

Application



Critical Concern Consultants

317 Whitehead Street
Key West, Florida 33040
Phone: 305.304.7374
E-Mail: ccckw@hotmail.com

April 24, 2017

Patrick Wright
Senior Planner II
Acting Director, Planning Department, City of Key West
1300 White Street, Key West, Florida 33040

Re: Variance Request - Ocean Walk

Dear Mr. Wright:

As discussed, please accept this application for a parking variance to be considered in conjunction with our applications for Major Development Plan and Development Agreement approval.

The Ocean Walk property consists of 17.11 acres of land located at 3900 South Roosevelt Boulevard, and contains 296 residential dwelling units within two buildings that were constructed in 1989 following several years of protracted litigation arising from the City's initial approval of a plan to develop the Property and adjacent parcels. At the time of construction, only 1 parking space per unit was required.

The land proposed for development of 80 additional units is designated High Density Residential (HDR) on the Future Land Use Map (FLUM), and is located within the HDR zoning district, which allows a range of residential uses, including single-family, two-family, and multi-family dwelling units at a maximum density of 22 units per acre.

The proposed units include 24 affordable workforce housing units to be located in two new structures. The new units are subject to HDR bulk regulations, including maximum height of 40 feet, minimum front setback of 30 feet, and a minimum rear and side setbacks of 25 feet. One existing concrete structure of 2,906 square feet containing administration and maintenance facilities is to be demolished (Building 1, as shown on the survey) to accommodate the construction of "Building A", as shown on the site plan. Further, Sec.108-576 (a), prohibits the location of any parking within any wetland bufferyard zones as described by Sec. 110-91.

In order to construct the new units, 48 existing parking spaces will be demolished, and replaced by 49 spaces. These spaces were not considered as a part of the variance request; they remain as part of the existing parking count for the 296 units on the property today.

The revised site plan provides a total of 100 new vehicular parking spaces for the 80 new units. Along with the provision of 167 bicycle spaces, the vehicular parking deficit falls to 22 parking spaces.

Required Parking: 160 spaces
 Provided: 100 spaces

Required Bicycle Parking: 16
 Provided: 167

Excess Bicycle Parking 151
 4 bike spaces = 1 Vehicular Space 37.75 or 38 spaces

$160 - 138 = 22$ space deficit.

The applicant is requesting approval to add an additional 88 bicycle spaces.

A parking variance approved by the Planning Board per Sec. 108-574, would provide direction for the installation of 88 additional bike rack spaces. (No bike racks are currently provided to existing residences.) Ocean Walk Property Rental Staff has calculated that at any given time, approximately 25% of renters use bicycles, scooters, or bus as their primary means of transportation.

The site is served by both the Blue and Green lines of Key West City Transit; South Roosevelt Boulevard is designated off-street bike and pedestrian pathway and will be internally served by improved pedestrian ways with the redevelopment. A recommendation of approval for the variance would be in line with the stated goals and policies of the City of Key West "Car Free" Key West campaign.

I am available to discuss the application further at your discretion as well as provide any additional materials that you deem helpful.

Best Regards,

Donna
 Donna M. Bosold



Application For Variance

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-f.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: 3900 South Roosevelt Blvd. Key West, Florida

Zoning District: HDR Real Estate (RE) #: 00066180-000200

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Critical Concern Consultants/ James T. Hendrick; Donna M. Bosold

Mailing Address: 317 Whitehead Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305.942.1064 Office: 305.304.7374 Fax: _____

Email: ccckw@hotmail.com; donna.bosold@att.net

PROPERTY OWNER: (if different than above)

Name: Ocean Walk Key West Owner, LLC

Mailing Address: 119 Washington Avenue, Suite 505

City: Miami Beach State: FL Zip: 33139

Home/Mobile Phone: _____ Office: 305.531.2426 Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Addition of 24 Affordable and 56 Market Rate Housing units (80, total) to existing multifamily residential housing development. All 80 units have received BPAS allocations, and Major Development and Development Agreement approvals are currently under review.

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

Relief from the literal application of Sec. 108-572, required parking spaces; and approval for the substitution of bicycle spaces outlined in Sec. 108-574.

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	HDR			
Flood Zone	AE8			
Size of Site	17.11 acres			
Height	N/A			none
Front Setback	N/A			none
Side Setback	N/A			none
Side Setback	N/A			none
Street Side Setback	N/A			none
Rear Setback	N/A			none
F.A.R	N/A			none
Building Coverage	N/A			none
Impervious Surface	N/A			none
Parking	160	325	100	22
Handicap Parking	2		4	
Bicycle Parking	10% - 16	0	167	Sec. 108-574; add 88 additional
Open Space/ Landscaping				
Number and type of units	22 per acre	296	80	none
Consumption Area or Number of seats				

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.

The subject property is irregularly shaped, and vehicular parking location is limited by Sec. 108-576 (a), disallowing parking within any wetland buffer zones.

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

The applicant did not create the conditions that prompt the request for relief from the literal application of Sec. 108-574.

The submitted applications for Major Development and Development Agreement approvals as directed by City Planning Staff seek to improve the existing and proposed residential development with improved storm water management, landscaping, and amenities.

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.

None known. When the site was developed in 1989, required parking standards provided for 1 parking space per unit.

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.

Literal application of Sec. 108-572 would work unnecessary and undue hardship on the property owner.

However, application of Sec. 108-574 does not require the Planning Board to consider hardship, when finding that additional bicycle parking would be beneficial.

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.

The applicant is requesting relief from from literal application of Sec. 108-572 for the redevelopment of the site with 80 additional units. Calculations based on the site plans submitted for the new units show a deficit of 22 vehicular parking spaces.

22 vehicular parking spaces can be compensated for by the requirement to provide 88 additional bike rack spaces.

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.

The current land development Code lags behind the stated goals and policies as promoted by the City of Key West in its "Car Free" Key West campaign. The site is served by both Blue & Green lines of Key West City Transit, and served by pedestrian sidewalks, in addition to bicycle access. Ocean Walk rental mgmt. staff estimates that at any given time, up to 25% of the existing residents do not have cars, and use either bicycle, moped, or bus for transportation.

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.

Not considered in the application for variance.

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

included in Major Development Plan

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an entity)

I, James T. Hendrick in my capacity as Principal
(print name) (print position; president, managing member)

of Critical Concern Consultants (James T. Hendrick, Donna Rosold)
(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:

3900 South Roosevelt Boulevard

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.

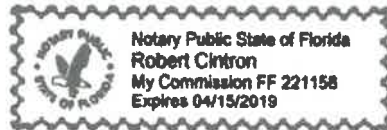
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 16 February 2016 by
date

James T. Hendrick and Donna Rosold
Name of Authorized Representative

They are
He/She is personally known to me or has presented N/A as identification.

[Signature]
Notary's Signature and Seal



Robert Citron
Name of Acknowledger typed, printed or stamped

221156
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, Camilo Miguel, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity
CEO of MC Manager, LLC, the Manager of
M-3900 S Roosevelt Associates, LLC, the Operating Member
of Ocean Walk Key West, LLC, the sole Member _____ of Ocean Walk Key West Owner, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Critical Concern Consultants (James Hendrick, Donna Bosold)
Please Print Name of Representative

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

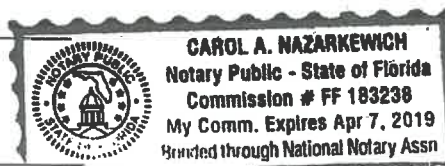
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this November 23, 2015

Date
Camilo Miguel, Jr., the CEO of MC Manager, LLC, the Manager of M-3900 S Roosevelt Associates, LLC,
by the Operating Member of Ocean Walk Key West, LLC, the sole Member of Ocean Walk Key West Owner, L.L.C.
Name of person with authority to execute documents on behalf on entity owner

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Doc# 1996891 09/09/2014 9:34AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/09/2014 9:34AM
DEED DOC STAMP CL: Krys \$527,450.00

When Recorded, Mail to:

Mr. Jesse Sharf
Gibson, Dunn & Crutcher LLP
2029 Century Park East
Los Angeles, California 90067-3026

Doc# 1996891
Bk# 2702 Pg# 198

10 pp + 86.50
D/s \$527,450.00

SPECIAL WARRANTY DEED
Ocean Walk Apartments, Key West, Florida

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **CRICO OF OCEAN WALK LIMITED PARTNERSHIP**, a Florida limited partnership, Two North Riverside Plaza, Suite 400, Chicago, Illinois 60606 ("Grantor"), hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto **OCEAN WALK KEY WEST OWNER, L.L.C.**, a Delaware limited liability company, c/o Rockpoint Group, L.L.C., Woodlawn Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Monroe County, Florida, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

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

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other, subject to the matters set forth above.

[Signature Page Follows]


RETURN TO:
Fidelity National Title Group
2400 Maitland Center Pkwy, Ste 200
Maitland, FL 32751

4887118@T

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 4th day of September, 2014.

WITNESSES:


Print Name: W.F. Boginski

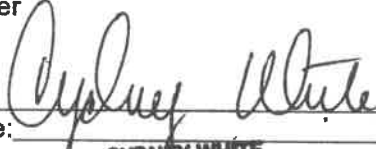

Print Name: Diana Buckner

GRANTOR:

CRICO OF OCEAN WALK LIMITED PARTNERSHIP,
a Florida limited partnership

By: ERP Operating Limited Partnership, an Illinois limited partnership, its managing general partner

By: Equity Residential, a Maryland real estate investment trust, its general partner

By: 
Name: CYDNEY WHITE
Its: SENIOR VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Cyndee White, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she, as Senior Vice President of Equity Residential, a Maryland real estate investment trust, the general partner of ERP Operating Limited Partnership, an Illinois limited partnership, the managing general partner of **CRICO OF OCEAN WALK LIMITED PARTNERSHIP**, a Florida limited partnership, for and on behalf thereof signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of September, 2014.

Shelanda D. Haskell
Notary Public

My Commission Expires: 4/1/17



EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Phase I

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road South 21 degrees 22 minutes 20 seconds East 1451.55 feet according to Deed as recorded in Official Records Book 564, Pages 561 through 564, Public Records of Monroe County, Florida to a point of curvature with a circular curve concave to the West and having for its element a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 454.00 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 299.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 88 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 14 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel T

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point; said point being a point on the Westerly boundary of a proposed road; thence run South 21 degrees 22 minutes 20 seconds East 1451.55 feet, according to a Deed as recorded in Official Records Book 564, Pages 561 through 564, Public Records of Monroe County, Florida, to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence run Southeasterly along the arc of said curve 454.00 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 305.65 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 543.82 feet to a point on a line,

said line lying 250.00 feet (as measured at right angles) Northerly of a parallel with the centerline of the Main Runway of the Key West International Airport, thence leaving the said Westerly boundary of a proposed road, run South 87 degrees 33 minutes 24 seconds West 183.92 feet to a point on the Northerly boundary line of a proposed road; thence run North 61 degrees 15 minutes 57 seconds West 40.14 feet; thence leaving said Northerly boundary of a proposed road, North 11 degrees 00 minutes 00 seconds West 150.00 feet; thence run North 13 degrees 58 minutes 44 seconds East 336.86 feet; thence run North 54 degrees 27 minutes 50 seconds East 85.26 feet to the Point of Beginning.

Parcel 2

A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, Page 659, Public Records of Monroe County, Florida:

(a)

From the Northeast corner of Parcel 34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35 of Monroe County Official Records go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point; thence run along the Easterly property line of Parcel 38, South 21 degrees 22 minutes 20 seconds East 966.79 feet to the Point of Beginning of the following described parcel of land:

Thence continue South 21 degrees 22 minutes 20 seconds East 464.32 feet to a point of curvature with a horizontal curve concave to the West, having for its elements a central angle of 3 degrees 00 minutes 03 seconds and a radius of 2339.93 feet, thence run along the arc of said curve 122.5 feet to a point; said point being a corner common to Tracts 3 and 4; thence run along the division line between Tracts 3 and 4, South 69 degrees 18 minutes 46 seconds West 478.10 feet to a corner common to Tracts 3, 4 and 5; thence run along the division lines between Tracts 3 and 5, North 20 degrees 41 minutes 14 seconds West 100.00 feet; thence South 69 degrees 18 minutes 46 seconds West 423.26 feet to a point on the westerly boundary of Tract 38; thence run along said westerly boundary of Tract 38, North 21 degrees 14 minutes 20 seconds West 841.42 feet to a point; thence leaving said westerly boundary run North 70 degrees 01 minutes 10 seconds East 34.53 feet to a point on the Mean High Water Line as shown on the attached sketch defined by elevation +0.64 feet N.G.V.D.; thence run along the said Mean High Water Line with the following 18 courses:

1. North 37 degrees 08 minutes 36 seconds East 45.30 feet;
2. North 64 degrees 59 minutes 46 seconds East 67.63 feet;
3. North 79 degrees 44 minutes 27 seconds East 57.30 feet;
4. North 84 degrees 05 minutes 02 seconds East 46.68 feet;
5. South 83 degrees 57 minutes 40 seconds East 93.71 feet;
6. South 74 degrees 40 minutes 50 seconds East 89.22 feet;
7. South 29 degrees 14 minutes 00 seconds East 75.92 feet;
8. South 37 degrees 36 minutes 35 seconds East 56.18 feet;
9. North 74 degrees 36 minutes 43 seconds East 95.07 feet;
10. North 62 degrees 31 minutes 24 seconds East 45.87 feet;
11. South 52 degrees 45 minutes 10 seconds East 46.17 feet;

12. South 48 degrees 21 minutes 29 seconds East 66.84 feet;
13. South 65 degrees 09 minutes 17 seconds East 62.11 feet;
14. North 71 degrees 23 minutes 36 seconds East 76.29 feet;
15. North 51 degrees 54 minutes 45 seconds East 52.29 feet;
16. North 61 degrees 17 minutes 37 seconds East 44.02 feet;
17. South 80 degrees 30 minutes 14 seconds East 34.19 feet;
18. North 60 degrees 26 minutes 12 seconds East 42.34 feet to the Point of Beginning

AND

(b)

From the Northeast corner of Parcel #34 as shown on "Plat Survey of Lands on Island of Key West, Monroe County, Florida" recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 3 degrees 00 minutes 03 seconds and a radius of 2339.93 feet, thence run Southeasterly along the arc of said curve 122.55 feet to the Point of Beginning of the following described parcel of land; thence continue southeasterly along the arc of a circular curve concave to the west having for its elements a central angle of 8 degrees 06 minutes 57 seconds and a radius of 2339.93 feet to a distance of 331.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 440.00 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

Parcel 3

A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, Page 647, and recorded July 11, 1986, in Official Records Book 980, page 2432, Public Records of Monroe County, Florida across the following:

A strip of land sixty feet in width as described below:

From the Northeast corner of Parcel #34 as shown on the "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida", recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence South 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning; continue South 21 degrees 22 minutes 20 seconds East a distance of 60 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds

West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.

Parcel 4:

A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 30 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes 20 seconds East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 77 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West for 150.42 feet; thence South 66 degrees 14 minutes 20 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 5:

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:

A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeasterly along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius

of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 6

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:

A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35 Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeasterly along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Purchaser, and those claiming by, through and under Purchaser.
2. General and special taxes and assessments not yet delinquent.
3. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
4. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
5. Covenants, conditions, restrictions, and private or public utility easements of record together with easements or claims of easements not shown by the public records.
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.
7. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
8. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
9. Any requirement by the State of Florida for the removal of fill or other restoration of sovereignty lands, and any lien rights which may be asserted pursuant to Chapter 403, Florida Statutes.
10. Rights of tenants, as tenants only, under unrecorded leases, rental agreements or month-to-month tenancies, without any options to purchase, rights of first refusal, rights of first offer or similar rights with respect to the Land.
11. Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, Page 200, Public Records of Monroe County, Florida.
12. Terms, conditions and covenants as set forth in that certain Supplemental Access Easement filed July 3, 1986, in Official Records Book 980 Page 659, Public Records of Monroe County, Florida.
13. Terms, conditions and covenants as set forth in that certain Access Easement Agreement filed July 3, 1986, in Official Records Book 980, Page 647 and filed July 11, 1986, in Official Records Book 980, Page 2432, both Public Records of Monroe County, Florida.

14. Facilities Easement Agreement filed in Official Records Book 980, Page 673, Public Records of Monroe County, Florida.
15. Access to Roosevelt Boulevard is insured only through Easements and across that portion of the state road right of way located between the north and south boundaries of Parcel 3, as extended along their existing courses to Parcel 2.
16. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, Page 271, Public Records of Monroe County, Florida.
17. Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, Page 1508, Public Records of Monroe County, Florida.
18. Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, Page 434, Public Records of Monroe County, Florida.
19. Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, Page 279, Public Records of Monroe County, Florida.
20. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, Page 262, Public Records of Monroe County, Florida.
21. Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1858, Page 522.
22. Reservation as to an undivided $\frac{3}{4}$ of all phosphate, minerals and metals and an undivided $\frac{1}{2}$ of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422.
23. Reservation as to an undivided $\frac{3}{4}$ of all phosphate, minerals and metals and an undivided $\frac{1}{2}$ of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292.

Property Appraiser Information



Summary

Parcel ID 00066180-000200
Account # 8749996
Millage Group 10KW
Location 3900 S ROOSEVELT BLVD , KEY WEST
Address
Legal Description KW 2 SHEETS PB4-69 PLAT OF SURVEY ON TWO SHEETS PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT INC PT PARCEL 38 (17.11 AC) OR980-645/46 OR1079-2404/05 OR1079-2406/10 OR1092-256/58 OR1248-2423/29 OR1255-1517/26C OR2702-198/207
 (Note: Not to be used on legal documents)
Neighborhood 31100
Property Class MULTI FAMILY 10 OR MORE UNITS (0300)
Subdivision
Sec/Twp/Rng 03/68/25
Affordable No
Housing



Owner

OCEAN WALK KEY WEST OWNER LLC
 C/O ROCKPOINT GROUP LLC
 3953 MAPLE AVE STE 300
 DALLAS TX 75219-3228

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$60,372,586	\$60,372,586	\$27,900,000	\$27,900,000
= Just Market Value	\$60,372,586	\$60,372,586	\$27,900,000	\$27,900,000
= Total Assessed Value	\$60,372,586	\$60,372,586	\$25,410,000	\$23,100,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$60,372,586	\$60,372,586	\$27,900,000	\$27,900,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI FAMILY DRY (030D)	745,399.00	Square Foot	0	0

Buildings

Building ID	44086	Exterior Walls	BRICK with 30% REIN CONCRETE
Style		Year Built	1989
Building Type	APTS-B / 03B	Foundation	
Gross Sq Ft	6270	Roof Type	
Finished Sq Ft	4465	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	516	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	871	0	0
FLA	FLOOR LIV AREA	4,465	4,465	0
OPF	OP PRCH FIN LL	78	0	0
OUF	OP PRCH FIN UL	375	0	0
SBF	UTIL FIN BLK	481	0	0
TOTAL		6,270	4,465	0

Building ID	44088	Exterior Walls	C.B.S.
Style		Year Built	1989
Building Type	CAMPBLDGS-B- / 36B	Foundation	
Gross Sq Ft	680	Roof Type	
Finished Sq Ft	578	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	

Perimeter	102	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	400
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	578	578	0
OPF	OP PRCH FIN LL	102	0	0
TOTAL		680	578	0

Building ID	5634	Exterior Walls	BRICK with 66% REIN CONCRETE
Style		Year Built	1989
Building Type	APTS-B / 03B	Foundation	
Gross Sq Ft	116960	Roof Type	
Finished Sq Ft	70132	Roof Coverage	METAL
Stories	28 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	7328	Bedrooms	0
Functional Obs	0	Full Bathrooms	128
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	450
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	34,928	0	0
FLA	FLOOR LIV AREA	70,132	70,132	0
OUF	OP PRCH FIN UL	11,644	0	0
SBF	UTIL FIN BLK	256	0	0
TOTAL		116,960	70,132	0

Building ID	5635	Exterior Walls	BRICK with 51% REIN CONCRETE
Style		Year Built	1989
Building Type	APTS-B / 03B	Foundation	
Gross Sq Ft	229417	Roof Type	
Finished Sq Ft	154250	Roof Coverage	METAL
Stories	48 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	13568	Bedrooms	0
Functional Obs	0	Full Bathrooms	288
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	450
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	41,064	0	0
FLA	FLOOR LIV AREA	154,250	154,250	0
OUF	OP PRCH FIN UL	33,847	0	0
SBF	UTIL FIN BLK	256	0	0
TOTAL		229,417	154,250	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1988	1989	1	11470 SF	2
ASPHALT PAVING	1988	1989	1	18720 SF	3
COMM POOL	1988	1989	1	3375 SF	2
WROUGHT IRON	1988	1989	1	363 SF	1
CH LINK FENCE	1988	1989	1	6310 SF	3
ASPHALT PAVING	1988	1989	1	68273 SF	2
ASPHALT PAVING	1989	1990	1	73827 SF	2
ASPHALT PAVING	2002	2003	1	1125 SF	1
ASPHALT PAVING	2002	2003	1	1180 SF	1
ASPHALT PAVING	2002	2003	1	1577 SF	1
ASPHALT PAVING	2002	2003	1	2016 SF	1
ASPHALT PAVING	2002	2003	1	2440 SF	1
ASPHALT PAVING	2002	2003	1	2660 SF	1

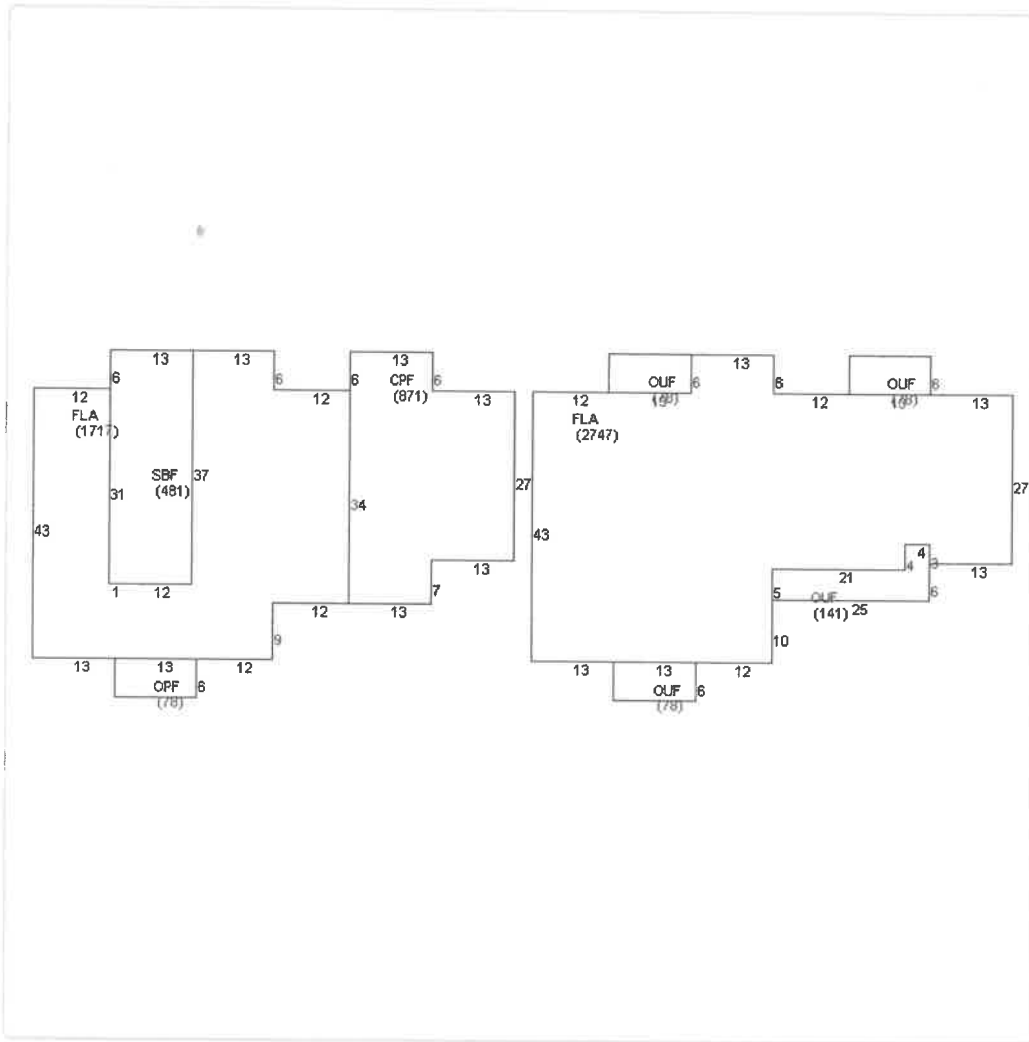
Sales

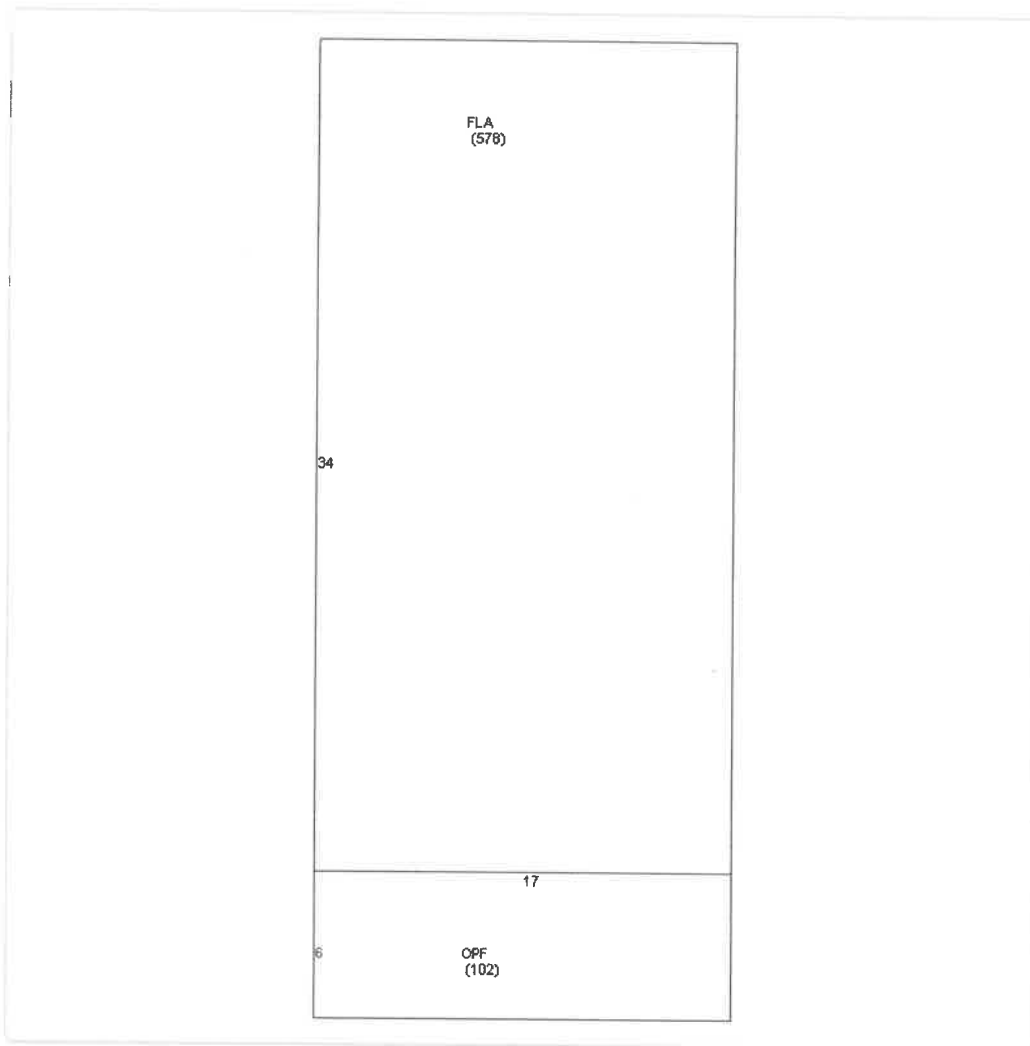
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/4/2014	\$75,350,000	Warranty Deed		2702	198	01 - Qualified	Improved
3/1/1993	\$15,250,000	Warranty Deed		1248	2423	K - Unqualified	Improved
1/1/1989	\$3,996,000	Warranty Deed		1079	2406	U - Unqualified	Vacant
6/1/1986	\$1,508,100	Warranty Deed		980	645	Q - Qualified	Vacant

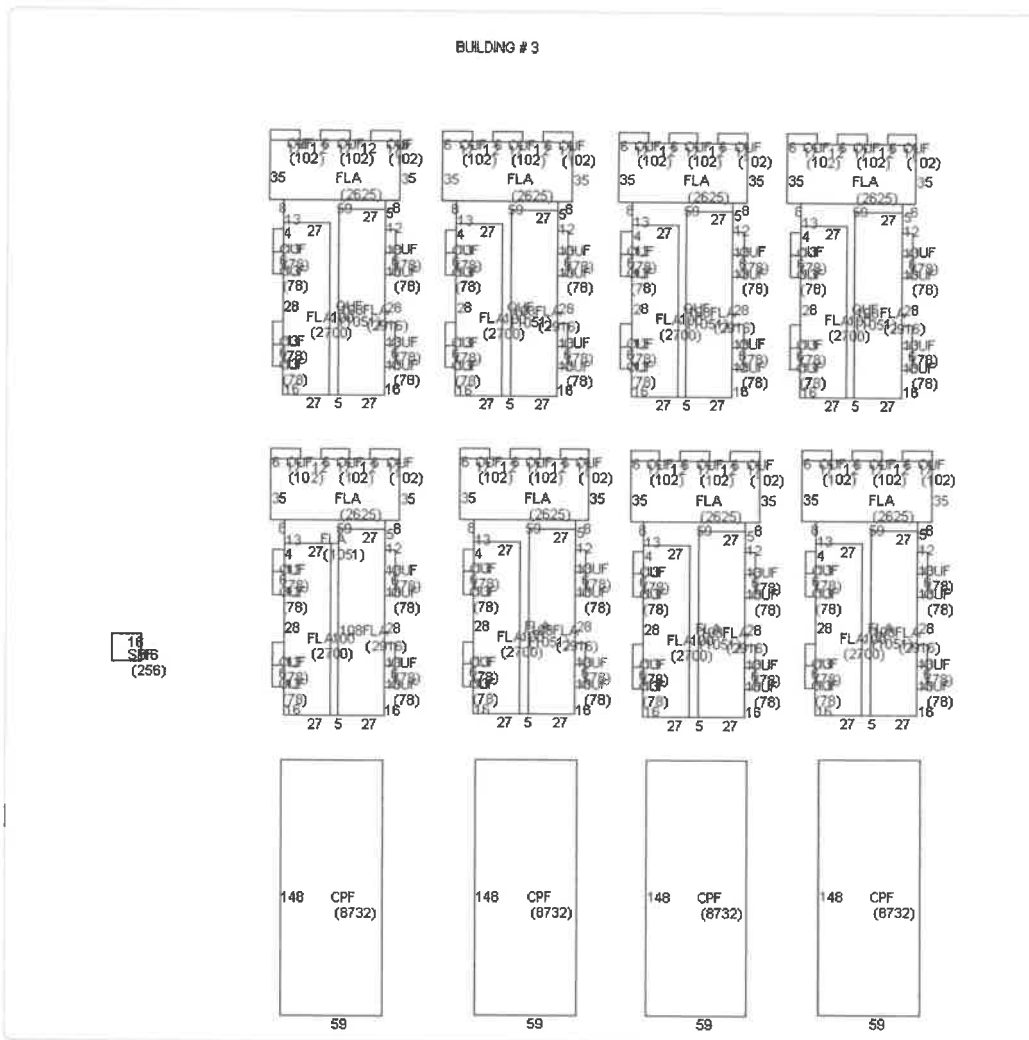
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0984	4/15/2016		\$25,200	Commercial	INSTALL A NEW LIGHT IN AN ENCLOSURE BEAM IN BLDG. 3910 & 3920
16-1298	4/15/2016		\$15,000	Commercial	INSTALL NEW BEAMS IN COMMON AREA (BLDG 3910)
16-1464	4/15/2016		\$35,000	Commercial	INSTALL NEW BEAMS IN COMMON AREA BLDG 3920
15-4317	10/28/2015		\$2,430	Commercial	14 UNITS - ADD NEW LIGHT FIXTURES.
15-2706	7/7/2015		\$68,153	Commercial	R/R OLD CABINETS IN KITCHEN AND BATHS FOR 16 UNITS.
15-2707	7/7/2015		\$106,500	Commercial	R/R OLD CABINETS IN KITCHEN AND BATHS FOR 25 UNITS.
15-1642	5/1/2015		\$51,115		REMOVE AND REPLACE OLD CABINET IN KITCHEN AND BATHROOM IN BUILDING UNITS:10-207W, 10-103W, 10-111W, 10-209S, 10-205E, 20-102E, 20-111S, 20-202N, 20-106E,20-302N, 20-407S, 20-410W(12UNITS)
15-1643	5/1/2015		\$51,115		REMOVE AND REPLACE OLD CABINETS IN KITCHEN AND BATHROOM IN BUILDING UNITS: 20-101S, 20-102S, 10-108N, 20-110W, 20-109W, 20-110W, 20-203N, 20-304N, 20-306N, 20-303W, 20-312E, 20-402E.(12 UNITS)
14-5735	12/27/2014		\$1,440		HARD WIRE GARBAGE DISPOSAL IN UNITS # 10 105W, 203N, 204N, 103W, #20 103W, 106N, 208S, 209W, 403S,404W
14-5736	12/27/2014		\$37,400		R & R CABINETS IN KITCHEN AND BATHS IN BUILDING 3910 UNIT #10 105W, 203N, 204N, #20 208S, 209W, 403S,404W.
14-5740	12/27/2014		\$38,333		R & R CABINETS IN KITCHEN IN BATH IN BUILD. 3910 UNITS #10 111E, 104W, 207N. #20 206N, 208N, 209N, 213N, 305E, 403W, 405W.
11-3860	10/19/2011		\$1,000	Commercial	TO REPAIR OR REPLACE AS NEEDED 50 SQ/FT CONNECT PAD AT OFFICE ENTRANCE
063610	6/14/2006	12/27/2007	\$1,000	Commercial	INSTALL CHAIN LINK FENCE TO MATCH EXISTING 48",REPAIR GATE
06-1106	2/22/2006	12/27/2007	\$10,000	Commercial	REPLACE WIRING & RUSTED PANELS AT POOL AREA
05-1766	5/23/2005	12/27/2007	\$500	Commercial	INSTALL DEDUCT METER FOR NORTH SIDE POOL AREA
05-1768	5/23/2005	12/27/2007	\$500	Commercial	INSTALL DEDUCT METER FOR SOUTH SIDE POOL AREA
02-2048	7/26/2003	9/18/2002	\$7,000	Commercial	REPAIR APT.103
03-0588	2/27/2003	6/6/2003	\$14,464	Commercial	REPLACE 5 MANHOLES
02-2204	8/13/2002	9/18/2002	\$17,000	Commercial	REPAIR WALKWAYS
02-1607	6/14/2002	6/14/2002	\$47,249	Commercial	REPAINT 2 BLDGS.
01-3221	10/2/2001	9/18/2002	\$15,000	Commercial	NEW ASPHALT
01-2618	8/8/2001	9/18/2002	\$23,767	Commercial	PREPAIR FOR NEW ASPHALT
00-1990	8/29/2000	12/13/2001	\$24,500	Commercial	BALCONY REPAIRS
9703107	9/1/1997	12/1/1997	\$1	Commercial	SHUTTERS
97-0975	4/1/1997	12/1/1997	\$2,000	Commercial	HANDICAP RAMP
96-0761	2/1/1996	8/1/1996	\$178,600	Commercial	ADDITION/CONVERSION
B953476	10/1/1995	12/1/1995	\$16,427	Commercial	REPAIR BAHAMA SHUTTERS
B951038	3/1/1995	9/1/1995	\$5,100	Commercial	REPAIR 24 RAILINGS
M941853	6/1/1994	12/1/1994	\$1,300	Commercial	1-1/2 TON A/C W/5 DROPS

Sketches (click to enlarge)







<p>351024192 (152)</p> <p>275 27</p>	<p>351024192 (152)</p> <p>275 27</p>	<p>351024192 (152)</p> <p>275 27</p>	<p>351024192 (152)</p> <p>275 27</p>
<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (157)</p> <p>275 27</p>	<p>351024192 (153)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>
<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (159)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>
<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>	<p>351024192 (156)</p> <p>275 27</p>
<p>CPF 174 (10.66)</p>	<p>CPF 174 (10.66)</p>	<p>CPF 174 (10.66)</p>	<p>CPF 174 (10.66)</p>

Photos



No data available for the following modules: Commercial 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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