,148)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	23,000.00	Square Foot	115	200

Commercial Buildings

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 6,436
 Finished Sq Ft 5,234
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1969
 Year Remodeled
 Effective Year Built 1992
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,234	5,234	0
OUU	OP PR UNFIN UL	387	0	0
OPF	OP PRCH FIN LL	703	0	0
OUF	OP PRCH FIN UL	112	0	0
TOTAL		6,436	5,234	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CHLINK FENCE	1979	1980	1	2706 SF	1
WALL AIR COND	1981	1982	1	1 UT	2
ASPHALT PAVING	1987	1988	1	1827 SF	2
PATIO	1992	1993	1	1862 SF	2
TILE PATIO	1992	1993	1	2464 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/10/2018	\$2,300,000	Warranty Deed	2178072	2917	79	01 - Qualified	Improved
6/1/1992	\$440,000	Warranty Deed		1218	408	U - Unqualified	Improved
9/1/1986	\$270,000	Warranty Deed		985	2291	M - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
10-1163	4/15/2010		\$7,775	Commercial	INSTALL 475SF OF METAL ROOF
07-1271	3/14/2007		\$9,845	Commercial	INTERIOR WORK ONLY-1200 SF DRYWALL
06-4876	8/21/2006	9/28/2006	\$11,540	Commercial	REPLACE T & G ROOF W/ 14 SQRS BITUMEN.
04-3079	9/24/2004	11/17/2004	\$11,500	Commercial	SPALLING, SIDING, RAILING, ETC
04-0152	1/23/2004	11/17/2004	\$2,000	Commercial	R&R 5-TON A/C
00-0656	5/8/2000	8/16/2000	\$5,800	Commercial	SHUTTERS
96-0401	1/1/1996	8/1/1996	\$1,500	Commercial	RENOVATIONS
A95-4293	12/1/1995	8/1/1996	\$1,600	Commercial	ROOF

Sketches (click to enlarge)

Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

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