

Application



EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Easement Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 2,872.27

For each additional easement on the same parcel there is an additional fee of \$578.81

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 423 Front Street, Key West, FL 33040

Zoning District: HRCC-1 Real Estate (RE) #: 00000160-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier and Associates, Inc. Mailing

Address: 1421 First Street, Unit 101, Key West City:

State: Florida Zip: 33040 Home/Mobile Phone: 305-293-8983 Office:

Fax: 305-293-8748

Email: Owen@OwenTrepanier.com

PROPERTY OWNER: (if different than above)

Name: Old Harbor House, Inc. c/o Duval Group Mailing

Address: 7820 Peters Rd, Ste. E-104, Plantation City:

State: Florida Zip: 33324 Home/Mobile Phone: c/o 305-293-8983 Office:

Fax: 305-293-8748

Email: c/o Owen@OwenTrepanier.com

Description of requested easement and use: _____

This application seeks an easement agreement for existing encroachments onto public land as required by Planning Board Resolution No. 2023-012.

Verification Form



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

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Owen Trepanier and Associates, Inc.
(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:

423 Front St. Key West, FL 33040

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 1/6/2023 by
Owen Trepanier *date*
Name of Applicant

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

Nikita L. Stange
Notary's Signature and Seal

Nikita Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

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, Shlomo D'Jamal as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of The Old Harbor House, LLC c/o Duval Group, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

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

DocuSigned by:

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

Subscribed and sworn to (or affirmed) before me on this January 6, 2023
Date

by Sholmo D'Jamal
Name of person with authority to execute documents on behalf of entity owner

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

Nikita L Stange
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped
HH149093
Commission Number, if any

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025



**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, Charles Ittah as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of The Old Harbor House, LLC c/o Duval Group, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

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

DocuSigned by:
Charles Ittah
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this January 6, 2023
Date

by Charles Ittah
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.

Nikita L Stange
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

HH 149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Property Record Card

qPublic.netTM Monroe County, FL

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 00000160-000000
 Account# 1000159
 Property ID 1000159
 Millage Group 10KW
 Location Address 423 FRONT ST, KEY WEST
 Legal Description KW PT LOT 3 SQR 3 OR217-406/07 OR893-2200/01 OR894-572/73 OR1072-2153
 (Not to be used on legal documents.)
 Neighborhood 32020
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

OLD HARBOR HOUSE INC
 C/O DUVAL GROUP
 7820 Peters Rd Ste E104
 Plantation FL 33324

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$971,601	\$971,601	\$1,452,169	\$1,452,169
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,233,750	\$1,110,375	\$1,110,375	\$1,061,025
= Just Market Value	\$2,205,351	\$2,081,976	\$2,562,544	\$2,513,194
= Total Assessed Value	\$2,205,351	\$2,081,976	\$2,562,544	\$2,513,194
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,205,351	\$2,081,976	\$2,562,544	\$2,513,194

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,110,375	\$971,601	\$0	\$2,081,976	\$2,081,976	\$0	\$2,081,976	\$0
2020	\$1,110,375	\$1,452,169	\$0	\$2,562,544	\$2,562,544	\$0	\$2,562,544	\$0
2019	\$1,061,025	\$1,452,169	\$0	\$2,513,194	\$2,513,194	\$0	\$2,513,194	\$0
2018	\$2,245,425	\$956,624	\$0	\$3,202,049	\$3,202,049	\$0	\$3,202,049	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	4,700.00	Square Foot	47	100

Buildings

Building ID	39028	Exterior Walls	BRICK
Style		Year Built	1900
Building Type	COM/RES A / 12A	EffectiveYearBuilt	1994
Gross Sq Ft	9784	Foundation	
Finished Sq Ft	9024	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	572	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,024	9,024	0
OPF	OP PRCH FIN LL	352	0	0
OUF	OP PRCH FIN UL	408	0	0
TOTAL		9,784	9,024	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/1/1988	\$952,800	Warranty Deed		1072	2153	Q - Qualified	Improved		
10/1/1983	\$850,000	Warranty Deed		893	2200	U - Unqualified	Improved		

Permits

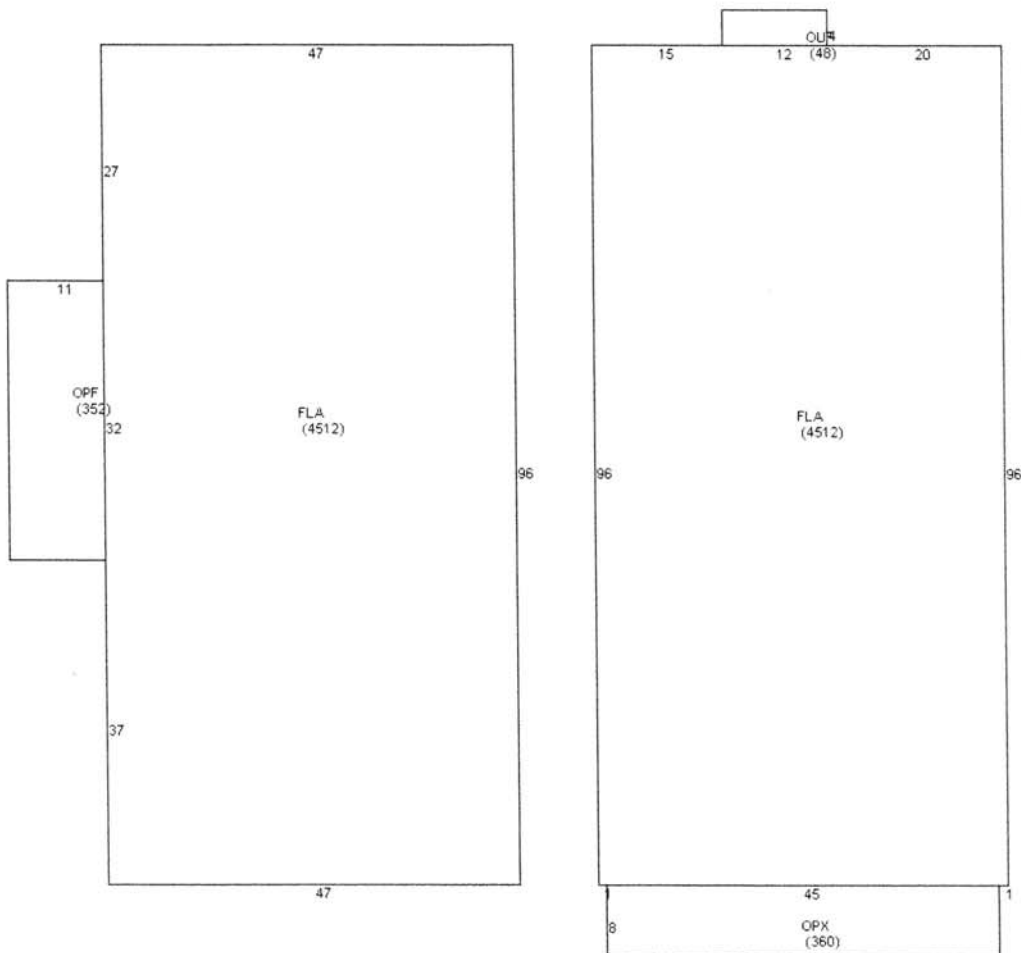
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2932	10/13/2022		\$54,950	Commercial	Remove 415Q existing 5V-Crimp metal roofing and replace with new of the same. Remove 165Q flat roofing on edges with a new HydroStop Rubber Membrane roofing system.
BLD2022-0623	5/6/2022		\$28,000	Commercial	INSTALL OF POWER AS PER PLANS E-220 MAY 28 2018. - INSTALL 2-200A PANELS - ONE FOR EACH SIDE. - INCLUDES LIGHTS, FANS AND DEVICES. **NOC REQUIRED**
BLD2022-0636	4/12/2022	12/7/2022	\$69,000	Commercial	To install two new systems with ductwork also mini split. RHEEM AIR HANDLER MODEL#RHMV6021SEACJA RHEEM ,MODEL#RA2048AJVCK, MODEL#RHMV6021SEACJA RHEEM ,MODEL#RA2060AJVCK. MITSUBISHIZONE 9K BTU MODEL
BLD2022-0385	2/16/2022	12/7/2022	\$40,000	Commercial	TIE INTO THE EXISTING 4 INCH RISER AND PLUMB NEW BATHROOMS AND KITCHENS. ALSO, PLUMB LAUNDRY ROOM. TIE INTO THE EXISTING WATER MAIN. THEN PLUMB NEW CPVC WATER LINES TO ALL FIXTURES. SET AND INSTALL ALL FIXTURES. **NOC REQUIRED** **HARC INSPECTION EXEMPT**
BLD2022-0386	2/16/2022		\$27,420	Commercial	INSTALLATION OF UNDERGROUND FIRE MAIN.
BLD2021-3140	2/1/2022		\$195,000	Commercial	RENOVATION OF INTERIOR - FRAMING, INSULATION, SHEETROCK INCLUDING FIRE RATED CEILING 1ST FLOOR, CABINETS AND COUNTERS. FLOORING - CERAMIC TILE. **NOC REQUIRED** 12/8/2021 6:40:15 AM A FIRE SPRINKLER SYSTEM IS REQUIRED FOR BOTH FLOORS OF THE BUILDING. 1/26/2022 8:16:38 AM EIGHT WALL MOUNTED BIKE RACKS REQUIRED PER PLANS DATED 1.25.22. TWO COMPLETELY SEPARATE UNITS APPROVED PER PLANS DATED 1.25.22.
BLD2021-2730	10/19/2021	4/17/2022	\$0	Residential	DEMO OF SOME OF THE FLOORS AND EXISTING WALLS ON THE 2ND FLOOR. APPROVED FOR DEMO ONLY. PLEASE CONTACT THE PLANNING DEPARTMENT IN ADVANCE OF SUBMITTING ANY INTERIOR RENOVATION PERMITS.
15-1567	7/18/2016	7/13/2018	\$30,000	Commercial	REMOVE LOOSE STUCCO. APPLY PRIMER AND FINISH COAT OF PAINT TO MATCH EXISTING COLOR DARK RED
13-2827	8/8/2013	4/23/2017	\$900	Commercial	FABRICATE AND INSTALL NEW FABRIC ON EXISTING AWNING FRAME ON THE EXCHANGE STREET SIDE OF THE BUILDING.
13-1994	5/3/2013		\$2,000	Commercial	REMOVE DRESSING ROOM (NON BEARING WALL) AND BUILD NEW ONE 6' X 10'. INSTALL SLOT WALL BOARD APPROX. 40' X 8' & PAINT INTERIOR.
11-2589	7/19/2011		\$2,400	Commercial	INTERIOR WORK ONLY. REPLACE 5 TON A/C IN THE ATTIC WITH EXISTING POWER.
08-0902	3/28/2008		\$38,000	Commercial	TUCK PAINTING OF BRICK WALK
08-0324	2/7/2008		\$1,700	Commercial	CHANGE FACIA BOARD ABOVE PORCH 60 LN FT
07-0111	1/11/2007		\$2,000	Commercial	INSTALL TWO FULL LIGH DOORS(DOORS WERE VANDALIZED)
06-4698	8/9/2006	9/14/2006	\$1,800	Commercial	CHANGE OUT 3 TON CONDENSOR
06-4589	8/2/2006	9/14/2006	\$2,450	Commercial	PAINT BRICKS ON WEST SIDE
04-3390	11/8/2004	12/17/2004	\$49,302	Commercial	STUCCO / METAL REPAIRS
04-2955	9/16/2004	12/17/2004	\$2,000	Commercial	SIGNS
04-2726	8/27/2004	12/17/2004	\$480,350	Commercial	RENOVATE
04-0423	2/11/2004	9/30/2004	\$800	Commercial	R&R EXT LIGHTS
04-0341	2/9/2004	9/30/2004	\$20,000	Commercial	R&R TRIM - PAINT
03-3132	9/4/2003	10/7/2003	\$3,500	Commercial	CHANAGE OUT 7.5 A/C
03-0059	1/9/2003	10/7/2003	\$6,000	Commercial	ROOFING
02-1976	7/22/2002	8/30/2002	\$5,000	Commercial	REPLACE LATERAL
01-1377	3/27/2001	10/30/2001	\$2,500	Commercial	REPLACE 5 TON COND.
01-1058	3/14/2001	10/30/2001	\$1,100	Commercial	SIGN

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
01-0484	1/29/2001	10/30/2001	\$700	Commercial	INSTALL 2 OUTDOOR LIGHTS
00-2733	9/20/2000	11/8/2000	\$3,000	Commercial	HURRICANE SHUTTERS
99-2515	7/19/1999	11/4/1999	\$1,400	Commercial	REPLACE AC UNITS
99-0374	2/2/1999	11/4/1999	\$32,000	Commercial	EXTERIOR REPAIRS
99-0262	1/21/1999	11/4/1999	\$16,000	Commercial	FIRE DAMAGE
98-2291	7/21/1998	11/5/1998	\$2,000	Commercial	MECHANICAL
98-0062	1/8/1998	11/5/1998	\$150	Commercial	ELECTRICAL
97-2429	7/1/1997	8/1/1997	\$3,400	Commercial	CHANGEOUT 5 TON AC
97-1642	5/1/1997	8/1/1997	\$600	Commercial	CHANGEOUT 5 TON AC
96-3739	9/1/1996	12/1/1996	\$7,000	Commercial	REMODELING
96-3252	8/1/1996	12/1/1996	\$4,800	Commercial	MECHANICAL
96-1046	3/1/1996	12/1/1996	\$2,000	Commercial	MECHANICAL
E953602	10/1/1995	12/1/1995	\$685	Commercial	SECURITY ALARM
B94241	1/1/1994	12/1/1994	\$985	Commercial	REPAIR BROKEN WINDOW

View Tax Info

[View Taxes for this Parcel](#)

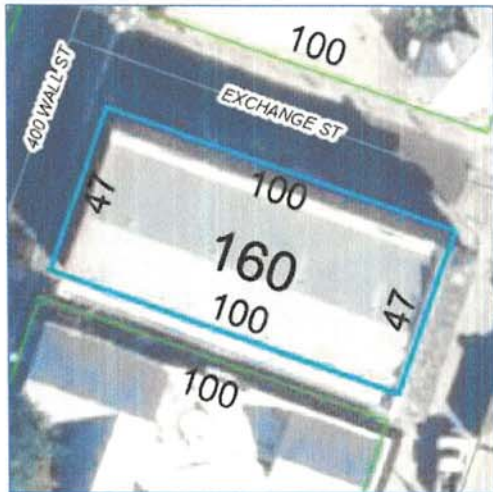
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Yard Items.

The Monroe County Property Appraiser's office collects information on property within the County solely for the purpose of enabling the possibility to receive a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee the accuracy of any information purpose, in whole or in part, regarding one tax year or more, or any other liability or subsequent years. By requesting such data, you hereby agree to our terms of use.

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

Last Data Upload: 4/24/2023, 2:09:21 AM



Version 3.1.1

Site Photos

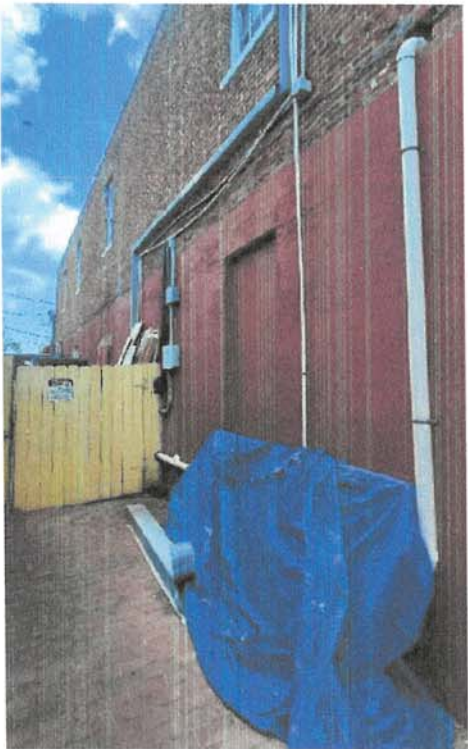
1

Encroachment Items:
A) Corner of building
B) Window Box



2

Encroachment Items:
A) Fence/Gate
B) Pipes



3

Encroachment Items:
A) 2 ACs



4

Encroachment Items:
A) Fence / Gate
B) Electrical Boxes



5

- Encroachment Items:**
- A) Part of Ramp
 - B) Part of Stairs
 - C) Part of Stairs Deck
 - D) 2 Lights off Stairs Deck



6

- Encroachment Items:**
- A) Corner of building
 - B) Awning
 - C) Steps
 - D) 2 Planters boxes
 - E) 2 Lights



7

Encroachment Items:
A. Steps
B. Lights above door



13

Encroachment Items:
A) Awning
B) Steps
C) 2 Planters boxes



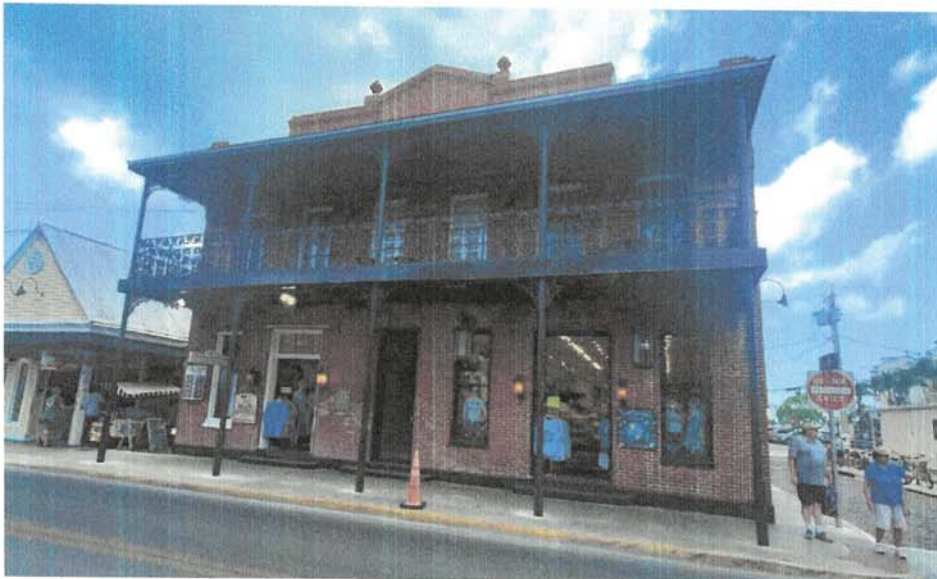
9

Encroachment Items:
A) All Lights (even those not shown on image below)



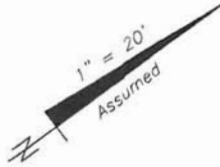
10

Encroachment Items:
A) Balcony
B) Support beams
C) Overhangs
D) Steps (possibly)



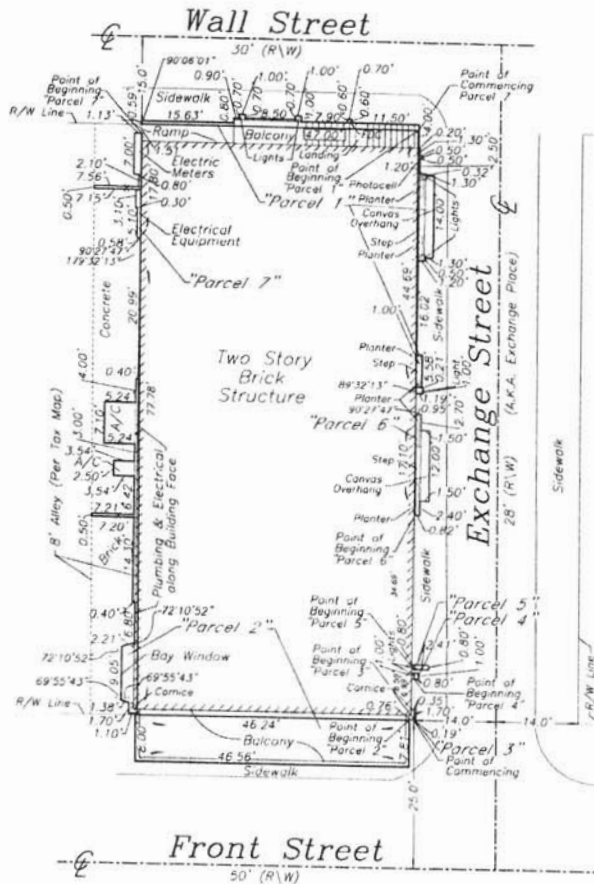
Legal Description

Specific Purpose Sketch Map to illustrate a legal descriptions of a portion of the right of way of Wall Street, Exchange Street (Exchange Place, Front Street & an unnamed alley, City of Key West prepared by the undersigned



LEGEND

R/W	Right of Way
⊕	Centerline
(r)	Record



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: 423 Front 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 descriptions.
8. This sketch does not represent a field boundary survey.
9. This Survey Report is not full and complete with the attached Survey Map.

SPECIFIC PURPOSE SKETCH FOR: Old Harbor House Inc.:

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, FSM
Florida Reg. #6298

August 2, 2023

THIS SKETCH
IS NOT
ASSIGNABLE

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM #8208

3430 Duck Ave., Key West, FL 33040
(305) 295-7422 FAX (305) 296-2244

Specific Purpose Sketch Report to illustrate a legal descriptions
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 1: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Wall Street and Exchange Street, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows: BEGIN at the Southeasterly right-of-way line of Wall Street with the Southwesterly right-of-way line of Exchange Street (aka Exchange Place) and run thence Southwesterly along the Southeasterly right-of-way line of Wall Street for a distance of 47.00 feet, thence Northwesterly and at right angles for a distance of 0.59 feet; thence Northeasterly with a deflection angle of $90^{\circ}06'01''$ to the right and along the Northwesterly face of an existing concrete ramp for a distance of 15.63 feet; thence Northwesterly and along the Southwesterly face of an existing balcony for a distance of 0.80 feet, thence Northeasterly and at right angles along the Northwesterly face of said balcony for a distance of 0.90 feet; thence Northwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southeasterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles along the Northwesterly face of said balcony for a distance of 8.50 feet, thence Northwesterly and at right angles for a distance of 0.70 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southeasterly and at right angles for a distance of 1.00 feet; thence Northwesterly and at right angles along the Northwesterly face of an existing stairway for a distance of 7.90 feet, thence Northwesterly and at right angles for a distance of 0.60 feet; thence Northeasterly and at right angles for a distance of 0.70 feet; thence Southeasterly and at right angles for a distance of 4.00 feet to the Northwesterly face of an existing two story brick building; thence Northeasterly and at right angles along the Northeasterly face of said building for a distance of 1.30 feet; thence Southeasterly and at right angles for a distance of 0.50 feet; thence Southeasterly and at right angles for a distance of 0.50 feet to the Northeasterly face of said building; thence Southeasterly and at right angles along said building for a distance of 2.50 feet; thence Northeasterly and at right angles for a distance of 1.20 feet; thence Southeasterly and at right angles for a distance of 0.32 feet; thence Northeasterly and at right angles for a distance of 1.30 feet; thence Southeasterly and along the Northeasterly face of an existing canvas overhang for a distance of 14.00 feet; thence Southwesterly and at right angles for a distance of 1.30 feet, thence Southeasterly and at right angles for a distance of 0.50 feet; thence Southwesterly and at right angles for a distance of 1.20 feet to the Northeasterly face of said building; thence Southeasterly and at right angles along said building for a distance of 16.02 feet; thence Northeasterly and at right angles for a distance of 1.00 feet; thence Southeasterly and at right angles for a distance of 5.58 feet; thence Northeasterly and at right angles for a distance of 0.21 feet; thence Southeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 1.19 feet to the Southwesterly right-of-way line of Exchange Street (aka Exchange Place); thence Northwesterly with a deflection angle of $89^{\circ}32'13''$ to the right and along the Southwesterly right-of-way line of Exchange Street for a distance of 44.69 feet back to the Point of Beginning, containing 97 square feet, more or less.

Parcel 2: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Front Street and an unnamed alley, adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Southwesterly along the Northwesterly right-of-way line of the said Front Street for a distance of 0.76 feet to the Northeasterly face of an existing overhang on an existing Two Story Brick Structure, said point being the Point of Beginning; thence continue Southwesterly along the Northwesterly right-of-way line of the said Front Street for a distance of 46.24 feet to the Southerly corner of the lands described in Official Records Book 1072 at Page 2153 as recorded in the Public Records of Monroe County, Florida; thence Northwesterly at right angles and along the Southwesterly boundary line of the said lands for a distance of 77.78 feet; thence Southeasterly with a deflection angle of $179^{\circ}32'13''$ to the left and along the Southwesterly face said structure for a distance of 20.99 feet; thence Southwesterly and at right angles for a distance of 0.40 feet; thence Southeasterly and at right angles for a distance of 4.00 feet; thence Southwesterly and at right angles for a distance of 5.24 feet, thence Southeasterly and at right angles for a distance of 7.10 feet, thence Northeasterly and at right angles for a distance of 3.00 feet, thence Southwesterly and at right angles for a distance of 3.54 feet; thence Southeasterly and at right angles for a distance of 2.50 feet, thence Northeasterly and at right angles for a distance of 3.54 feet; thence Southeasterly and at right angles for a distance of 6.42 feet; thence Southwesterly and at right angles for a distance of 7.21 feet; thence Southeasterly and at right angles for a distance of 0.50 feet; thence Northeasterly and at right angles for a distance of 7.20 feet; thence Southeasterly and at right angles for a distance of 14.30 feet; thence Northeasterly and at right angles for a distance of 0.40 feet, thence Southeasterly and at right angles for a distance of 6.80 feet; thence Southerly with a deflection angle $72^{\circ}10'52''$ to the right for a distance of 2.21 feet; thence Southeasterly with a deflection angle of $72^{\circ}10'52''$ to the left for a distance of 9.05 feet; thence Easterly with a deflection angle of $69^{\circ}55'43''$ to the left for a distance of 1.38 feet; thence Southeasterly with a deflection angle of $69^{\circ}55'43''$ to the right for a distance of 1.70 feet; thence Northeasterly and at right angles for a distance of 1.10 feet to the Southwesterly face of said existing overhang; thence Southeasterly and at right angles along the overhang for a distance of 8.00 feet; thence Northeasterly and at right angles along the overhang for a distance of 46.56 feet; thence Northwesterly and at right angles along the overhang for a distance of 7.81 feet back to the Point of Beginning, containing 473 square feet, more or less.

Sheet Two of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6288

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

Specific Purpose Sketch Report to illustrate a legal descriptions
of a portion of the right of way of Wall Street, Exchange Street
(Exchange Place, Front Street & an unnamed alley, City of Key West
prepared by the undersigned

Parcel 3: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.19 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.70 feet; thence Northeasterly and at right angles for a distance of 0.35 feet; thence Southeasterly and at right angles for a distance of 1.70 feet; thence Southwesterly and at right angles for a distance of 0.35 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 4: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 6.99 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 1.00 feet; thence Northeasterly and at right angles for a distance of 0.80 feet; thence Southeasterly and at right angles for a distance of 1.00 feet; thence Southwesterly and at right angles for a distance of 0.80 feet back to the Point of Beginning, containing 1 square foot, more or less.

Parcel 5: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 8.59 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 0.80 feet; thence Northeasterly and at right angles for a distance of 2.41 feet; thence Southeasterly and at right angles for a distance of 0.80 feet; thence Southwesterly and at right angles for a distance of 2.41 feet back to the Point of Beginning, containing 2 square feet, more or less.

Parcel 6: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of Exchange Street (Exchange Place) adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right-of-way line of Front Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 34.69 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly right-of-way line of the said Exchange Street (Exchange Place) for a distance of 17.10 feet; thence Northeasterly with a deflection angle of $90^{\circ}27'47''$ to the right for a distance of 0.95 feet; thence Southeasterly and at right angles for a distance of 2.70 feet; thence Northeasterly and at right angles for a distance of 1.50 feet; thence Southeasterly and at right angles for a distance of 12.00 feet; thence Southwesterly and at right angles for a distance of 1.50 feet; thence Southeasterly and at right angles for a distance of 2.40 feet; thence Southwesterly and at right angles for a distance of 0.82 feet back to the Point of Beginning, containing 33 square feet, more or less.

Parcel 7: A parcel of land on the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A.D. 1829, as a portion of the right-of-way of an unnamed alley adjacent to Lot 3, Square 3, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Wall Street and the Southwesterly right-of-way line of Exchange Street (Exchange Place) and run thence Southwesterly along the Southeasterly right-of-way line of the said Wall Street for a distance of 47.00 feet to the Northeasterly right of way line of the said unnamed alley; thence Southeasterly and at right angles along the Northeasterly right of way line of said unnamed alley for a distance of 1.51 feet to the Point of Beginning; thence continue Southeasterly along the Northeasterly right of way line of said unnamed alley for a distance of 17.80 feet; thence Southwesterly with a deflection angle of $90^{\circ}27'47''$ to the right for a distance of 0.58 feet; thence Northwesterly and at right angles for a distance of 5.10 feet; thence Southwesterly and at right angles for a distance of 0.90 feet; thence Northwesterly and at right angles for a distance of 3.10 feet; thence Southwesterly and at right angles for a distance of 7.15 feet; thence Northwesterly and at right angles for a distance of 0.50 feet; thence Northeasterly and at right angles for a distance of 7.56 feet; thence Northwesterly and at right angles for a distance of 2.10 feet; thence Southwesterly and at right angles for a distance of 0.80 feet; thence Northwesterly and at right angles for a distance of 7.00 feet; thence Northeasterly and at right angles for a distance of 1.13 feet back to the Point of Beginning, containing 18 square feet, more or less.

Sheet Three of Three Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Warranty Deed

60-5240-40

This Indenture,

Made this 18th day of November, A. D. 1988

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between HARBOR HOUSE ENTERPRISES, LTD., a limited partnership existing under the laws of the State of Florida having its principal place of business in the County of Monroe and State of Florida party of the first part, and THE OLD HARBOR HOUSE, INC., a Florida corporation, whose mailing address is: 1 East Las Ocas Circle, Ft. Lauderdale of the County of ~~Monroe~~ Broward and State of Florida party of the second part, 33316

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 and other good and valuable consideration Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of said Island delineated in February A. D. 1829, as part of Lot 3, Square 3, and known as the OLD UNION BANK BUILDING at 423 Front Street and more particularly described as:

COMMENCING at the corner of what was formerly known as Exchange Place and Front Street, run along Front Street Southwesterly 47', then at right angles and in a Westerly direction 100' to Wall Street, then at right angles and along Wall Street in a Northerly direction 47' to said Exchange Place, thence at right angles along Exchange Place in an Easterly direction 100' back to the Place of Beginning.

SUBJECT TO: Conditions, restrictions, reservations, limitations and easements of record; applicable zoning ordinances and taxes for the year 1988 and subsequent years.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its ~~President~~ GENERAL PARTNER the day and year above written.

HARBOR HOUSE ENTERPRISES, LTD.

By William R. Jones
William R. Jones, as ~~President~~ General Partner

(Corporate Seal)
Attest: [Signature]
MONROE COUNTY, FLORIDA

Signed, Sealed and Delivered in Our Presence:

[Signature]
State of Florida
County of Monroe

Recorded in Official Records Book
In Monroe County Florida
Revised Verified
DANNY L. KOLHAGE
Clerk Circuit Court

I Hereby Certify, That on this 18th day of November A. D. 1988, before me personally appeared WILLIAM R. JONES, as General Partner ~~President~~ representative of HARBOR HOUSE ENTERPRISES, LTD., a limited partnership under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to THE OLD HARBOR HOUSE, INC., a Florida corporation,

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West, Florida, and State of Florida, the day and year last aforesaid.

Notary Public
My Commission Expires 4-1-91
DANNY L. KOLHAGE, CLERK CIRCUIT COURT
By [Signature]

THIS INSTRUMENT PREPARED BY:
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
ATTORNEYS & COUNSELORS AT LAW
P. O. BOX 1900
KEY WEST, FLORIDA 33040
565624
REC 1072 PAGE 2153

Certification of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

8/4/2024 9/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
E-MAIL ADDRESS:			
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Atlantic Casualty Insurance Company			42846
INSURER B: Evanston Insurance Company			35378
INSURER C:			
INSURER D:			
INSURER E:			
INSURER F:			

COVERAGES CERTIFICATE NUMBER: 19907706 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

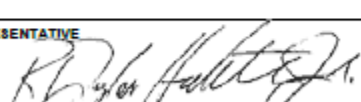
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	N	L229003124-0	8/4/2023	8/4/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POF AGG \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	EZXS3124843	8/4/2023	8/4/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 423 Front Street, Key West, FL 33040

City of Key West is included as an additional insured as respects to General Liability as per written contact.

CERTIFICATE HOLDER

CANCELLATION

19907706 City of Key West 1300 White Street Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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DRC Response From Applicant

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: May 01, 2024
To: Ms. Katie Halloran, Planning Director
via Mr. Ben Gagnon, Planner I
From: Thomas Francis-Siburg, Trepanier & Associates
Re: **423 Front Street** (RE No. 00000160-000000)
10/26 DRC Comments & Response

Staff Comment	Applicant Response
Open Wolfson Street in the Future to Pedestrian Access	The property owners of 423 Front Street support the efforts by the City to open Wolfson Street to pedestrian access. Wolfson Street historically provided access to the building (as depicted in the attached photos) and the owners would like to restore that historic access.
Clarify Existing Use(s) of Wolfson Street	The property owners have 2 permitted AC units located in Wolfson Street and have no other interest in using Wolfson, unless it is opened up to pedestrian traffic, in which case they would intend to restore the historic access to their building, including the previously existing awning.
Relocate AC Units	Relocating the AC units(s) out of Wolfson Street is extremely expensive. However, when the City opens Wolfson Street to pedestrian access the property owners will relocate the AC's and restore the historic access to their building in the historic manner.
Relocate Solid Waste	All solid waste is handled through an agreement with Waste Management utilizing the compactors located adjacent to Mallory Square, per Planning Board resolution no. 2023-012.







Exchange Street

Street

Front

Street

Covered Walkway

Ray window

Browse A' Braun Stroppe
± 861 sq. ft.

Employees rest rooms

Stairs up

Hall

Hi- Fashions
± 660 sq. ft.

Planter

Display Window

Ent.

Hall

Hall

Clc

Gold Jewelry
± 430 sq. ft.

Stairs up

fount

Hall

Vacant
± 215 sq. ft.

Jims
Junktiques
± 185 sq. ft.

Hall

The Money Gnomes
± 563 sq. ft.

Planter

Display Window

Brick

Ent.

Walk

HARBOUR HOUSE
1 st. Floor Layout
1" = 10'