

Application and Cover Letter

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

June 24, 2022

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040



Re: Lot Split/Boundary Line Adjustment
523 and 525 Fleming Street
(Parcel ID 00006430-000200) Lot 15 and Lot 16

Dear Katie:

Our client, Robert James Dean Revocable Trust, (“Applicant”), is the owner of the above-referenced parcels located at the corner of Fleming and Bahama streets within the HNC-1 zoning district. The Applicant desires to adjust the boundaries of the two parcels, pursuant to section 118-169 of the Land Development Regulations, to reflect a new configuration (Exhibit A)¹. Enclosed with this letter are surveys reflecting the existing and proposed layouts of the parcels.

Existing²: Subject property is a corner lot with dimensions 73.85’ x 85.25’. Currently on the property is a one-story concrete block structure used as a storage facility.

Proposed: To adjust the existing boundary line between Lot 15 & Lot 16 (Exhibit A) where one parcel will front Bahama Street and the second parcel will front Fleming Street. Lot sizes remain relatively the same.

In accordance with code Sec. 122-31(b), which allows for, “...two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and **may** [emphasis added] be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75% of the minimum lot size of the applicable district regulations, and is not otherwise required to provide required parking for the adjacent parcel.”

¹ Exhibit “A”; O’Flynn Survey, 6/11/2022

² Attachment “A”, Norby & O’Flynn Survey, 5/06/2003

	Required Min. Lot Size	Proposed Lot	Percentage
Parcel A	4,000 sf	3,195.59 sf	79.8%
Parcel B	4,000 sf	3,149.98 sf	78.7%

Intended Use:

Parcel A: Construct an affordable residential unit compliant with HARC guidelines and current land development regulations including required off-street parking.

Parcel B: This lot is to remain vacant at this time.

Site Data:

Dimension	Required	Lot 15 523 Fleming	Lot 16 525 Fleming	Proposed Parcel A	Proposed Parcel B
Lot Size (sf)	4,000	3,148.22	3,147.48	3,195.59	3,149.98
Width (ft)	40	42.63	42.62	36.90	85.25
Depth (ft)	100	73.85	73.85	85.25	36.95
Density	16 u/ac	1.15 units	1.15 units	1.17 units	1.17 units

History: This property was platted in 1829³ by William A. Whitehead as part of Square 37 which originally consisted of four (4) 241'- 3" x 176'- 0" lots. The creation of Bahama Street (pre-1908) split Square 37, separating Lots 1 and 2 from Lots 3 and 4. This dissection was not equally distributed leaving the whole width of Bahama Street taken from Lots 1 & 2, reducing the width of that half of Square 37 by 30'-3". This is significant because it impacted the subject parcels.

Throughout the almost 200 years since originally platted, Square 37 has been subdivided and re-subdivided multiply times as downtown Key West developed. The 1908 city map⁴ shows an early delineation of property lines which corresponds with the 1912 Sanborn Fire Insurance Map⁵. See Attachment "E" comparing the 1912 Sanborn and the 1908 city map. Note the one-story dwelling shown on the 1912 map within what was then Lot 8 (1908), located within the current parcel Lot 16 of Marvin's Diagram.

In January 1926, William Marvin filed a Diagram of Square 37 with the clerk of court identifying sixteen (16) parcels within platted Lots 1 and 2. Platted Lot 3, the site of St. Paul's Episcopal Church, remained unchanged and platted Lot 4 was divided into nine (9) parcels.

The two residential dwelling units located at 523 and 525 Fleming Street as shown on the 1912 Sanborn Map were used as residences until c. 1959⁶. In 1962, the First Baptist Church used both structures for Sunday School purposes. By the early 1980s, the 100-year-old structures are removed from the site. Florida Keys Aqueduct (FKAA) records⁷ show two meters were established on the site in the 1940s and 1950s.

³ Attachment "B"; Plat by William A. Whitehead, 1829

⁴ Attachment "C"; Monroe County Property Appraiser Map, 1908

⁵ Attachment "D"; Sanborn Fire Insurance Map, 1912

⁶ Attachment "F"; Polk City Directory, 1959, 1962, 1970

⁷ Attachment "G"; FKAA Letter

According to Monroe County Property Appraiser records, the Applicant, having multiple properties in this block, had all lots combined for assessment purposes in 1991. In 1992, the funeral home property located on recorded Lot 11 and a portion of recorded Lots 10, 11, 12 and 13 were split from recorded Lots 15 and 16 and deeded to Florida Keys Funeral Services, LLC⁸.

In 2004/2005, the subject property received an administrative waiver to split from RE# 00006430-000000 (417 Bahama Street), and approval to build a residential unit above the storage facility. Although the project was HARC approved (H04-05-27-962), the unit was never built due to neighbor objection. As part of this approval, street addresses were assigned to recorded Lots 15 and 6.⁹

Of the original twenty-six (26) recorded lots/parcels of the Marvin Diagram located within the originally platted Square 37, only seventeen (17) lots remain since property lines have been redefined. Adjusting the boundary lines of recorded Lots 15 and 16 will not increase the current number of lots recorded as part of the William Marvin Diagram of 1926.

The proposed subject Lots are at least 75 percent of the minimum lot size of the applicable district regulations, and neither are required to provide parking for the adjacent parcel. Additionally, single-family dwellings are a permitted use within the HNC-1 zoning district.

Thank you for your review and consideration. We hope that you will support this application which will enable the owner to provide much needed housing. Please contact my office should you have any questions.

Respectfully,


Erica H. Sterling

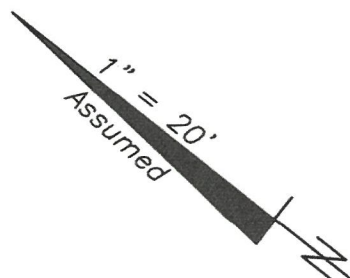
enclosures

⁸ Monroe County Clerk Records, Bk 1216, Page 89-93

⁹ Attachment "H"; City Letter RE: Assignment of Street Addresses, July 20, 2005

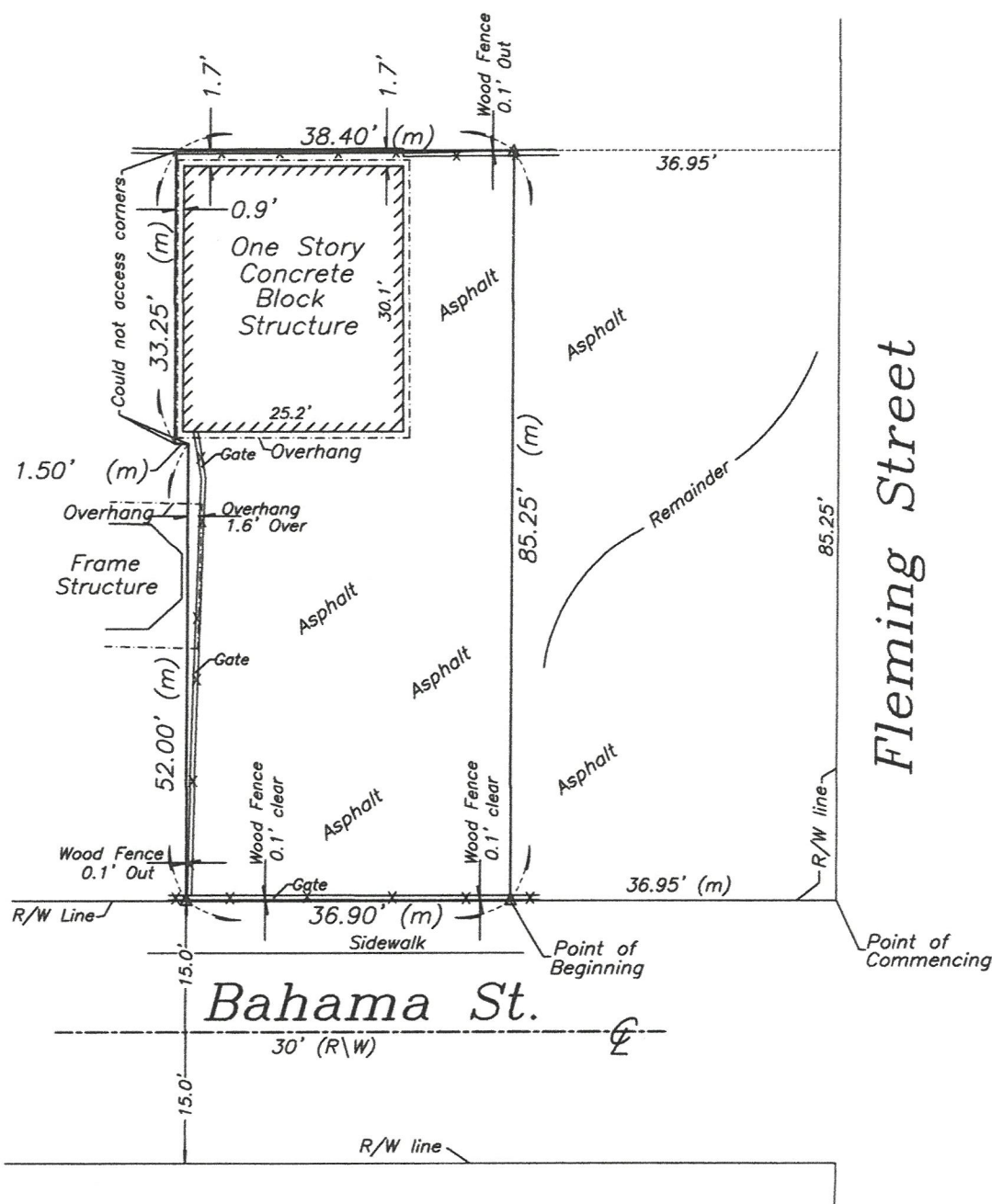
Exhibit A

Boundary Survey Map of a
portion of Square 37, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- ⊙ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter



NOTES:

1. The legal description shown hereon was authored by the undersigned.
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 9, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeasterly right of way line of Bahama Street with the Northwesternly right of way line of Fleming Street and run thence Northwesternly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.95 feet to the Point of Beginning; thence continue Northwesternly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.90 feet; thence Northeasterly and at right angles for a distance of 52.00 feet; thence Northwesternly and at right angles for a distance of 1.50 feet; thence Northeasterly and at right angles for a distance of 33.25 feet; thence Southeasterly and at right angles for a distance of 38.40 feet; thence Southwesterly and at right angles for a distance of 85.25 feet back to the Point of Beginning, containing 3,196 square feet, more or less.

BOUNDARY SURVEY FOR: Robert Dean;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 11, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

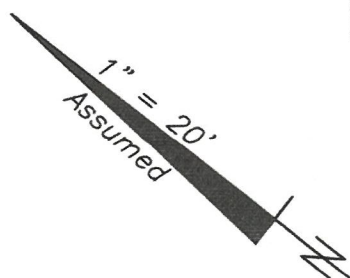
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

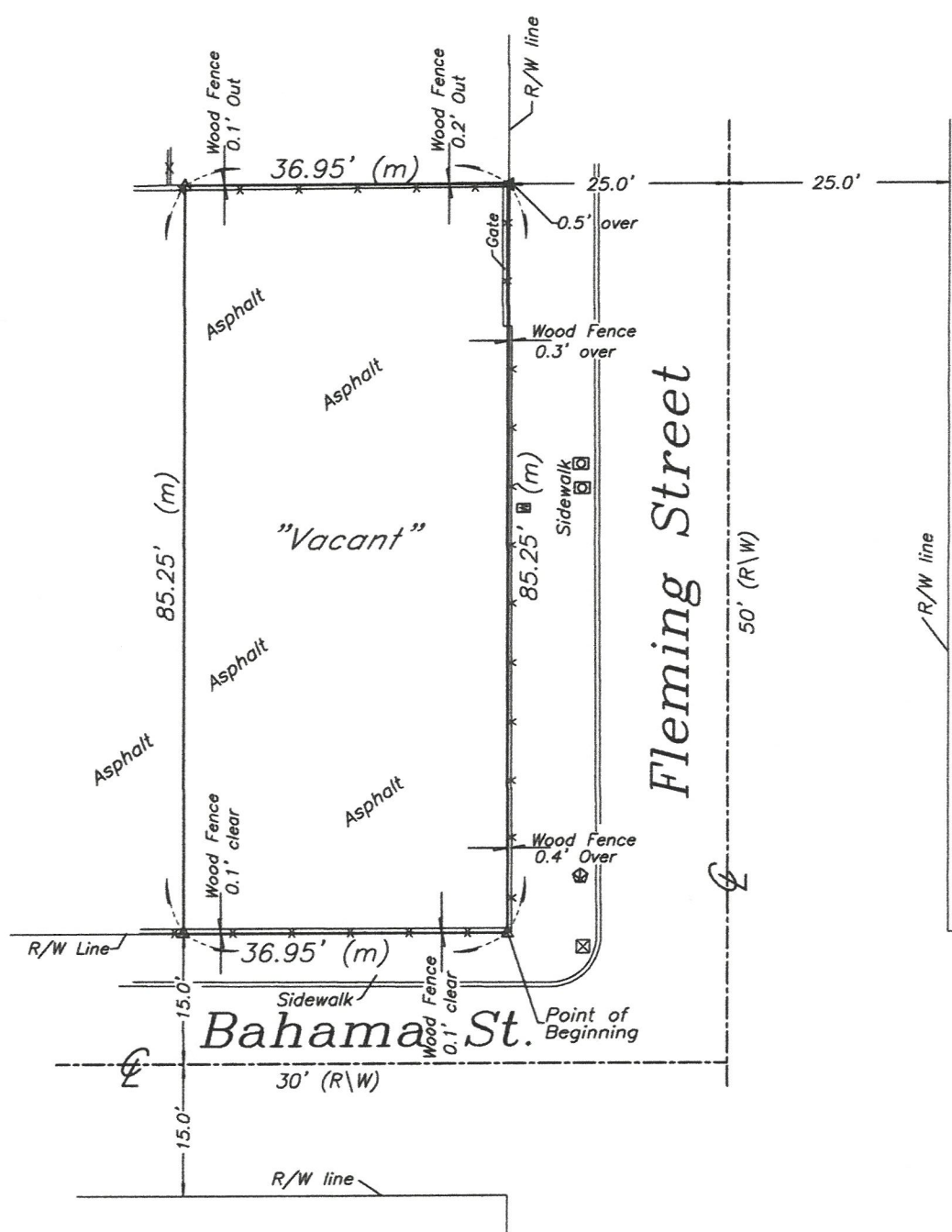
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of a portion of Square 37, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter



NOTES:

1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 9, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
BEGIN at the intersection of the Northeasterly right of way line of Bahama Street with the Northwesternly right of way line of Fleming Street and run thence Northwesternly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.95 feet; thence Northeasterly and at right angles for a distance of 85.25 feet; thence Southeasterly and at right angles for a distance of 36.95 feet to the Northwesternly right of way line of the said Fleming Street; thence Southwesterly and at right angles, along the Northwesternly right of way line of the said Fleming Street, for a distance of 85.25 feet back to the Point of Beginning, containing 3,150 square feet, more or less.

BOUNDARY SURVEY FOR: Robert Dean;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 13, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

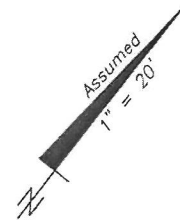
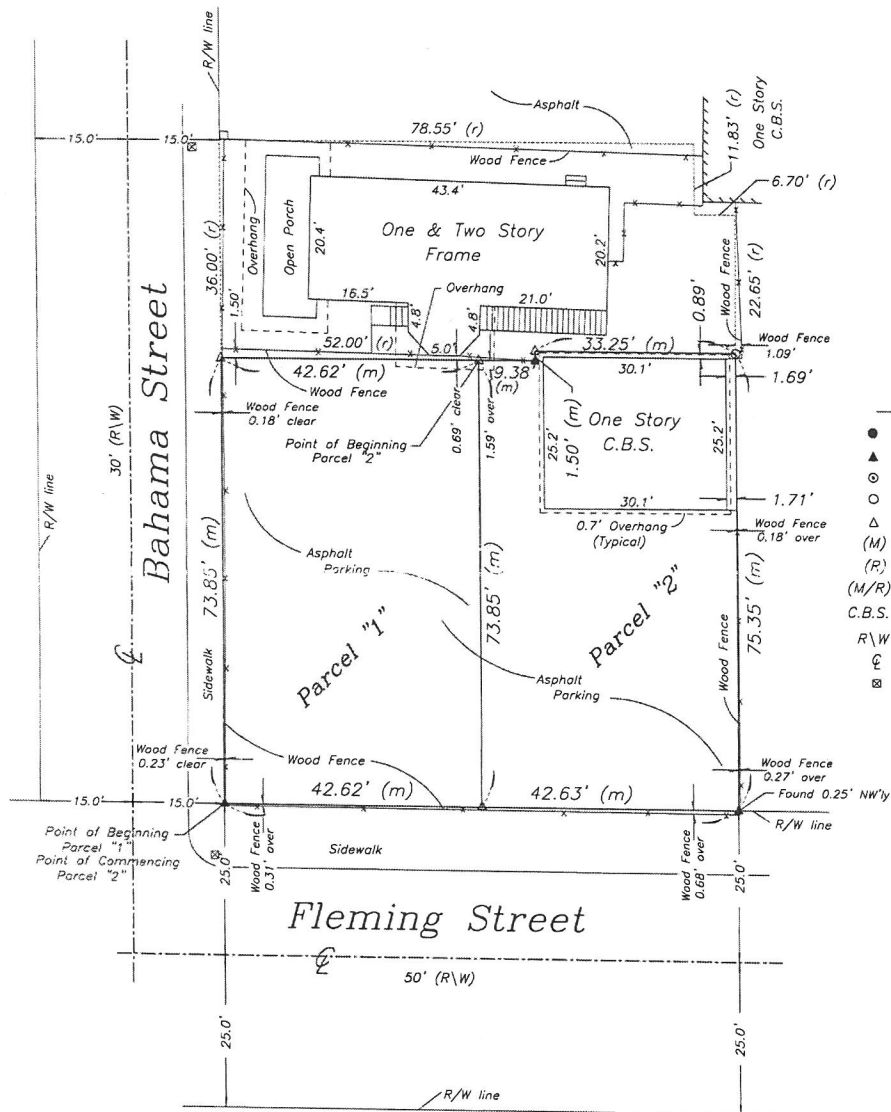


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Attachment “A”

Map of:
Boundary Survey for:
Robert Dean of part of
Square 37, William A. Whitehead's Map
of the Island of Key West



LEGEND

- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊞ Concrete Utility Pole

Sheet One of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Report of:
Boundary Survey for:
Robert Dean of part of
Square 37, William A. Whitehead's Map
of the Island of Key West

NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: May 2, 2003.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

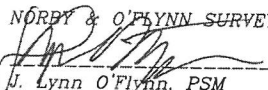
BOUNDARY SURVEY OF:

PARCEL "1": A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: BEGIN at the intersection of the NW'ly right of way line of Fleming Street with the NE'ly right of way line of Bahama Street and run thence NW'ly and along the NE'ly right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'ly and at right angles for a distance of 42.62 feet; thence SE'ly and at right angles for a distance of 73.85 feet to the NW'ly right of way line of the said Fleming Street; thence SW'ly and along the NW'ly right of way line of the said Fleming Street for a distance of 42.62 feet back to the POINT OF BEGINNING.

PARCEL "2": A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NW'ly right of way line of Fleming Street with the NE'ly right of way line of Bahama Street and run thence NW'ly and along the NE'ly right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'ly and at right angles for a distance of 42.62 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue NE'ly along the previously mentioned course for a distance of 9.38 feet; thence NW'ly and at right angles for a distance of 1.50 feet; thence NE'ly and at right angles for a distance of 33.25 feet; thence SE'ly and at right angles for a distance of 75.35 feet to the NW'ly right of way line of the said Fleming Street; thence SW'ly and along the NW'ly right of way line of the said Fleming Street for a distance of 42.63 feet; thence NW'ly and parallel with Bahama Street for a distance of 73.85 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Robert Dean

NORBY & O'FLYNN SURVEYING, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 6, 2003

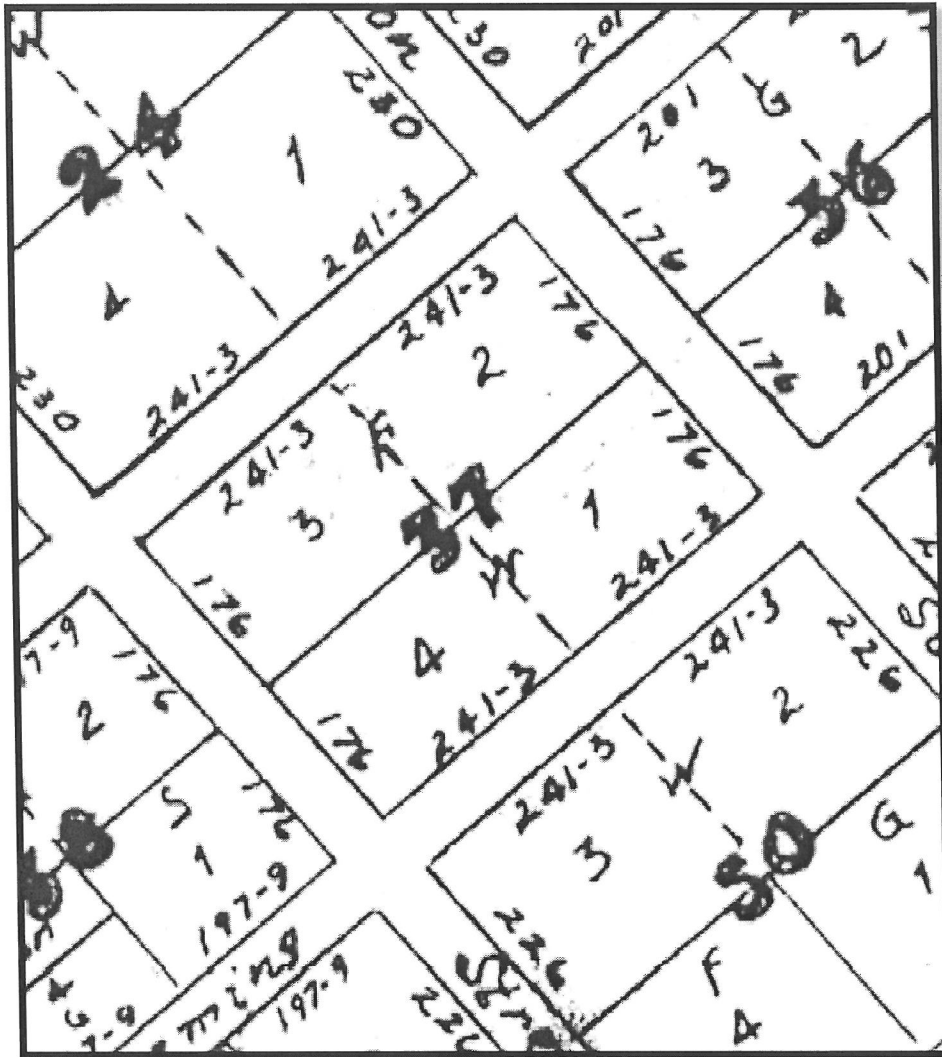
Sheet Two of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LS No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

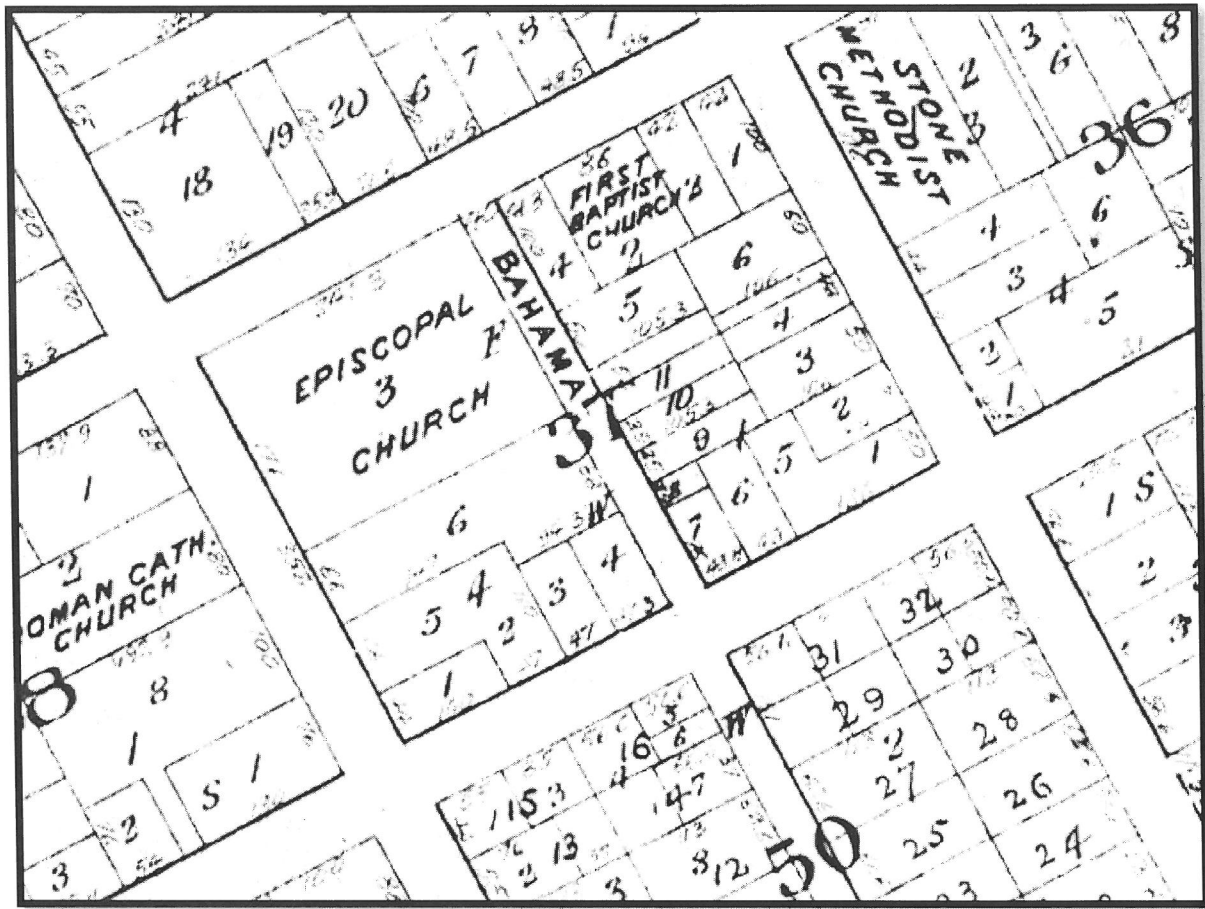
Attachment “B”

Attachment "B"

1829 Plat Map



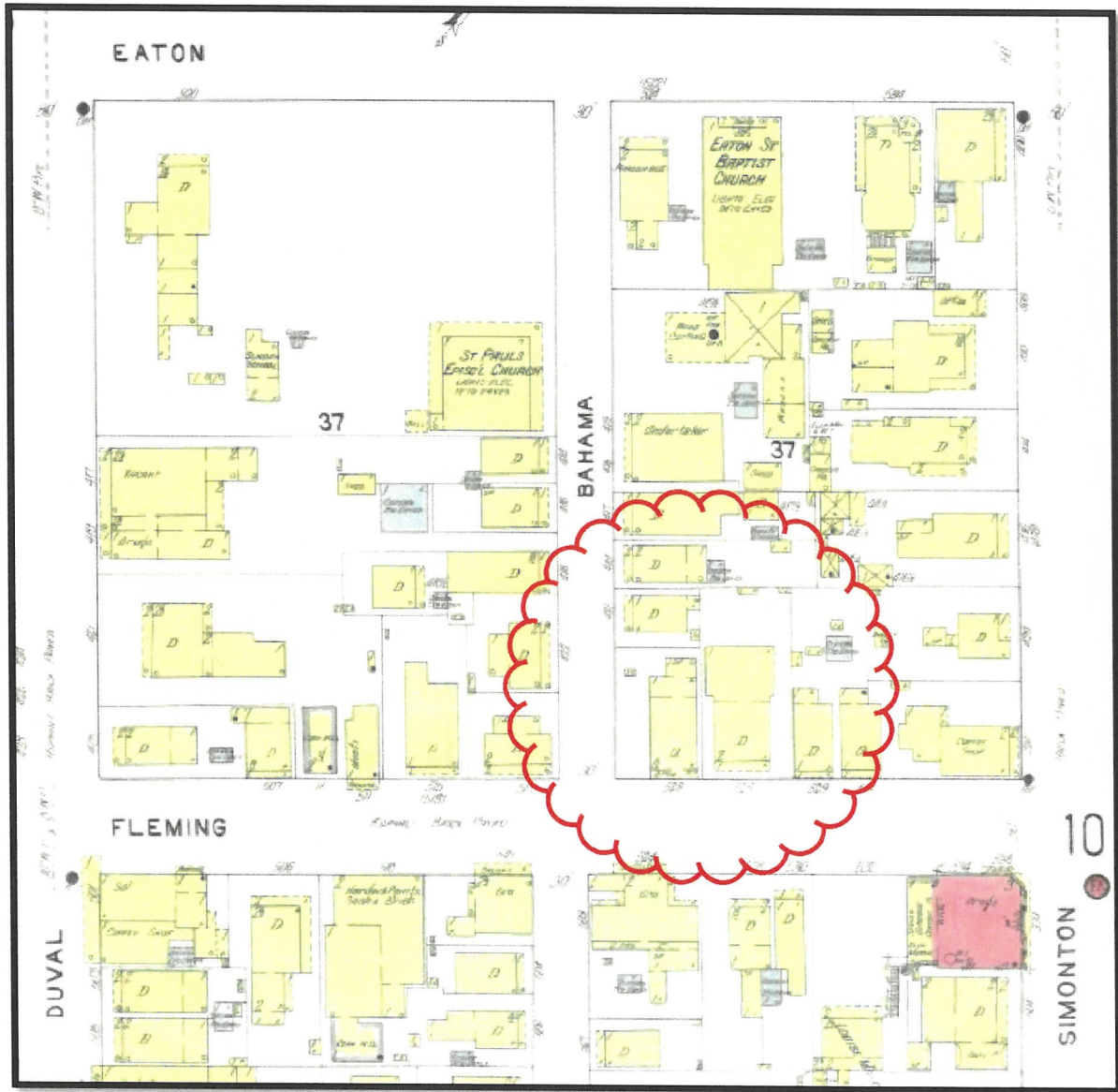
Attachment “C”



Attachment “D”

Attachment "D"

1912 Sanborn Map



Attachment “E”

Attachment "E"

Comparison: 1908 City Map and 1912 Sanborn Map



Lot 9 →

Lot 8 →

Lot 7 →

Lot 6 →



Attachment “F”

1959 City Directory:

THE FLORIDA NATIONAL BANK
 Open Monday through Friday 9:00
 Friday Afternoons 4:30 P. M.
 3% INTEREST PAID ON SAVINGS —
 U. S. DEPOSITORY

FLEMING—Contd

519 Bernard's Office Supply & Stationers Δ CY65429 Cohen Bernard	716 d 719 R 723 C 724 R
521 Vacant	
Bahama ends	726 C 728 P
522 Fausto's Food Palace Δ CY65663	K
523 Knowles Rosetta F @ Δ CY62468	J
525 Tudela Candido E	
527 Losley Calvin A Δ CY65946	729 F
528 Vacant	
530 Pruitt Lola M Mrs Δ CY62765	H
531 Mike's Serv Sta Δ CY69207	
532 Downing Andrew E Δ CY63916 Hambley Richd J Δ CY63468	730 E
534 White's Book Shop Δ CY69089	800 L 801 C
534½ Vacant	B
536 Spottswood Robt F Δ CY65552	
Simonton intersects	803-0 806 C
600 Betty-Ann Stationers Δ CY65634	807 P
602 Ouesada Miguel Δ CY65265	808 H
611 Cabanas Julio Δ CY63990 Salgado Jose	
612 McClintock Edna Mrs Δ CP62881	809 M rear C
Warren Leonard A	810 T

EFFICIENCIES
 Tel. CYpress 6-5671

1962 City Directory:

35

caroline shop

interior decorator — custom workshop
FABRICS

529 Eaton St. Tel. 296-5931

FLEMING—Contd

513½ Vacant
515 Household Finance Corp
294-1088
516 Keene Gordon N optom
296-9622
Hayes John B dentist
296-2722
517 Captain Red's Sportsman's
Shop 296-8668
518 Vi's Originals dress shop
518½ Kemp Orvis M acct
294-2581 and 294-2582
519 Bernard's Ofc Sup & Sta-
tioners 296-5429
Cohen Bernard 296-5429
521 Caroline & Eddie's Bake Shop
296-8073
522 Faust's Wool Palace
296-5663
523-25 First Baptist Church (Sun-
day School Dept)
527 Knowles Rosetta F @
296-2468
527½ Ranger Hector
531 Mike's Serv Sta 296-9207
532 Seavy Paul R 296-8006
534 Book Shop The 296-9089
534½ Vacant
536 Spottswood Robt F @
296-5552
State Comptroller ofc
296-3211
Simonton intersects
600 Betty-Ann Stationers
296-5635
602 Q-Rooms 296-5265
Cruz Miguel
611 Wildman Gene N 294-3258
611½ Pack David R
612 McClintock John L 296-2881
Warren Leonard B
296-2709
613 Machin Hector
614 Hoskins Marie 296-9771
615 Sawyer Berlin A @ 296-5761
617 Sanchez Jose C optom
296-3013

620 Vacant
623 Felker Laura G Mrs
294-1914
624 Torano Jose A @
626 Jack-Pot confr 296-9521
628 Pierce Bros genl mdse
296-5922
Elizabeth intersects
700 County Pub Library
294-2624
701 Bale Glenn 296-8117
703 Thompson Louise R Mrs @
296-3495
709 Mira Eloy 296-6807
711 Machin Armando @
715 Birdwell Carl L 296-3482
716 Hosfelt Ethel M Mrs
294-2285
719 Roberts Daisie L @
296-6138
723 Connor Margt G Mrs
724 Rendueles Anselmo @
296-3073
726 Vargas Roger
728 Pythian Castle Hall
Pythian Sisters No 20
Sparkling Water No 20
Rebecca Lodge
Steamfitters Reifr & Air
Condtg Local 764
Lodge No 168 Knights of
Pythias
729 Fleming Street Meth Church
296-2812
730 Elwood Chas R @ 296-9614
William intersects
800 Long's Furn Store
296-5843
801 Curry's John Plmb 296-3443
803 Vacant
806 Curry Pearl C Mrs @
296-3713
807 Vacant
808 Hattrick Carrie E Mrs @
296-3147
809 Martin Elmer W
rear Carawan Russell G @
810 Avalo Amondo
811 Olivieri's Gift's & Sundries
genl mdse 296-9941
Monroe County Glass & Mir-
296-6246

510 SOUTHARD ST.
Convenient Home Financing
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF KEY WEST

1970 City Directory:

Monroe LAND TITLE COMPANY
 "Monroe County's Only Complete Title Facility"
513 WHITEHEAD ST.
TEL. 296-5616

61

FLEMING ST—Contd

516 Hayes John B dentist
296-2722

517 Captain Red's Sportsman's
Shop sporting goods
296-8668

518 Old Island Treasure Chest
294-1398

519 Bernard's Office Supply &
Stationers 296-5429

Rear Cohen Bernard

521 Holm Floor Covering Co
296-2091

522 Fausto's Food Palace Inc
296-5663

523 First Baptist Church sunday
sch dept

527 Knowles Rosetta F ©
296-2468

527 1/2 Vacant

531 Vacant

532 Tremblay Rosalind C Mrs
Riker Richd 294-3739

534 White's Book Shop 296-9089

536 Spottswood Florence M Mrs
© 296-5552

SIMONTON ST INTERSECTS

600 Quality Furniture new &
used 296-8200

601 Vacant

602 Q-Rooms 294-9523
Cruz Miguel 296-8090

611 Farber Clarence

611 1/2 Vacant

612 Mc Clintock John L
296-2881 Leonard B

Brogdon James C 296-2797

703 Pinder Gladys E © 296-3491

Mac Fadden Christopher
296-6251

709 Llano Frank M 294-2880

711 Machin Armando ©
296-9544

715 Brye Arnold C Jr ©
294-4369

716 Vacant

719 Lowe Charles R ©

723 Connor Margt G Mrs ©
296-9898

724 Gomez Charles S 294-3321

LOVE LA BEGINS

726 Zelnick John

729 Fleming Street Methodist
Church 296-2812

730 Elwood Etta M Mrs ©
296-9614

WILLIAM INTERSECTS

800 Long's Furniture Store
296-5843

801 Vacant

803 Vacant

806 Curry's Rooms furnished
rms

Curry Pearl C Mrs ©
296-3713

807 Trubey Ambrose E ©
294-3257

808 Lackey Linda
Murphy Richd O

809 Johnson Clyde W 296-8876

810 Romo Jesus

811 Eula's Varieties 296-9293

812 Monroe County Glass &
Mirror 296-6246

Apartments
Larry K

Logun's Lobster House
 IN KEY WEST IT'S
 COCKTAILS
 FOR CASUAL DINING ON THE OCEAN
TEL. 294-1500
 1428 SIMONTON ST.

Credit Ref
Is Accurate

Attachment “G”



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



Attachment "G"

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Kerry G. Shelby
Executive Director

May 26, 2022

RE: 523 FLEMING ST
008518

James R Dean
14 W Cypress Terr
Key West, Fl. 33040

Please allow this letter to serve as documentation that the Florida Keys Aqueduct Authority has provided water service to the above referenced property since July 8, 1955. The water meter was removed on March 1, 1974, and additional fees will be required to reinstate service.

It is anticipated that this information will be found both helpful and satisfactory. Please do not hesitate to contact us at 305-296-2454, if you need further assistance.

Sincerely,

FLORIDA KEYS AQUEDUCT AUTHORITY



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



Attachment "G"

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Kerry G. Shelby
Executive Director

May 26, 2022

James R Dean
14 W Cypress Terr
Key West, Fl. 33040

RE: 525 FLEMING ST
002231

Please allow this letter to serve as documentation that the Florida Keys Aqueduct Authority has provided water service to the above referenced property since July 27, 1944. The water meter was removed on June 10, 2015 and additional fees will be required to reinstate service.

It is anticipated that this information will be found both helpful and satisfactory. Please do not hesitate to contact us at 305-296-2454, if you need further assistance.

Sincerely,

FLORIDA KEYS AQUEDUCT AUTHORITY

Attachment “H”



Attachment "H"

Roland Flowers
City Engineer

Phone (305) 292-8155
Fax (305) 292-8293

July 20, 2005

U.S. Post Office
Supervisor of Delivery,
400 Whitehead Street
Key West, Florida 33040

RE: ASSIGNMENT of STREET ADDRESS

Dear Mimi:

As a point of clarification, Re: 643-Lot 15, has been assigned the address 525 Fleming Street and Lot 16 has been assigned the address 523 Fleming Street.

If you have any questions or require further information, please call me at (305) 292-8155.

Sincerely,

A handwritten signature in cursive script, appearing to read "Roland S. Flowers".

Roland S. Flowers, P.E.
Director General Services/City Engineer

Attachment (1)

C: Revenue Department
OMI
Comcast Cable
Florida Keys Aqueduct Authority
BellSouth
Planning Department
KWFD – Chief Wardlow
Dennis Grote, Budget Analyst

Building Department
Utilities Department
Monroe County Tax Appraiser
Keys Energy
Waste Management Information
KWPD – Officer Hades
Mr. Bob Dean.

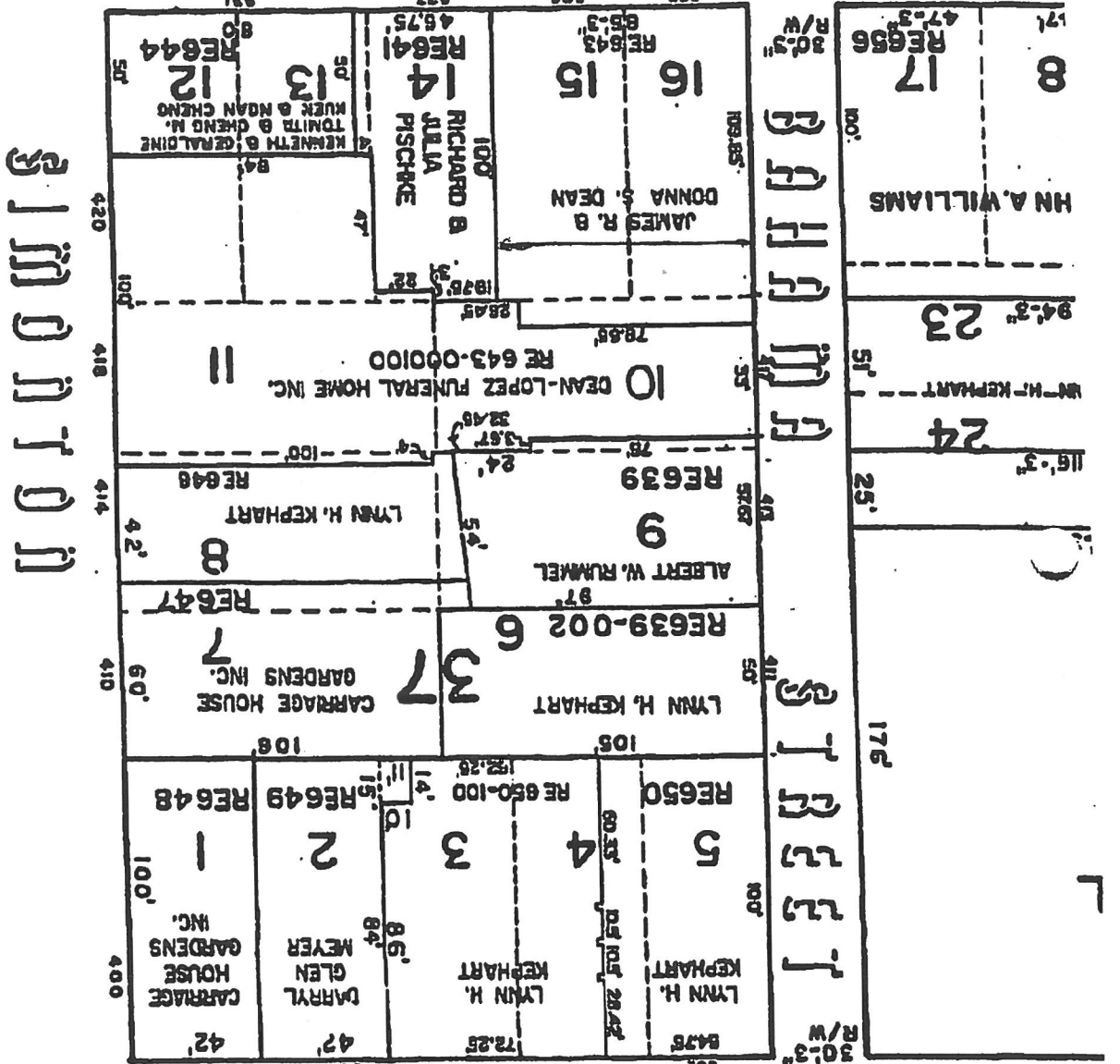
Attachment "H"

BAHAMIA ST. R/W 30'

50' R/W

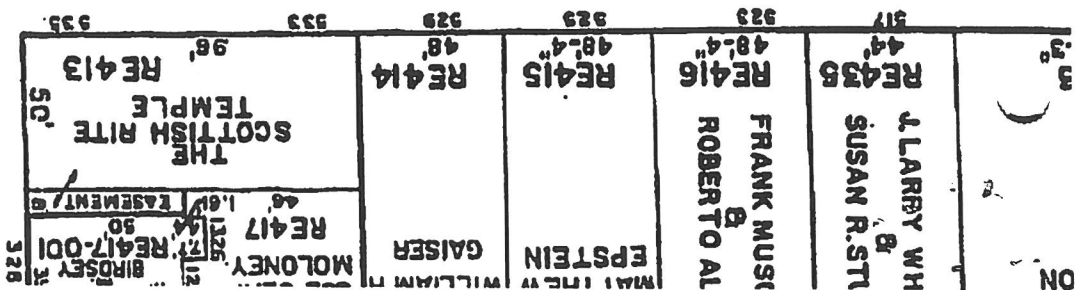
50' R/W

SCALE: 1" = 50'
DRAWN BY F.J. NOEL
1984



50' R/W

CONTINUED ON PAGE N



50' R/W

PAGE N

Authorization Form



**City of Key West
Planning Department**

Authorization Form

(Where Owner is a Business Entity)

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

I, James Robert Dean as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of James Robert Dean Revocable Trust
Name of office (President, Managing Member) *Name of owner from deed*

authorize Erica H. Sterling/Spottswood Law Firm
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 6-5-22
Date

by JAMES ROBERT DEAN
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal
Notary Public State of Florida
Lori L. Thompson
My Commission
HH 209275
Exp. 12/16/2025

Name of Acknowledger typed, printed or stamped

12/16/25
Commission Number, if any

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Erica H. Sterling, in my capacity as Partner
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

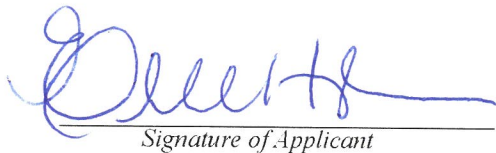
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

523 and 525 Fleming Street

Street address of subject property

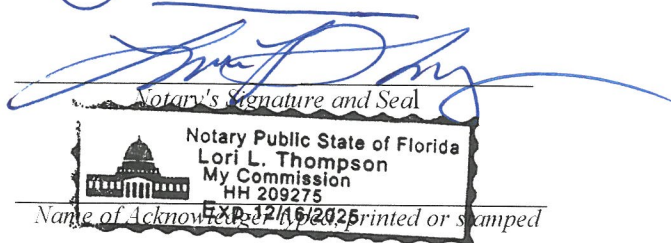
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 Applicant

Subscribed and sworn to (or affirmed) before me on this 6/2/22 by
date
ERICA H. STERLING
Name of Applicant

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


Notary's Signature and Seal
Notary Public State of Florida
Lori L. Thompson
My Commission
HH 209275
Exp. 12/16/2025
Name of Acknowledged Party Printed or Stamped

12/16/2025
Commission Number, if any

Property Record Card



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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00006430-000200
 Account# 9083781
 Property ID 9083781
 Millage Group 10KW
 Location Address VACANT BAHAMA St, KEY WEST
 Legal Description KW PT LOT 1 SQR 37 OR77-356 OR152-87/89 OR194-81/89 OR279-490/491 OR522-445 OR607-334/335 OR837-995/997 OR1430-1344/46 OR2856-529/30
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class PARKING LOT (2800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

[DEAN JAMES ROBERT REV TR 4/23/2009](#)
 14 W Cypress Ter
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$33,316	\$33,950	\$34,584	\$29,306
+ Market Land Value	\$1,447,511	\$1,158,009	\$940,418	\$928,361
= Just Market Value	\$1,480,827	\$1,191,959	\$975,002	\$957,667
= Total Assessed Value	\$1,179,752	\$1,072,502	\$975,002	\$957,667
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,480,827	\$1,191,959	\$975,002	\$957,667

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2800)	6,345.60	Square Foot	85.25	73.85

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	5275 SF	2
FENCES	1984	1985	1	2109 SF	2
GARAGE	1990	1991	1	750 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/27/2017	\$100	Warranty Deed	2124632	2856	529	30 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Buildings, Permits, Sketches (click to enlarge), Photos.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 4/25/2022, 2:14:58 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.171

**City of Key West
Business Tax
Receipt**

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name DEAN, JAMES
Location Addr 417 BAHAMA ST DN
Lic NBR/Class 17216 MISCELLANEOUS OTHER SERVICES
Issued Date 8/14/2020 **Expiration Date: September 30, 2022**

MISCELLANEOUS OTHER SERVICE

Comments: COMMERCIAL STORAGE BUILDING

Restrictions:

DEAN, JAMES
14 WEST CYPRESS TERRACE

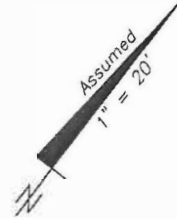
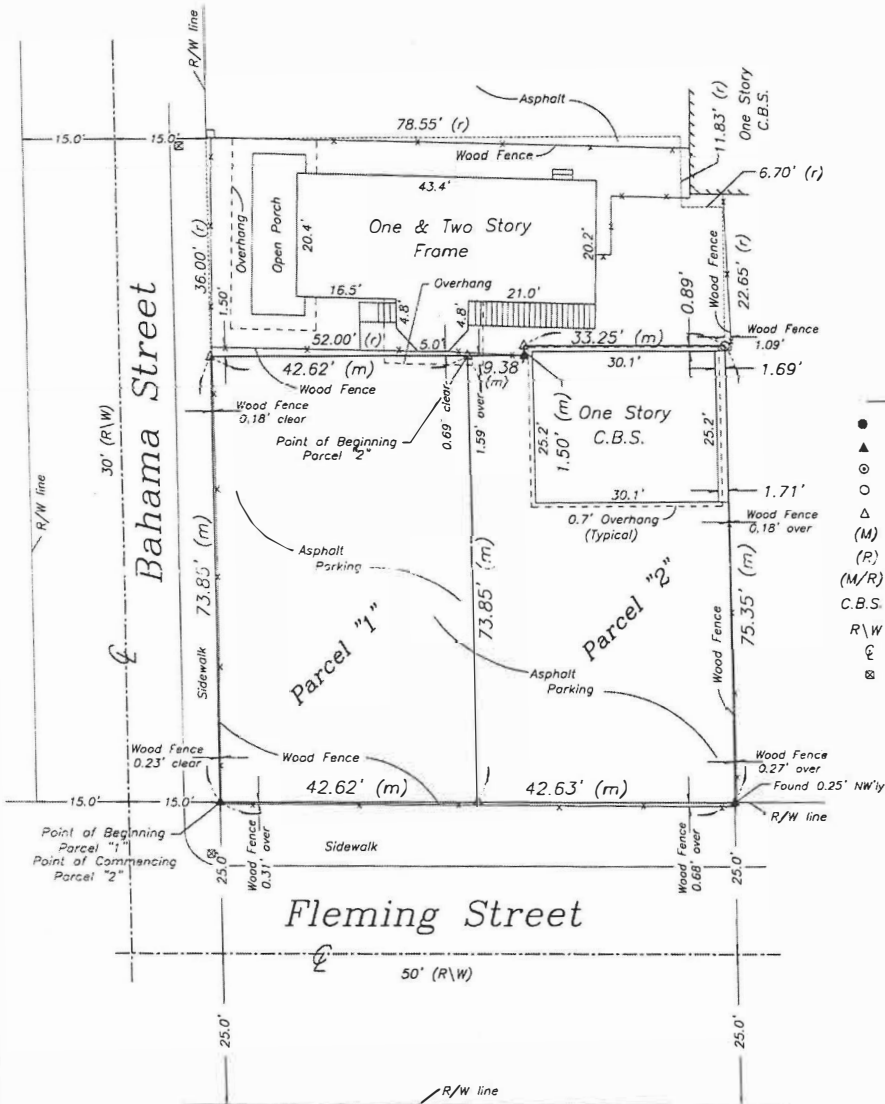
KEY WEST, FL 33040

This document must be prominently displayed.

DEAN, JAMES

Property Survey

Map of:
Boundary Survey for:
Robert Dean of part of
Square 37, William A. Whitehead's Map
of the Island of Key West



LEGEND

- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- ⊙ Found 1/2" Iron Pipe (No ID)
- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- ⊕ Centerline
- ⊗ Concrete Utility Pole

Sheet One of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7101
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: May 2, 2003.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

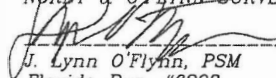
BOUNDARY SURVEY OF:

PARCEL "1": A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: BEGIN at the intersection of the NW'y right of way line of Fleming Street with the NE'y right of way line of Bahama Street and run thence NW'y and along the NE'y right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'y and at right angles for a distance of 42.62 feet; thence SE'y and at right angles for a distance of 73.85 feet to the NW'y right of way line of the said Fleming Street; thence SW'y and along the NW'y right of way line of the said Fleming Street for a distance of 42.62 feet back to the POINT OF BEGINNING.

PARCEL "2": A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NW'y right of way line of Fleming Street with the NE'y right of way line of Bahama Street and run thence NW'y and along the NE'y right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'y and at right angles for a distance of 42.62 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue NE'y along the previously mentioned course for a distance of 9.38 feet; thence NW'y and at right angles for a distance of 1.50 feet; thence NE'y and at right angles for a distance of 33.25 feet; thence SE'y and at right angles for a distance of 75.35 feet to the NW'y right of way line of the said Fleming Street; thence SW'y and along the NW'y right of way line of the said Fleming Street for a distance of 42.63 feet; thence NW'y and parallel with Bahama Street for a distance of 73.85 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Robert Dean

NORBY & O'FLYNN SURVEYING, INC.

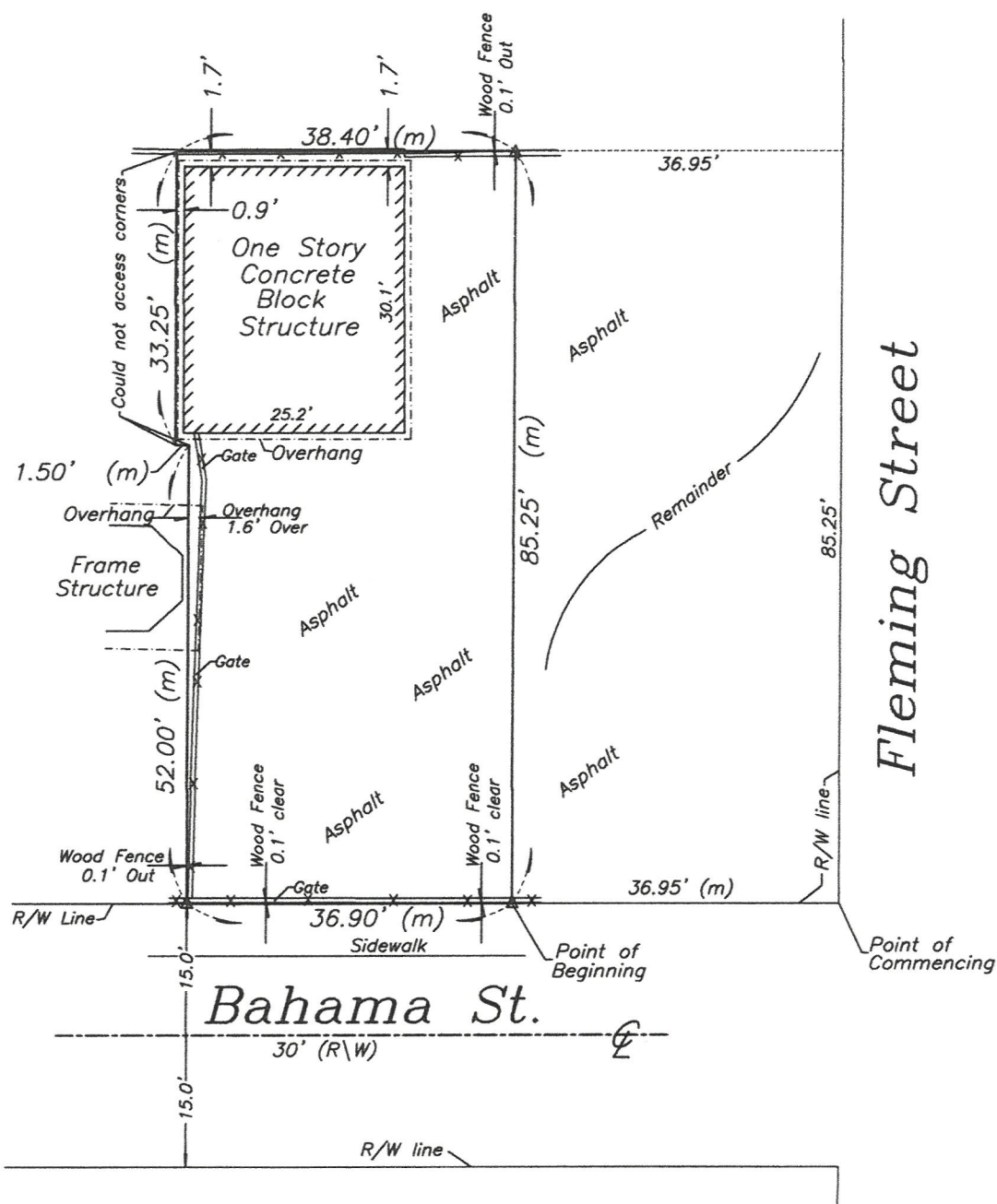

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 6, 2003

Sheet Two of Two Sheets

Proposed Lot Lines

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- ◎ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- Ⓢ Centerline
- ⊗ Wood Utility Pole
- CLF Chain Link Fence
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⦿ Fire Hydrant
- Ⓢ Sewer Cleanout
- Ⓢ Water Meter



1. The legal description shown hereon was authored by the undersigned.
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 9, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeasterly right of way line of Bahama Street with the Northwesterly right of way line of Fleming Street and run thence Northwesterly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.95 feet to the Point of Beginning; thence continue Northwesterly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.90 feet; thence Northeasterly and at right angles for a distance of 52.00 feet; thence Northwesterly and at right angles for a distance of 1.50 feet; thence Northeasterly and at right angles for a distance of 33.25 feet; thence Southeasterly and at right angles for a distance of 38.40 feet; thence Southwesterly and at right angles for a distance of 85.25 feet back to the Point of Beginning, containing 3,196 square feet, more or less.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice, as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

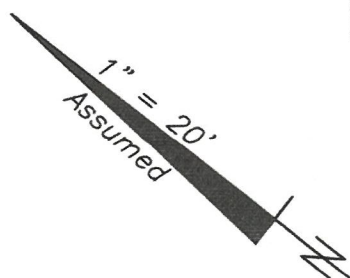
J. Lynn O'Flynn, PSM
Florida Reg. #6298

**THIS SURVEY
IS NOT
ASSIGNABLE**

Professional Surveyor & Mapper
PSM #6298

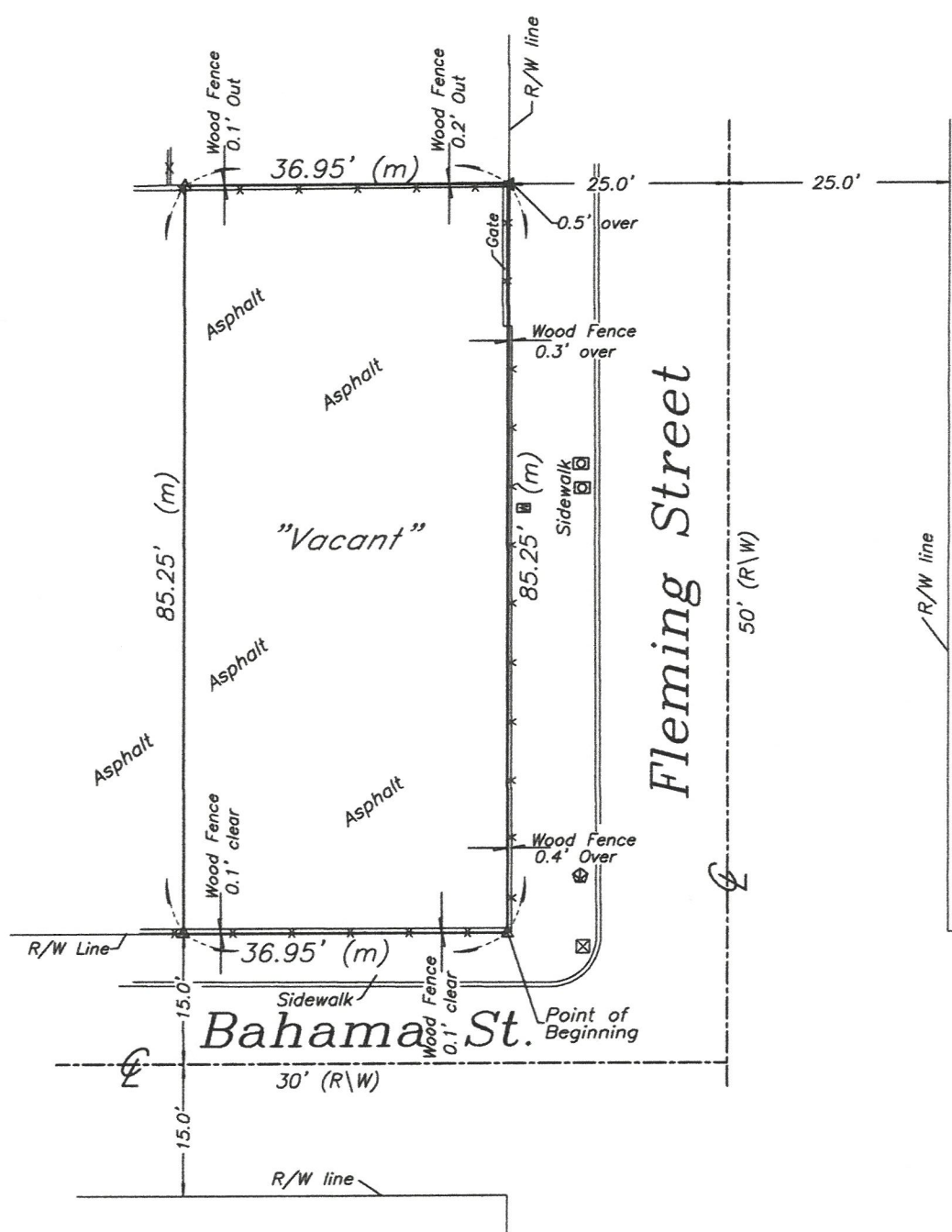
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of a portion of Square 37, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊗ Sewer Cleanout
- ⊗ Water Meter



NOTES:

1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 9, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
BEGIN at the intersection of the Northeasterly right of way line of Bahama Street with the Northwesternly right of way line of Fleming Street and run thence Northwesternly along the Northeasterly right of way line of the said Bahama Street for a distance of 36.95 feet; thence Northeasterly and at right angles for a distance of 85.25 feet; thence Southeasterly and at right angles for a distance of 36.95 feet to the Northwesternly right of way line of the said Fleming Street; thence Southwesterly and at right angles, along the Northwesternly right of way line of the said Fleming Street, for a distance of 85.25 feet back to the Point of Beginning, containing 3,150 square feet, more or less.

BOUNDARY SURVEY FOR: Robert Dean;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 13, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Photos Submitted by Applicant

Existing Structure
View from Bahama Street



← Fleming Street →

← Bahama Street →

523 and 525 Fleming Street
FKAA Water and Sewer Meters



Deed

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
HIGHSMITH & VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Folio Number: 00006430-000000
Folio Number: 00006430-000200

Doc# 2124632 05/25/2017 10:09AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

05/25/2017 10:09AM
DEED DOC STAMP CL: Krys \$0.70

Doc# 2124632
Bk# 2356 Pg# 529

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 27th day of April, 2017, between **JAMES ROBERT DEAN, AS TRUSTEE OF THE DONNA LOUISE DEAN REVOCABLE TRUST U/A/D AUGUST 22, 1996**, Grantor, whose post office address is 14 W. Cypress Terrace, Key West, Florida 33040, and **JAMES ROBERT DEAN, AS TRUSTEE OF THE JAMES ROBERT DEAN REVOCABLE TRUST U/A/D APRIL 23, 2009**, whose post office address is also 14 W. Cypress Terrace, Key West, FL 33040, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF, AND INCORPORATED HEREIN BY REFERENCE (HEREINAFTER REFERRED TO AS THE "REAL PROPERTY").

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR EXAMINATION.

IN WITNESS WHEREOF, the undersigned, James Robert Dean, Trustee of the Donna Louise Dean Revocable Trust dated August 22, 1996, has executed this instrument on April 27, 2017.

Witness Signature

Printed Name

Witness Signature

Printed Name

James Robert Dean, Trustee

By:

Print Name

STATE OF FLORIDA)

COUNTY OF MONROE)

On this 27th day of April, 2017 before me personally came **James Robert Dean**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida.

Name:

My Commission Expires:



Robert E. Highsmith
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF241924
Expires 7/12/2019

Doc# 2124632
Bk# 2356 Pg# 530

EXHIBIT "A"

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NW'ly right of way line (ROWL) of Fleming Street with the NE'ly ROWL of Bahama Street and run thence NW'ly and along the ROWL of the said Bahama Street for a distance of 73.85 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NW'ly and along the said ROWL of Bahama Street for a distance of 36.00 feet; thence NE'ly and at right angles for a distance of 78.55 feet; thence SE'ly and at right angles for a distance of 11.85 feet; thence NE'ly and at right angles for a distance of 6.70 feet; thence SE'ly and at right angles for a distance of 22.65 feet; thence SW'ly and at right angles for a distance of 33.25 feet; thence SE'ly and at right angles for a distance of 1.50 feet; thence SW'ly and at right angles for a distance of 52.00 feet back to the POINT OF BEGINNING.

"AND ALSO"

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: BEGIN at the intersection of the NE'ly right of way line of Bahama Street with the NW'ly right of way line of Fleming Street and run thence in a NW'ly direction along the NE'ly right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'ly and at right angles for a distance of 52.0 feet; thence NW'ly and at right angles for a distance of 1.5 feet; thence NE'ly and at right angles for a distance of 33.25 feet; thence SE'ly and at right angles for a distance of 75.35 feet to the NW'ly right of way line of the said Fleming Street; thence SW'ly and along the NW'ly right of way line of the said Fleming Street for a distance of 85.25 feet back to the POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL RECORDS