

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



**To:** Chairman and Planning Board Members  
**From:** Ginny Haller, Planner II  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** June 20, 2013

**Agenda Item:** **Major Development Plan – 1015-1025 Simonton Street (RE# 00027070-000000; AK# 1027847)** – A request for the redevelopment of the existing Southernmost Cabana Resort in the HNC-1 zoning districts per Section 108-91 (A)(2)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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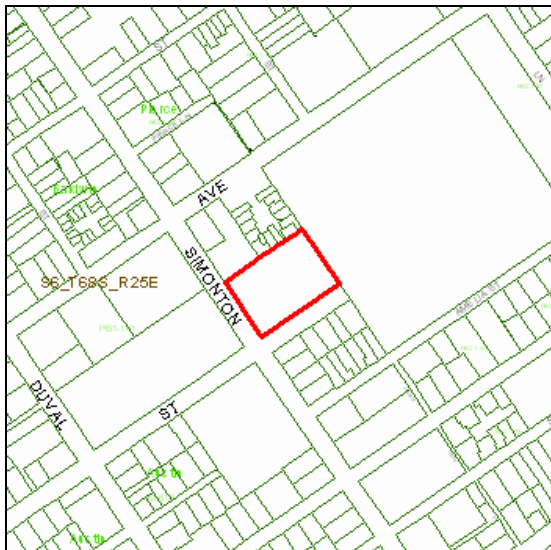
**Request:** To remove existing trailers, mobile homes, and RVs and demolish two frame structures and construct twenty-one single family units on the property located at the corner of Simonton Street and Virginia Street.

**Applicant:** Annalise Mannix, P.E.

**Property Owner:** Southernmost Cabana Resort LLC

**Location:** 1015-1025 Simonton Street (RE# 00027070-000000; AK# 1027847)

**Zoning:** Historic Neighborhood Commercial District – Truman/Simonton (HNC-1)



**Background:**

This proposal was continued from the May 23 meeting to the June 20, 2013 Planning Board meeting. The property is an existing trailer park that has been in existence for over fifty years on the corner of Simonton and Virginia Streets providing permanent, non-transient housing. The size of the property is 42,224.67 square feet, just less than one acre, and has an internal asphalt roadway which is used by automobiles. Currently, the park has 44 units rented through six month leases. The trailer park is located in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) which is intended to accommodate both residential and neighborhood commercial uses. Residential activities permitted within the HNC-1 districts include single-family and duplex structures as well as multiple-family structures.

The Major Development Plan developed from a Code Compliance case in November 2011, which identified that eleven trailers in the park encroached 15 feet in the City’s right-of-way on Virginia Street. (The Code case history is in the back-up information.) In May 2012, the property received a revocable license agreement for one year for the use of approximately 6,200 square feet of right-of-way abutting the Virginia Street side of the property (C.C. Res. No. 12-174). The revocable license agreement was extended for 180 days on May 7, 2013 (C.C Res. No. 13-122) in order to allow the owner to complete the application process for the Major Development Plan and variances.

**Request:**

The applicant is proposing a Major Development Plan to remove all of the 44 existing trailers, demolish two small frame structures and construct 21 single-family units on the property. One two-story home will be a stand-alone and the remaining structures will be in eight clusters. Five of the clusters will be duplexes, two will be triplexes and one will be a four-plex above a parking garage. The proposed development is in the FEMA X zone, so all structures are above the 100-year flood elevation. The lowest structure will be 1.5 feet above grade. As part of this project, variances are necessary for parking requirements for three single-family driveways, impervious surface ratio requirements and a waiver for landscape requirements. The associated variance and landscape waiver requests are being addressed separately from this application and report (see data table below).

**Process:**

|   |  |
|---|--|
| <b>Tree Commission:</b>                           | May 13 (Conceptual plan) and June 10, 2013 |
| <b>HARC Meeting:</b>                              | May 14, 2013                               |
| <b>DRC Meeting:</b>                               | April 25, 2013                             |
| <b>Planning Board Meeting (MDP):</b>              | May 23, 2013, continued to June 20, 2013   |
| <b>Planning Board Meeting (Variances/Waiver):</b> | June 20, 2013                              |
| <b>City Commission Meeting:</b>                   | TBD  |

**Existing Conditions:**

The property is located in the HNC-1 zoning district. The property consists of 44 trailers and two small frame structures; eleven of the trailers encroach on the City’s right-of-way along Virginia Street.

**Proposed Development:**

The applicant proposes to construct 21 single-family units on the property. One two-story home will be a stand-alone and the remaining structures will be in eight clusters. Five of the clusters will be duplexes, two will be triplexes and one will be a four-plex above a parking garage which will contain 18 spaces accessible from Simonton Street. The off-street parking spaces will be placed off of Virginia Street.

**Surrounding Zoning and Uses:**

|        |                                |                        |
|--------|--------------------------------|------------------------|
| North: | Commercial and Residential     | HNC-1 Zoning District  |
| South: | Commercial and Residential     | HNC-1 Zoning District  |
| East:  | Institutional (Church)         | HPS Zoning District    |
| West:  | Institutional (Govt) Mixed Use | HRCC-1 Zoning District |

**Uses Permitted in the HNC-1 Zoning District, per Section 122-807 of the City Code**

Within the historic neighborhood commercial (HNC) districts, redevelopment or conversion of permanent housing structures to transient residential, office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs.

Uses permitted include the following:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 2,500 square feet.
- (7) Hotels, motels and transient lodging.
- (8) Medical services.
- (9) Parking lots and facilities.
- (10) Veterinary medical services without outside kennels.

**Uses Permitted Conditionally: HPS Zoning District, per Section 122-808 of the City Code**

Conditional uses in the historic neighborhood commercial district—Truman/Simonton (HNC-1) are as follows:

- (1) Group homes with seven to 14 residents as provided in section 122-1246
- (2) Community centers, clubs and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Commercial retail low and medium intensity greater than 2,500 square feet.
- (10) Commercial retail high intensity.
- (11) Funeral homes.
- (12) Light industrial.
- (13) Restaurants, excluding drive-through.

(14) Small recreational power-driven equipment rentals

**Submitted Plans:** Plans by Annalise Mannix and Thomas Pope Architect, April 30, 2013

1. Cover
2. Area Plans
3. Existing Site Plan
4. Existing Tree Plan
5. Proposed Site Plan
6. Paving Plan
7. Site Utilities
8. Floor Plans
9. Elevations
10. Drainage Plans
11. Survey

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

Section 108-91 A(2)a of the City of Key West Land Development Regulations requires that any proposed plan within the historic district for permanent residential and transient residential development with the addition or reconstruction of five or more units shall require a Major Development Plan.

Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.” A Major Development Plan in the historic district is heard by the City Commission.

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

| <b>Project Data</b>             |                              |                 |                 |                         |
|---------------------------------|------------------------------|-----------------|-----------------|-------------------------|
|                                 | <b>Required/<br/>Allowed</b> | <b>Existing</b> | <b>Proposed</b> | <b>Variance Request</b> |
| <b>Zoning</b>                   | HNC-1                        |                 |                 |                         |
| <b>Size of Development Site</b> | 42,224.67 sf                 |                 |                 |                         |
| <b>Height</b>                   | 35’                          | 15’             | 29’2 ½”         | N/A                     |
| <b>Front Setback</b>            | 5’                           | 5’              | 5’              | N/A                     |
| <b>Side Setback</b>             | 5’                           | 1’              | 5’              | N/A                     |
| <b>Street Side Setback</b>      | 7.5”                         | 0’              | 7.5’            | N/A                     |
| <b>Rear Setback</b>             | 15’                          | 2’              | 15’             | N/A                     |
| <b>Building Coverage</b>        | 50%                          |                 | 48.78%          | N/A                     |
| <b>Impervious Surface</b>       | 60%                          | Varies          | 61.45%          | 1.45%                   |



|                               |            |                 |               |             |
|-------------------------------|------------|-----------------|---------------|-------------|
|                               |            | (min. 5,400 sf) |               |             |
| <b>OpenSpace /Landscaping</b> | 35%/20%    |                 | 39.66%/37.22% | N/A         |
| <b>Off-Street Parking</b>     | 1 per unit | 20              | 22            | 3 driveways |

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

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. Staff has reviewed the provided concurrency analysis report and following criteria in Section 94-36 and determined that the proposed project meets the City’s requirements for concurrency management. This portion of the report shall serve as the required written determination of compliance.

**1. The anticipated public facility impacts of the proposed development:**

There are currently 44 units on the property, the proposal is for 21 units, therefore a reduction of 23 units lessens the impact on the neighborhood.

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

The existing facilities are expected to accommodate the proposed redevelopment project at the adopted level of service standards.

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

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

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

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed redevelopment. However, up to two power distribution poles must be relocated.

**5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:**

This criterion is not applicable, as there are no known facility improvements or additions that will need to be completed for the redevelopment project.

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

The Fire Marshal supports the proposed design of the emergency vehicle turnaround at the end of the 600 block of Virginia Street; the location of the stand pipes, and that the units will be sprinkled.

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

Based on comments received at the DRC meeting, the proposed major development plan is not anticipated to increase adverse effects upon public facilities.

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

**1. Compliance with Chapter 102; Articles 111, IV and V:**

The Planning Department coordinated with the City's Historic Architectural Review (H.A.R.C.) Planner, and determined that the project is in compliance with Articles III, IV, and V of Chapter 102 of the City Code. The property is within the Key West Historic District that is a part of the National Register of Historic Places. The project received H.A.R.C. approval on May 14, 2013 for the design and for the removal and demolition of the two non-historic structures on the property. (H13-01-622).

**2. Compliance with Section 108-956:**

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems. The impact should lessen with the reduction from 44 to 21 units.

**3. Compliance with Chapter 110; Article II:**

If any archeologically significant resources are discovered during the development of the site, the applicant will be required to comply with this article of the Land Development Regulations.

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

The project site is located in the HNC-1 zoning district where single-family and two-family residential dwellings are a permitted use. Based on the surrounding zoning and land uses, the proposed Major Development Plan appears compatible with neighboring properties.

**1. Appearance of site and structures (Section 108-236 and 108-278):**

The development plan exhibits harmonious overall design characteristics, and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code. The proposed plan requires variances to parking (locations of 3 driveways), impervious surface requirements, and landscape waiver to Code requirements. The new construction including massing and scale and the removal of the trailers and demolition of the two non-historic structures have been approved by H.A.R.C. through Certificate of Appropriateness #H13-01-622.

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

Does not apply.

- 3. Utility lines (Section 108-282):**  
Keys Energy has provided a letter for this property. The applicant will need to provide a full set of plans and a project review form to ensure the applicant and the surrounding customers have adequate power.
- 4. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**  
Does not apply.
- 5. Exterior Lighting (Section 108-284):**  
Exterior lighting will be attached to the building. Lighting will meet dark sky initiative requirements in addition to FGBC (Florida Green Building Coalition) requirements for energy efficiency.
- 6. Signs (Section 108-285):**  
A sign is proposed for the entrance of the project area at the corner of Virginia and Simonton Streets. The sign will require a Certificate of Appropriateness from HARC.
- 7. Pedestrian sidewalks (Section 108-286):**  
Currently a sidewalk runs along Simonton Street. A sidewalk is a part of this proposal for both sides of Virginia Street. There are meandering pathways within the proposed site.
- 8. Loading docks (Section 108-287):**  
No loading docks are being proposed as part of the Major Development Plan.
- 9. Storage Areas (Section 108-288):**  
Does not apply.

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

This is a residential development. Ten of the units will be accessed from Virginia Street (3 off-street parking spaces are provided here) and eleven from Simonton Street.

**Housing (Section 108-245):**

This proposal is to construct 21 single-family units: one two-story home will stand alone and the remaining will be in eight clusters on the site. Five of the clusters will be duplexes, two will be triplexes and one will be a four-plex above a parking garage. All of the homes on the ground will be two-story and the home above the parking garage will be one-story. All the units will be part of a homeowners association. Each home will have one parking space assigned to it. The property will have one communal pool. Section 108-1467 requires a ratio of 30% affordable housing be provided.

**Economic Resources (Section 108-246):**

This provision of the City Code is not applicable to the proposed Major Development Plan.

**Special Conditions (Section 108-247):**

The project is not located in a special zoning district and does not trigger any of the special considerations outlined in Section 108-247 of the City Code.

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

The proposed development is not phased. The applicant would like to commence construction as soon as possible. The proposed project will begin with site grading, then foundations, structure construction and conclude with landscaping. The project will be completed in one phase.

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

As part of this project, variances for parking, impervious surface and a landscape waiver will be necessary. The associated variance requests are being addressed separately from this application and report.

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

The proposed Major Development Plan shows 21 parking spaces for the proposed 21 housing units; eighteen of the parking spaces are below Units 2 – 5 which are elevated.

**Stormwater and Surface Water Management (Article VIII):**

The project will require SFWMD and City of Key West stormwater permits. The stormwater system has been designed for the proposed project (see sheet C2). The plan includes proposed system piping, inlet layouts and the design calculations for the stormwater requirements required by Code. This includes calculations for water quality, water quantity, storage volume and the design of the exfiltration trenches. Tree planting and building layout significantly affect piping locations below grade, so the final piping layout cannot be set until all the other issues are settled. When the final plan is approved by HARC, the Tree Commission and the Planning Board and City Commission, the final design (as modified by any of the above committees) will be submitted to the SFWMD for permitting. Upon approved SFWMD permits the stormwater plan will be permitted at the City Building Department.

The project is under one acre in size, so a MS-4 NPDES permit for stormwater systems during construction is not required. However, in an effort to minimize or avoid any silt from the site leaving during a rain storm the site will have a 6 foot wood fence surrounding it. At the construction entrance on Simonton Street, a berm of rock will be installed to catch mud from any vehicles leaving the site. Silt fences or berms will be used to catch the first inch of water on site.

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

According to the available information submitted by the applicant, the proposed development is located in the X flood zone and is above the 100 year flood elevation. The lowest member of the structure will be 1.5 feet above grade. The first habitable floor of each structure is well above the 100 year flood plain.

**Utilities (Article IX):**

According to information submitted to the Department, FCAA is able to provide utilities to the site. Comments by Keys Energy are attached.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Major Development Plan be **approved** with the following conditions:

**Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:**

1. Plans cited as basis for approval dated May 1, 2013.
2. That the approval of the Major Development Plan be contingent upon the approval of the variances to off-street parking requirements, impervious surface and landscape waiver;
3. That Certificates of Elevations shall be provided to confirm that the structure meets FEMA base flood elevation requirements;
4. That a stormwater plan for the proposal be submitted that meets City, State and South Florida Water Management best practice requirements;
5. Submit a full set of plans, project review forms, and CAD files to Keys Energy in response to their comments of the Development Review Committee meeting of April 25, 2013;
6. A landscape plan consistent with the site plan shall be submitted and a final landscape plan be approved by the Tree Commission;
7. A site lighting plan consistent with the City's dark sky lighting standards as per Section 108-284 shall be submitted;
8. In order to reduce impacts on the surrounding community, a Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
  - a. A six foot opaque construction fence will be erected around the property and maintained throughout the construction period;
  - b. During demolition and removal of the trailers, the area will be pressure sprayed with water to control dust;
  - c. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
  - d. All waste containers shall be covered at the end of each working day;
  - e. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
  - f. Virginia and Simonton Streets remain open during construction;

**Conditions to be completed prior to the issuance of certificate of occupancy:**

9. Develop plans for Art in Public Places component;
10. HARC approval for the proposed sign at the corner of Virginia and Simonton Streets and any other signage visible from public right-of-way, other than street address signs;
11. The plans shall be submitted to indicate a complete reconstruction of the Virginia Street right-of-way from the intersection of Virginia and Simonton Streets east and northeast to the termination of Virginia Street at the wall separating the right-of-way from the Archdiocese property to the northeast. Such plans must be approved by the City's Engineering Services and provide the following list of minimum improvements:

- a. 5 foot sidewalk of each side of street;
  - b. Minimum of 4 parking spaces on south side of Virginia Street;
  - c. Minimum of 4 parking spaces on the north side of Virginia Street;
  - d. Maintain existing driveways for off-street parking entrances on south side of Virginia Street;
  - e. Minimum of at least 3 bulb-out landscape areas on the north side of Virginia Street for the placement of trees;
  - f. Provide at least 1 bulb-out landscape area on the south side of Virginia Street for the placement of trees;
  - g. Provide for the placement of trees at the south east corner of the Virginia Street terminus;
12. Replace and repair the sidewalk on Simonton Street the length of the property along that street side with a 5 foot sidewalk which can be reduced to a 4 foot minimum in order to accommodate existing trees;
  13. Mitigation for the removal of trees from the right-of-way shall be accomplished by the developer/property owner, and with the permission of the City, placed in the right-of-way of Virginia Street at the developers expense of maintenance for one year following the C.O. Alternatively, the developer may mitigate on their property;
  14. Developer has dedicated to the City 6 unused BPAS allocations reserved, but unused for the City's use for beneficial use or affordable housing (6 units are equivalent to 30% of 21 units);
  15. A 6 foot high wall or solid fence shall be erected on the north and east boundaries of the property subject to final H.A.R.C. review and approval.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR GRANTING APPROVAL TO A MAJOR DEVELOPMENT PLAN ON PROPERTY LOCATED AT 1015-1025 SIMONTON STREET IN THE HNC-1 ZONING DISTRICT PER SECTIONS 108-91 (A)(2)A; (RE# 00027070-000000; AK# 1027847); KEY WEST; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 108-91(A)(2)(a) of the Code of Ordinances allows applicants to request Major Development Plan approval within the Historic District of the remove existing trailer, mobile homes, and RVs and demolish two frame structures and construct twenty-one single family units; and

**WHEREAS**, the property is an existing trailer park that has been in existence for over fifty years on the corner of Simonton and Virginia Streets providing permanent, non-transient housing. The size of the property is 42,224.67 square feet, just less than one acre, and has an internal asphalt roadway which is used by automobiles. Currently, the park has 44 units rented through six month leases. The trailer park is located in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) which is intended to accommodate both residential and neighborhood commercial uses. Residential activities permitted within the HNC-1 districts include single-family and duplex structures as well as multiple-family structures; and

**WHEREAS**, the Major Development Plan developed from a Code Compliance case in November 2011, which identified that eleven trailers in the park encroached 15 feet in the City's

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



right-of-way on Virginia Street. (The Code case history is in the back-up information.) In May 2012, the property received a revocable license agreement for one year for the use of approximately 6,200 square feet of right-of-way abutting the Virginia Street side of the property (C.C. Res. No. 12-174). The revocable license agreement was extended for 180 days on May 7, 2013 (C.C Res. No. 13-122) in order to allow the owner to complete the application process for the Major Development Plan and variances; and

**WHEREAS**, the applicant is proposing a Major Development Plan to remove all of the 44 existing trailers, demolish two small frame structures and construct 21 single-family units on the property. One two-story home will be a stand-alone and the remaining structures will be in eight clusters. Five of the clusters will be duplexes, two will be triplexes and one will be a four-plex above a parking garage. The proposed development is in the FEMA X zone, so all structures are above the 100-year flood elevation. The lowest structure will be 1.5 feet above grade. As part of this project, variances are necessary for parking requirements for three single-family driveways, impervious surface ratio requirements and a waiver for landscape requirements. The associated variance and landscape waiver requests are being addressed separately from this application and report; and

**WHEREAS**, Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval dated May 1, 2013;
2. That the approval of the Major Development Plan be contingent upon the approval of the variances to off-street parking requirements, impervious surface and landscape waiver;
3. That Certificates of Elevations shall be provided to confirm that the structure meets FEMA base flood elevation requirements;

4. That a stormwater plan for the proposal be submitted that meets City, State and South Florida Water Management best practice requirements;
5. Submit a full set of plans, project review forms, and CAD files to Keys Energy in response to their comments of the Development Review Committee meeting of April 25, 2013;
6. A landscape plan consistent with the site plan shall be submitted and a final landscape plan be approved by the Tree Commission;
7. A site lighting plan consistent with the City's dark sky lighting standards as per Section 108-284 shall be submitted;
8. In order to reduce impacts on the surrounding community, a Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
  - a. A six foot opaque construction fence will be erected around the property and maintained throughout the construction period;
  - b. During demolition and removal of the trailers, the area will be pressure sprayed with water to control dust;
  - c. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
  - d. All waste containers shall be covered at the end of each working day;
  - e. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
  - f. Virginia and Simonton Streets remain open during construction;

**WHEREAS**, conditions to be completed prior to the issuance of a certificate of occupancy:

9. Develop plans for the Art in Public Places component of the development;
10. HARC approval for the proposed sign at the corner of Virginia and Simonton Streets and any other signage visible from public right-of-way, other than street address signs;
11. The plans shall be submitted to indicate a complete reconstruction of the Virginia Street right-of-way from the intersection of Virginia and Simonton Streets east and northeast to the termination of Virginia Street at the wall separating the right-of-way from the Archdiocese property to the northeast. Such plans must be approved by the City's Engineering Services and provide the following list of minimum improvements:
  - a. 5 foot sidewalk of each side of street;
  - b. Minimum of 4 parking spaces on south side of Virginia Street;
  - c. Minimum of 4 parking spaces on the north side of Virginia Street;
  - d. Maintain existing driveways for off-street parking entrances on south side of Virginia Street;
  - e. Minimum of at least 3 bulb-out landscape areas on the north side of Virginia Street for the placement of trees;

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

- f. Provide at least 1 bulb-out landscape area on the south side of Virginia Street for the placement of trees;
  - g. Provide for the placement of trees at the south east corner of the Virginia Street terminus;
12. Replace and repair the sidewalk on Simonton Street the length of the property along that street side with a 5 foot sidewalk which can be reduced to a 4 foot minimum in order to accommodate existing trees;
  13. Mitigation for the removal of trees from the right-of-way shall be accomplished by the developer/property owner, and with the permission of the City, placed in the right-of-way of Virginia Street at the developers expense of maintenance for one year following the C.O. Alternatively, the developer may mitigate on their property;
  14. Dedicate to the City 6 unused BPAS allocations reserved, but unused for the City's use for beneficial use or affordable housing (6 units are equivalent to 30% of 21 units), and such dedication is in fulfillment of the property's obligation as per Section 122-1467 of the Code of Ordinances;
  15. A 6 foot high wall or solid fence shall be erected on the north and east boundaries of the property subject to final H.A.R.C. review and approval.

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2013; and

**WHEREAS**, the granting of the Major Development Plan is consistent with the criteria in the Code; and

**WHEREAS**, the recommendation of approval of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, and

**WHEREAS**, the approval is consistent with the criteria in the Code; and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** This Major Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 4.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of June, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director.

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305) 809-3720



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major

Minor

Conditional Use

Historic District

Yes

No

Please print or type:

- 1) Site Address 1015-1025 Simonton Street, Key West, FL 33040
- 2) Name of Applicant Annalise Mannix
- 3) Applicant is: Owner  Authorized Representative   
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3739 Paula Ave.  
Key West, FL 33040
- 5) Applicant's Phone # 305 797-0463 Email amannix@aol.com
- 6) Email Address: amannix@aol.com
- 7) Name of Owner, if different than above Southernmost Cabana Resort LLC
- 8) Address of Owner 37 Roosevelt Blvd. Key West, FL 33040
- 9) Owner Phone # 305 292-7729 Email jcleghorn@bellsouth.net
- 10) Zoning District of Parcel HNC-1 RE# 00027070-000000
- 11) Is Subject Property located within the Historic District? Yes  No   
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
Construct 21 single family units on a property slightly less than one acre. One two-story home will stand alone and the remaining will  
in 8 clusters. Five clusters will be duplexes, two will be tri-plexes and one will be a 4-plex above a parking garage.  
All homes on the ground will be 2 story and the homes above the parking garage 1 story. All units will be part of a homeowners association. Each home will have  
one parking space assigned to it. The property will have one communal pool. The property will have internal walks ways with access from Simonton  
Street. Three parking spaces will enter off Virginia Street to individual homes while the remaining parking will enter one common driveway on Simonton Street.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**604 Simonton Street, Key West, FL 33040**  
**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

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

Yes \_\_\_\_\_ No X

If Yes, describe and attach relevant documents.

\_\_\_\_\_

\_\_\_\_\_

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**



### **Key Information**

**Development Name:** Southernmost Cabana Resort  
**Owner:** Southernmost Cabana Resort LLC  
**Address:** 1015-1025 Simonton Street  
**Owner's Authorized Agent:** Annalise Mannix  
**Ownership Interest:** Southernmost Cabana Resort, LLC, Kimberly Parker and 1999 Cleghom Marital Trust

### **Project Team Professionals**

**Engineer:** Annalise Mannix, P.E. (site plan, structural, sewer, water)  
**Architect:** Tom Pope, P. A. (architectural requirements)  
**Site Engineer:** Industry and Environment, Inc., (final site grading and paving; final stormwater, electrical)  
**Electrical Engineer:** Industry and Environment, Inc  
**Fire Protection:** Kevitron Engineering  
**Surveyor:** Lynn O'Flynn, P.L.S.  
**Landscape Architect:** Ladd Roberts, Landscaper: Eco-Scapes, Evan Bell

### **Project Statistics**

**Zoning:** HNC-1  
**Size of Site:** 42,224.67 SF (< 1 acre)  
**Proposed Project:** 21 units proposed (44 existing units)  
**Type of Structures:** Single family residences – homeowners association  
**Parking:** 21 automobile spaces required and provided  
**Legal Description:** KW Subs 1-12 incl lot 1 SQR 1 TR 11  
**Building Size:** 1 unit 15'-2" x 50', (4) 22'-6" x 60', (15) 15'-2" x 55', (1) 15'-2"x50'  
**Floor Area Ratio:** 1 permitted, 0.88 proposed (37,331 SF)  
**Open Space Area:** 35% required, 39.66% proposed (16,747.27 SF)  
**Impermeable Surface Area:** Proposed is 61.45% while 60% is the maximum allowed.  
**Lot Coverage:** 48.78% (20,559.00 SF), with 50% allowed.

**Setbacks:**

|             | <b>Required</b> | <b>Proposed</b> |
|-------------|-----------------|-----------------|
| Front       | 5'              | 5'              |
| Rear        | 15'             | 16-2"           |
| Side        | 5'              | 5'              |
| Street side | 7.5'            | 7.5'            |

**Solutions Statement**

This section addresses the aspects of the design that address community issues including water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation and impacts on neighbors such as lighting, noise, traffic and parking.

This project is a re-development of an existing trailer park which has been in existence for over 50 years. Currently 44 trailer units are rented through six month leases. Ten of the units are encroaching on the City of Key West right of way, and the City has requested that the owner remove the offending trailers. The proposed project will remove all trailers and fixed structures from the property and right of way and install 21 single family residences.

This project has several positive impacts on the neighborhood. First, the site will be brought up to current stormwater standards reducing runoff, nearshore water pollution and stormwater utility maintenance costs. Second, complaints from the neighborhood concerning existing parking, trash, and encroachment issues will be mitigated through the development project. Since there are currently 44 units the reduction of 23 units will decrease the impact on the neighborhood, including reducing the number of travel trips to and from the site as well as parking needs. The reduction in density will possibly reduce the trash volume, potable water use, and noise.

The project helps the City meet its sustainability goals. The City Climate Action Plan recommends measures to increase sustainability through renewable energy, conservation, more efficient power (goal 6.1), reducing water supply (goal 6.2), reducing vehicle trips (goal 6.3), and increased energy efficiency (goal 6.4). The reduction in units as well as the energy-efficient structures, made from the renewable resource wood, will reduce CO2 emissions through reduced vehicle trips, more efficient air conditioning systems, increased insulation, use of a patented energy savings feature, and some solar lighting. The project will reduce water use

through low flow fixtures. The homes will be more sound than the current trailers, mitigating damage from hurricanes, thereby reducing City and Federal assistance costs after a storm.

### **Other Project Information**

The site is the FEMA X-zone, so all structures are all above the 100 year flood elevation. The lowest member of the structure will be project will be 1.5 feet above grade.

The project is replacing 44 units therefore impacts to existing infrastructure and utilities will be minimal. The project will impact the current land use on the parcel and all trees affected will be replaced.

The proposed project will be constructed at one time, beginning with site grading, then foundations, structure construction, and concluding with landscaping. The phases of development are:

|               |                |
|---------------|----------------|
| Permitting:   | August, 2013   |
| Staging:      | September 2013 |
| Site grading: | November, 2013 |
| Foundations:  | January, 2014  |
| Construction: | March 2014     |
| Landscape:    | May, 2014      |

### **Residential Development Impact**

The 21-unit owner occupied residences are replacing 44 tenant homes. The project consists of 8 building clusters and one single family unit. Two clusters are triplexes, one is quad-plex multi-family cluster and the remaining ones are duplexes. One unit will be a 3 bedroom unit and the remaining 20 units will have 2 bedrooms.

The project consists of 21 units of renewable wood construction, typical of old town architecture. There will be (9) 2-story units and (8) units that are lower profile 2-story units (similar to one and a half story units) facing Virginia Street, and (4) units are single story over covered parking for 18 spaces. Three units will have pull-in driveways typical of the Virginia Street block, which is a dead end street. All attached buildings will receive fire sprinkler systems as required to mitigate potential damage from fire.

The attached homes will each be set forward and back alternately with houses varying in style.

The property will have a communal pool and extensive landscaping. Trash will be handled by individual homeowners in "toters", 10 units will be accessed on Virginia Street and 11 on Simonton Street.

### **Intergovernmental Coordination**

The project owner has coordinated components of the project extensively with the neighbors and agencies. Attached in the appendix is correspondence concerning the coordination effort (Appendix A-1). The adjacent owners of Virginia Street, have been kept abreast of the project since its conceptual phase through letters and meetings. The initial conceptual plans were hand delivered on Virginia Street to the current occupants, and an impromptu meeting occurred prior to a HARC meeting with a current Cabana Resort resident and Virginia Street owner as well as Commissioner Clayton Lopez. Another meeting to provide input on the project was on held on February 27, 2013 at 5:00 PM at the Gato Building for all owners of property on Virginia Street. Three of those residents attended the meeting along with Planning Dept. staff and Commissioner Lopez. Recommendations from staff and neighbors were incorporated.

The City of Key West Engineering Department reviewed the initial plans, revision 1, 2, and 3 (the current revised plans) for comment concerning stormwater, ADA and roadway design. The Planning Department Urban Forestry and HARC staff were consulted and recommendations taken. A number of meetings were held with Planning Department staff to ensure the project met with the City's development protocols and concept of an old-town redevelopment. The ADA Coordinator has commented on the plans as well. The Sustainability Coordinator and the project engineer discussed opportunities for implementing sustainable features.

The Sewer and Stormwater Utility OMI personnel met on site with the design engineer, and Waste Management was sent the plans to provide the best options for waste management. The Florida Keys Aqueduct Authority provided input as to the manner of water supply. The FDEP and SFWMD were consulted prior to developing the drainage plans to verify the requirements for stormwater and dewatering systems. Since this is a redevelopment with 23

fewer units the utility system will not be strained due to the development. The relocation of power poles on Virginia Street will require close coordination with Keys Energy and the adjacent properties fed by the distribution network.

### **Compatibility**

This project sits in the center of residential, multi-family, commercial, mixed-use, government and religious property uses. Reducing the number of units on the parcel helps to ensure land use compatibility with the adjacent the clusters of attached homes provides compatibility with the adjacent attached multi-family and mixed-use properties. The selection of home size was made to be similar to the single family homes on Virginia Street, while taller homes on Simonton Street were selected to conform to the taller adjacent mixed use properties. The mass of the clustered homes is smaller, yet not minuscule compared the very large adjacent uses at Duval Square, the Basilica of Saint Mary Star of the Sea gymnasium, the Gato Building and the CVS strip-mall on Truman Avenue.

The current entrance and exit to the property is on Virginia Street, while in the past the property entrance and exit was on Simonton Street. Since neighbors were already concerned with the traffic on the Virginia Street block, this project divides the property access to 3 units entering on Virginia Street and 18 entering on Simonton Street. Eighteen proposed parking spaces are located below four units to reduce the heat island effect of climate change and enhance the views from within the site and into the site. The parking spaces are of adequate size, meeting the City's code, most are full size spaces and 40% are small vehicle spaces. Bicycles may be located in the covered parking area or residents back yards.

The pedestrian access to the site is a walkway from Simonton Street, and mail boxes for the rear of the site will be clustered alongside the interior walkway. The front doors to units facing streets are facing the street, and are all covered by first floor porches. The interior cluster entry doors will be accessed from the Simonton Street walkway. Each of the 17 ground floor homes have backs years and rear access to them. The homes above parking have large front porches to provide easily accessible recreation area while the on-grade units have rear decks and front porches.

The site will have urban design amenities such as screening, buffers, landscaping, open space, and off-street parking. The north and east sides of the property have a 6-foot fence and 6 foot block wall. The west side facing Duval Square will have a standard 4-foot picket fence.

All sides will have landscape buffers. The project site has dozens of trees, many of which are not exotic and many considered invasive, and a number are half-dead. It is proposed that replacement trees which may not fit on site be placed at nearby Nelson English Park and on the "parkway" on 17<sup>th</sup> Street, or in locations on the Truman Waterfront property if they may remain undisturbed during future construction.

The project was developed with an eye toward the design guidelines for historic structures and although all new construction, the project provides site and structural appearance and design attributes or amenities that do not conflict with structures within the historic district. The structures on Simonton Street were sited to be similar to these in the Gato-ville area, with very small front yards and close to the ground.

## Appendix

|     |                            |             |
|-----|----------------------------|-------------|
| A-1 | Letters of Coordination    | pages 12-20 |
| A-2 | Plans                      |             |
|     | Site, Structures, Drainage | 15 Sheets   |
|     | Survey                     | 1 Sheet     |
|     | Landscape Plan             | 2 Sheets    |

# Verification



City of Key West  
Planning Department



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Thomas E. Pope, 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:

1015-1027 Simonton street  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Thomas E. Pope*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 6/4/13 by \_\_\_\_\_  
*date*

Thomas E. Pope  
*Name of Authorized Representative*

He/She is personally known to me or has presented *Thomas E. Pope* as identification.

*M. Holly Booton*  
*Notary's Signature and Seal*



M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

DD939156  
*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, Joe Cleeman as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Southernmost Casanga Resort  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Tom Pope  
*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]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 6/20/13 by  
*date*

Joe Cleeman  
*Name of Authorized Representative*

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

LAREE SPARKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission # 371  
Expires 7/6/2015

[Signature]  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

M. 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, Joseph Clegborn as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of Southernmost Cuba Resorts LLC  
*Name of office (President, Managing Member)* *Name of owner from deed* Kimberly Parker and 1999 CLEGBORN TR

authorize Annalise Morris  
*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]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 12/25/2011 by  
*date*

Joseph Clegborn  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Laree Sparks  
*Name of Acknowledger typed, printed or stamped*



LAREE SPARKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE109371  
Expires 7/6/2015

EE109371  
*Commission Number, if any*

[Signature] 12/25/11

**Deed**

**K. Warranty Deed**

Doc# 1742962 05/20/2009 9:04AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

*C. D. ...*  
Prepared by and return to:  
Suzanne A. Dockerty  
Attorney at Law  
J. PATRICK FITZGERALD & ASSOCIATES, P.A.  
110 Merrick Way Suite 3-B  
Coral Gables, FL 33134  
305-443-9162  
File Number: 6-840  
Will Call No.:

05/20/2009 9:04AM  
DEED DOC STAMP CL: TRINA \$16,800.00

Doc# 1742962  
Bk# 2413 Pg# 1501

[Space Above This Line For Recording Data]

**Warranty Deed**

This Warranty Deed made this 29<sup>th</sup> day of April, 2009 between The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole whose post office address is 9401 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Southernmost Cabana Resort, LLC, a Florida limited liability company whose post office address is 1421 1st Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 00027070-000000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

*[Signature]*

Witness Name: Janet Placau

By: *[Signature]*

The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole

*[Signature]*

Witness Name: MORIE WILE

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 29 day of April, 2009 by The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole He  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*

Notary Public

Printed Name: Janeth McPherson

My Commission Expires: 5/28/2011

**EXHIBIT "A"**  
*Legal Description*

On the Island of Key West and being part of Tract 11 according to Wm. A. Whitehead's map of said Island, but better described as Part of Lot 1 of Square 1 in said Tract 11, according to C.W. Tift's map or plan of the Island of Key West delineated July, 1874, the lands hereby leased being more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly side of Simonton Street, said point being 198.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Street, run thence in a Southeasterly direction along the Northeasterly side of Simonton street 168.33 feet, more or less to Virginia Street; thence at right angles in a Northeasterly direction along Virginia Street 248 feet; thence at right angles in a Northwesterly direction 168.33 feet, more or less; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

And

Beginning at a point on the Northeasterly side of Simonton Street, said point being 183.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Streets, run thence in a Southeasterly direction along the Northeasterly side of Simonton Street 15 feet, thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Northwesterly direction 15 feet; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

Less and Except:

A parcel of land on the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as part of Tract 11 and designated on Charles W. Tift's Plan or Map of the Island of Key West delineated in July 1874 as Lot 2 in square 1 in Subdivision of Tract 11, known as Simonton's Addition to Key West and being more particularly described as follows: Commence at the intersection of the Southeasterly right-of-way line of Truman Avenue and the Northeasterly right-of-way line of Simonton Street; thence in a Southeasterly direction along said Northeasterly right-of-way line of Simonton Street 183.33 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly right-of-way line of Simonton Street for 7.55 feet; thence at an angle of 90° 13' 57" to the right and in a Westerly direction for 113.00 feet; thence at an angle of 89° 46' 03" to the right and in a Northwesterly direction for 8.00 feet; thence at a right angle and in a Southwesterly direction for 113.00 feet to the said Northeasterly right-of-way line of Simonton Street and the Point of Beginning

**MONROE COUNTY  
OFFICIAL RECORDS**



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

Entity Name Search

**Detail by Entity Name****Florida Limited Liability Company**

SOUTHERNMOST CABANA RESORT, LLC

**Filing Information**

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L09000024043 |
| <b>FEI/EIN Number</b>       | 264765309    |
| <b>Date Filed</b>           | 03/11/2009   |
| <b>State or Country</b>     | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Effective Date</b>       | 03/11/2009   |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 11/08/2010   |
| <b>Event Effective Date</b> | NONE         |

**Principal Address**3720 NORTH ROOSEVELT BLVD  
KEY WEST, FL 33040

Changed: 04/27/2012

**Mailing Address**3720 NORTH ROOSEVELT BLVD  
KEY WEST, FL 33040

Changed: 04/27/2012

**Registered Agent Name & Address**CLEGHORN, JOSEPH DJR.  
3720 NORTH ROOSEVELT BLVD  
KEY WEST, FL 33040

Address Changed: 04/27/2012

**Manager/Member Detail****Name & Address**

Title MGRM

CLEGHORN, JOSEPH DJR.  
3720 NORTH ROOSEVELT BLVD  
KEY WEST, FL 33040

Title MGRM

PARKER, KIMBERLY A  
53 CORAL WAY  
KEY WEST, FL 33040

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2011        | 04/21/2011 |
| 2012        | 04/27/2012 |
| 2013        | 04/23/2013 |

**Document Images**

|   |  |
|---|--|
| <a href="#">04/23/2013 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/27/2012 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2011 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">11/08/2010 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2010 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/11/2009 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

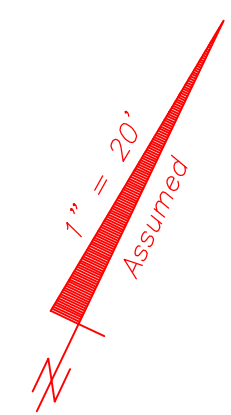
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State of Florida, Department of State

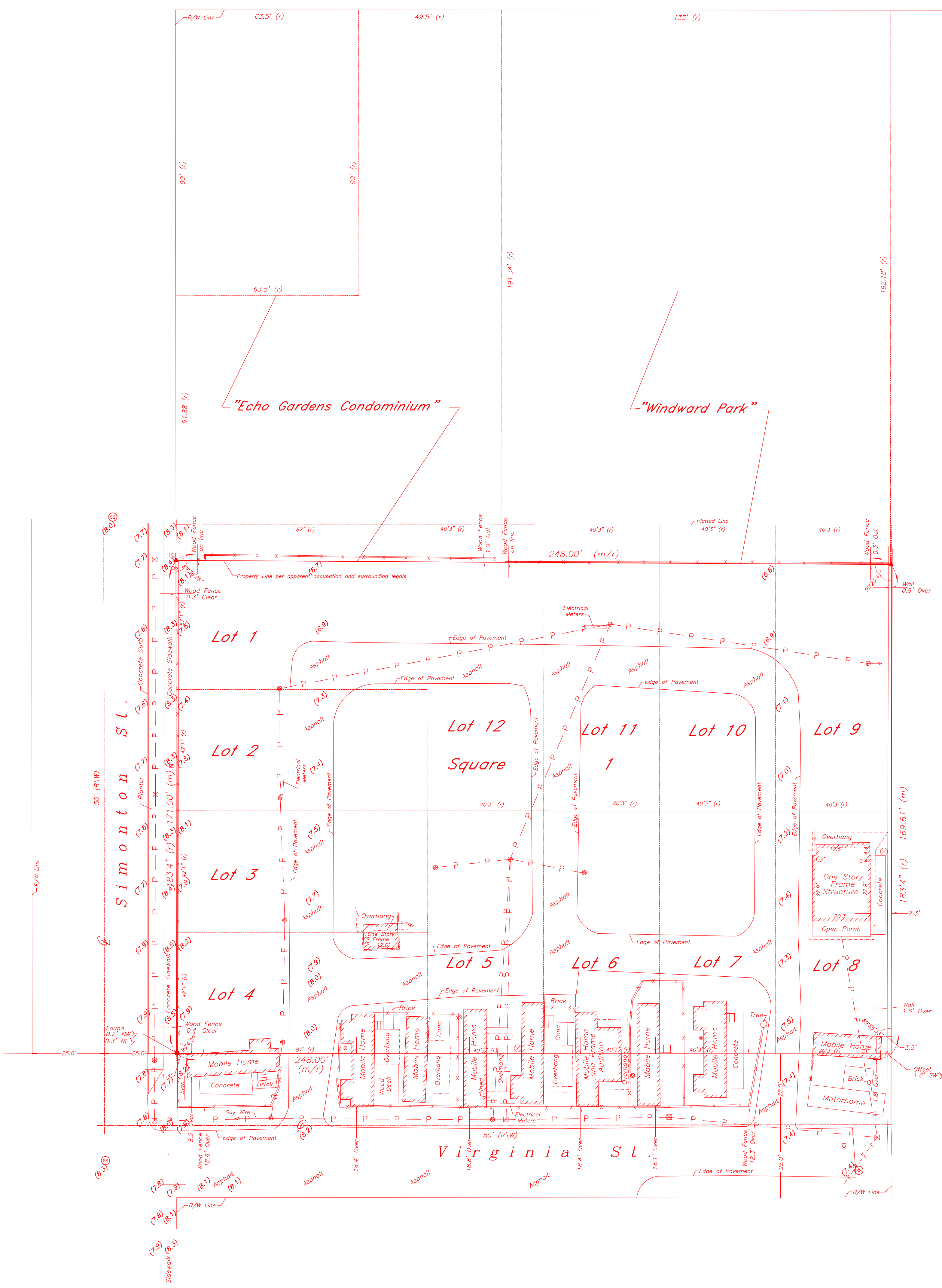
# Survey

Truman Ave.



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Propane Tank
- ⊕ Fire Hydrant
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Manhole



- NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 1015-1027 Simonton 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: January 6, 2012.
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjoiners are not furnished.
  11. All improvements are not shown.
  12. Total site: 42,235 square feet, more or less.
  13. Flood Insurance Rate Map Zone: X; Community Panel #120168; 1516 K, dated 2-18-05.
  14. Bench Mark Used: NGS Monument "U 267"

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as part of Tract 11 and designated on Charles W. Tift's Plan or Map of the Island of Key West delineated in July, 1874 as Lots 1-12, Square 1, known as Simonton's Addition to Key West.

BOUNDARY SURVEY FOR: Southernmost Cabana Resort LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
January 26, 2012

THIS SURVEY IS NOT ASSIGNABLE

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

**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 OF:  
Lots 1 thru 12, Square 1,  
Tract 11, Island of Key West

|                    |   |                             |
|--------------------|---|-----------------------------|
| DRAWN BY:<br>BGO   | REVISIONS:<br>1. add utilities & elev.<br>2. add fence ties | DATE:<br>2-24-13<br>5-20-13 |
| CHECKED BY:<br>JLO | 3.  |                             |
| DATE:<br>1-26-12   | 4.  |                             |
|                    | 5.  |                             |
|                    | 6.  |                             |
|                    | 7.  |                             |

SHEET: 1  
OF: 1

# Site Plans



# SOUTHERNMOST CABANA RESORT

## Redevelopment Project

SOUTHERNMOST CABANA RESORT L.L.C.  
1015 - 1027 SIMONTON STREET KEY WEST,  
FLORIDA 33040

### MAJOR DEVELOPMENT PLAN 1 MAY 2013

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#### TEAM

##### ARCHITECT:

Thomas E. Pope P.A. Architect  
610 White Street  
Key West, Florida 33040  
305.296.3611

##### CIVIL ENGINEER:

Annalise Mannix  
Engineering & Consulting LLC  
3739 Paula Avenue  
Key West, Florida 33040  
305.292.5299

##### LANDSCAPE ARCHITECT:

Ladd E. Roberts  
Ecoscapes  
1120 Seminary Street  
Key West, Florida 33040  
305.294.7013

#### SUBMISSIONS

DRC PLANNING REVIEW - 1 MARCH 2013 FOR REVIEW  
DRC PLANNING REVIEW - 10 APRIL 2013 FOR REVIEW  
NOT FOR CONSTRUCTION  
HARC REVIEW 30 APRIL 2013  
POST DRC PLANNING REVIEW 1 MAY 2013

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL  
SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR  
UNDER MY DIRECT PERSONAL SUPERVISION, I AM A DULY  
LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF  
FLORIDA.

SIGNATURE: \_\_\_\_\_

NAME: ANNALISE MANNIX

DATE: \_\_\_\_\_

LICENSE RENEWAL DATE: 2/28/2015

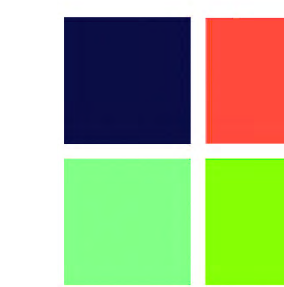


THESE PLANS ARE DESIGNED TO CONFORM WITH THE 2010  
FLORIDA BUILDING CODE W/REVISIONS. THIS PROJECT IS  
DESIGNED IN CONFORMANCE WITH ASCE 7-10 WIND LOAD  
PROVISIONS AND ASCE 24-05 FLOOD PROVISIONS.

## SOUTHERNMOST CABANA RESORT

REDEVELOPMENT PROJECT

MAJOR DEVELOPMENT PLAN  
1 MAY 2013



**Annalise Mannix**  
Engineering & Consulting, LLC

Home Design - Sustainability - Wind Mitigation - Inspections - Project Management

mannixengineering.com

305-797-0463

3739 Paula Avenue  
Key West, Florida 33040  
Florida Reg. P.E. #57533  
CA # 27779



**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040

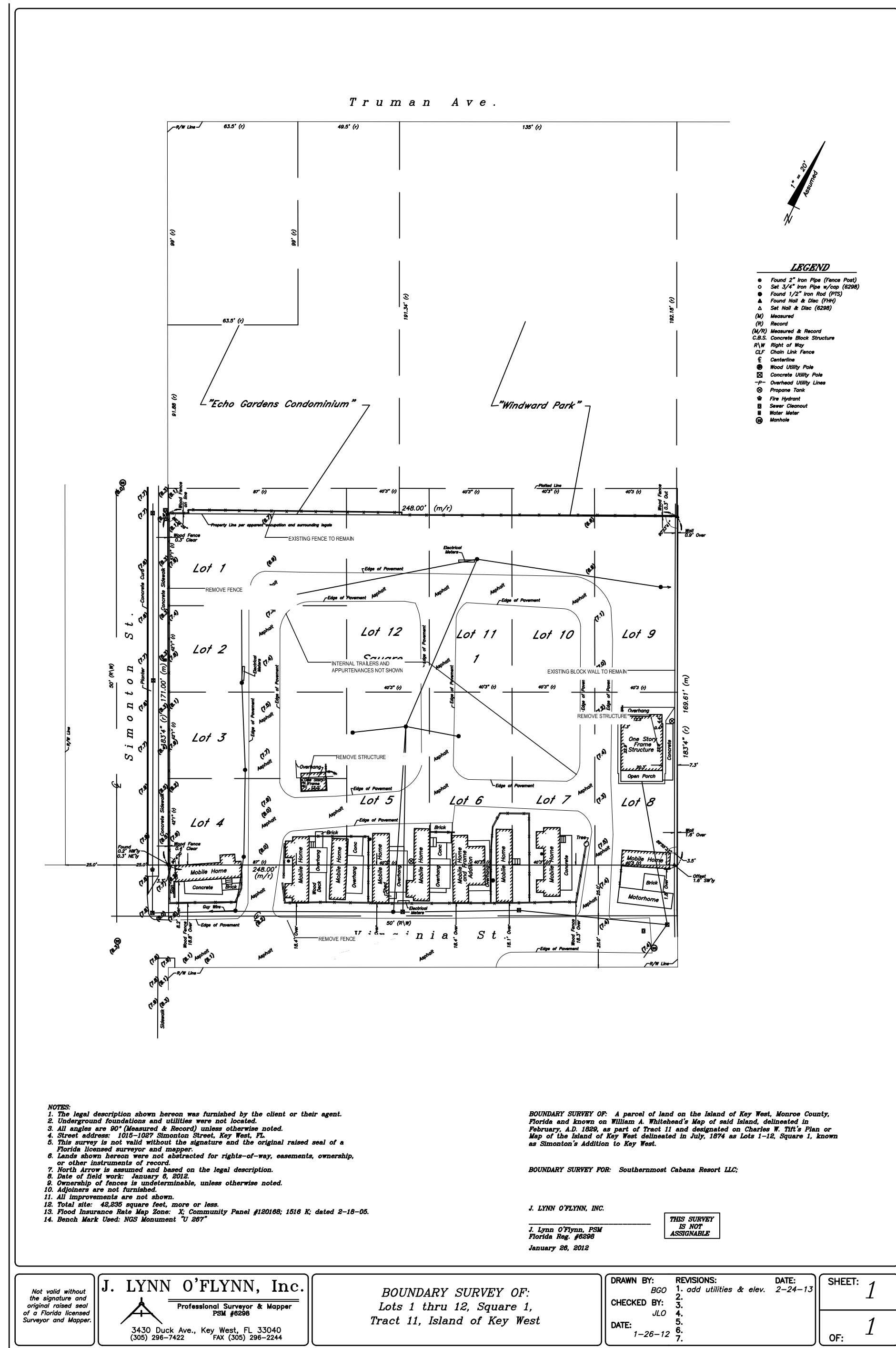
Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

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SOUTHERNMOST CABANA RESORT L.L.C.**  
**1015 - 1027 Simonton Street**  
**Key West 33040**

Title:  
**AREA PLANS**

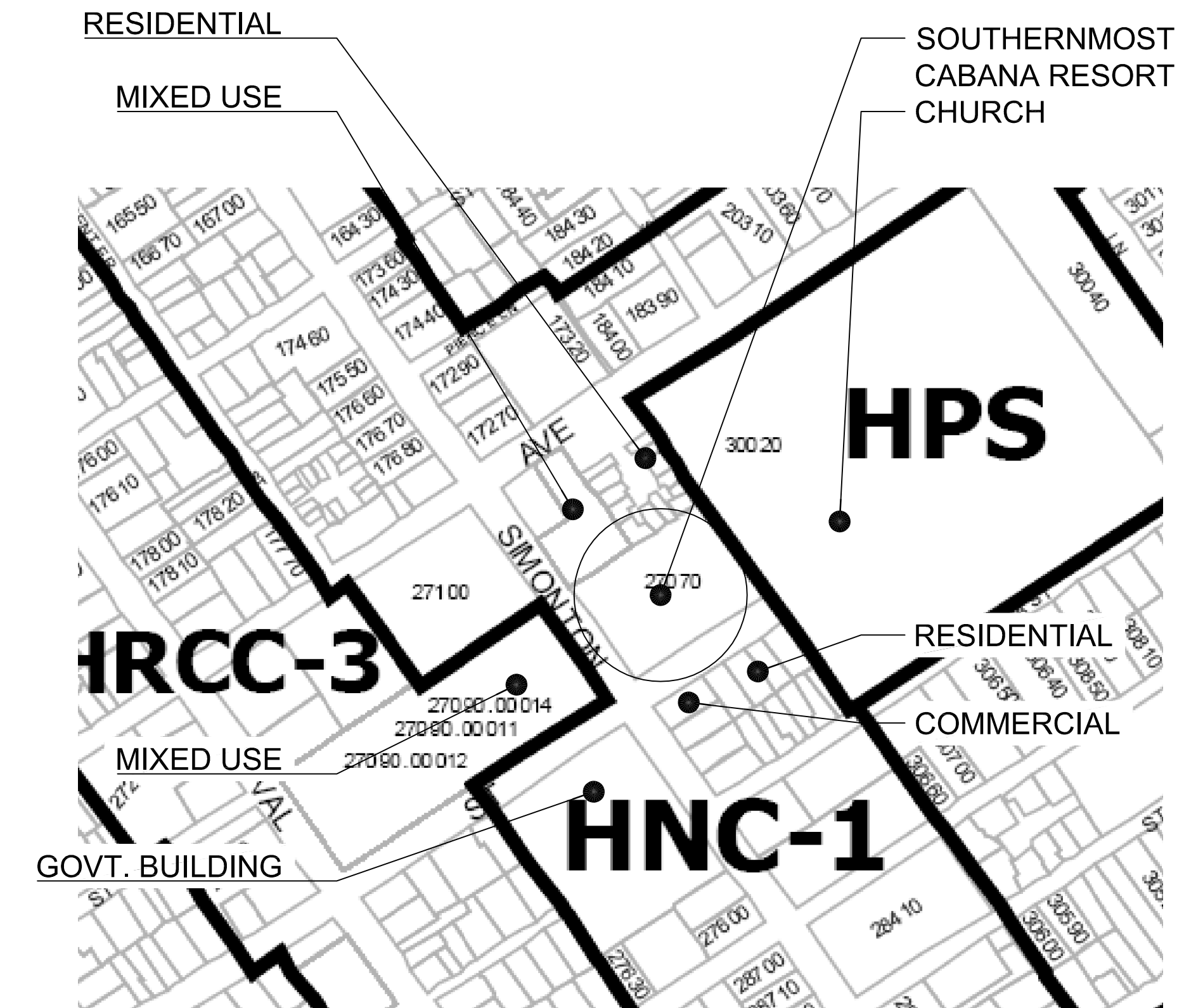
Sheet Number:  
**AE1.1.1**  
Date: 1 MAY 2013



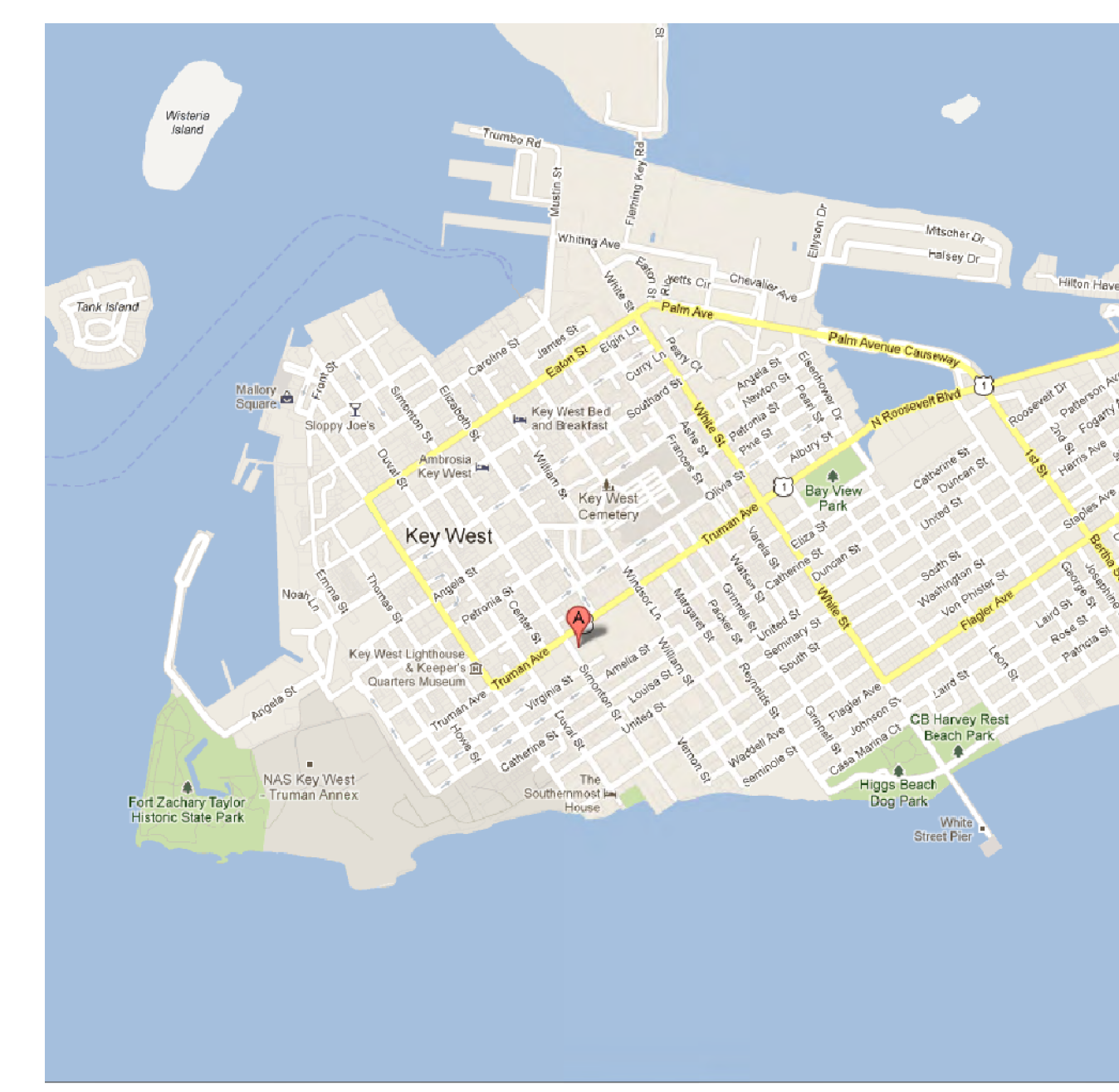
**4** AERIAL VIEW  
SCALE: NTS



**3** APPRAISER'S MAP  
SCALE: NTS

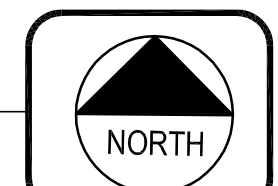
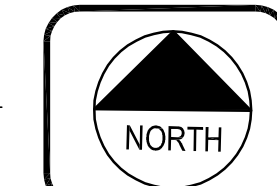
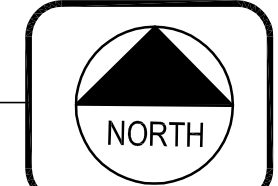


**2** ZONING MAP  
SCALE: NTS

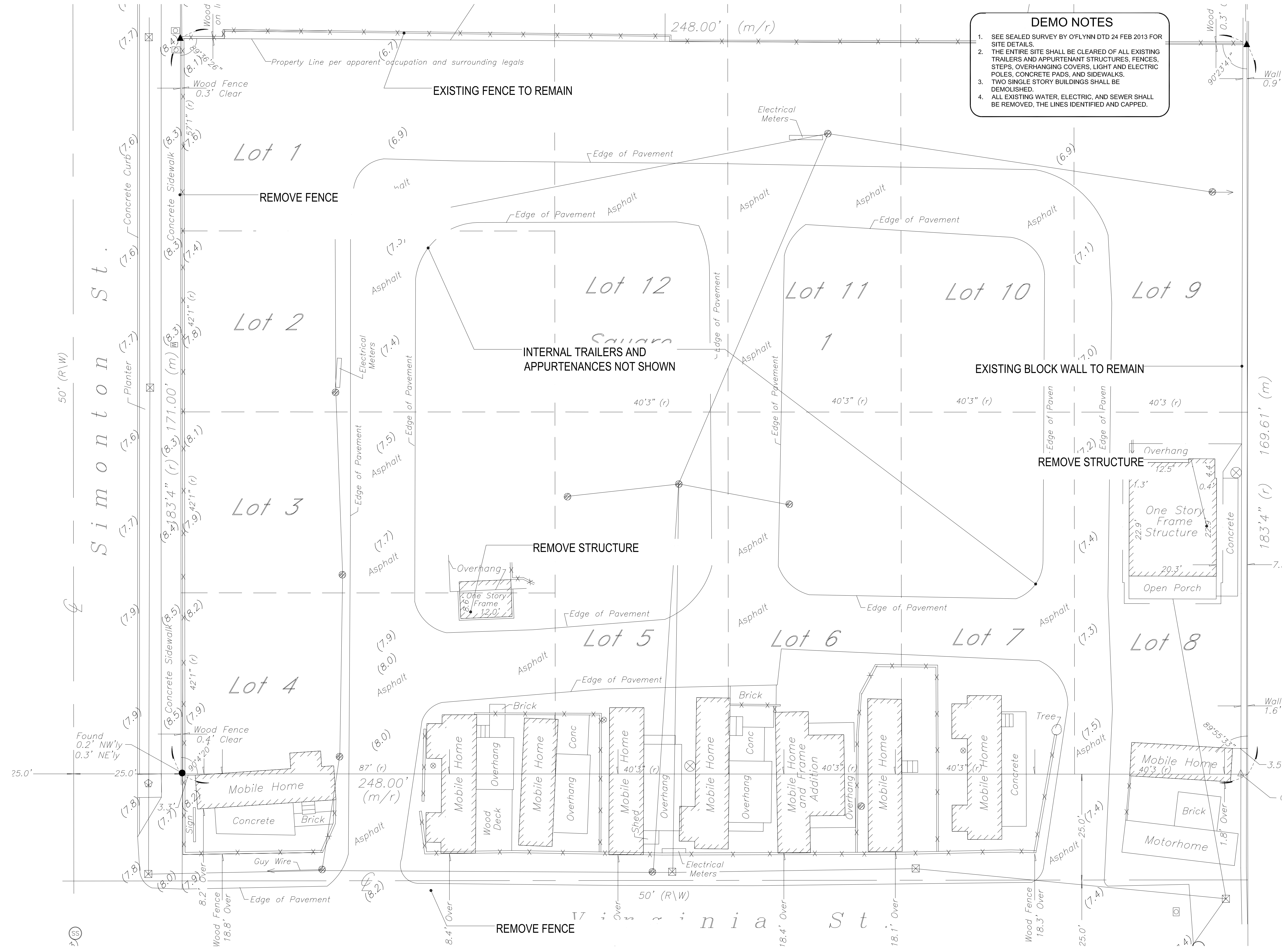


**1** AREA MAP  
SCALE: NTS

**5** COPY OF SURVEY  
SCALE: NTS







**DEMO NOTES**

1. SEE SEALED SURVEY BY OFLYNN DTD 24 FEB 2013 FOR SITE DETAILS.
2. THE ENTIRE SITE SHALL BE CLEARED OF ALL EXISTING TRAILERS AND APPURTENANT STRUCTURES, FENCES, STEPS, OVERHANGING COVERS, LIGHT AND ELECTRIC POLES, CONCRETE PADS, AND SIDEWALKS.
3. TWO SINGLE STORY BUILDINGS SHALL BE DEMOLISHED.
4. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE REMOVED, THE LINES IDENTIFIED AND CAPPED.

**ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC**  
 3739 Paula Avenue  
 Key West, Florida 33040  
 Tel: 305-797-0463  
 Email: amannix@aol.com  
 FLORIDA REG. P.E. #57533  
 CA #27779

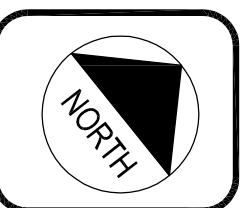
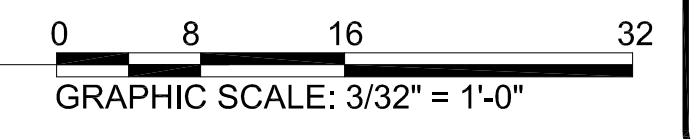
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Title:  
**EXISTING SITE PLAN**

Sheet Number:  
**AE1.1.2**  
 Date: 1 MAY 2013

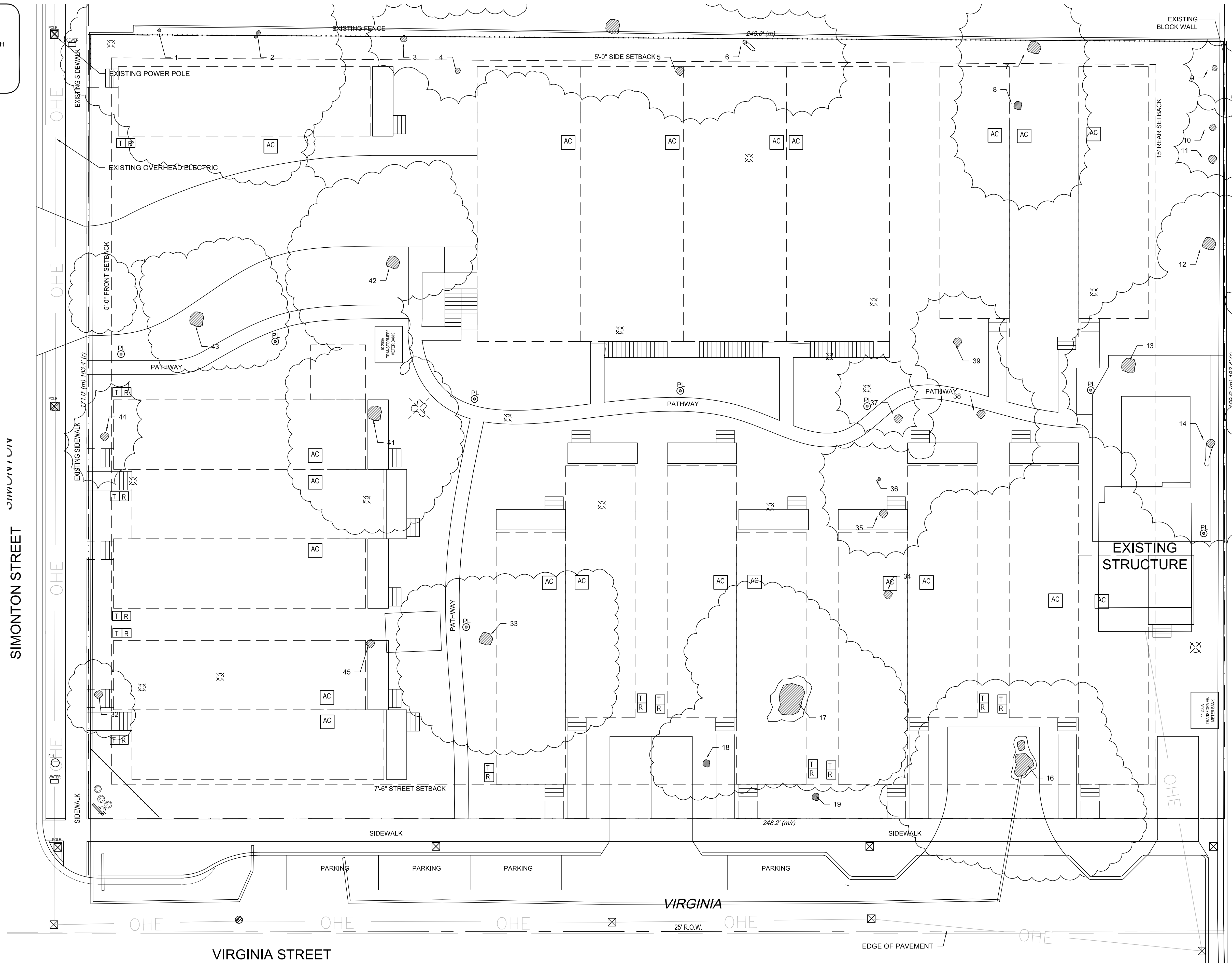
**1** EXISTING SITE PLAN  
 SCALE: 3/32" = 1'-0"





**NOTES**

1. SEE REPORT FOR KEY TO TREE NUMBERS
2. DRAWING SHOWS EXISTING TREES WITHIN LOT WITH PROPOSED SITE PLAN.
3. BUILDING OUTLINES SHOWN FOR CLARITY.



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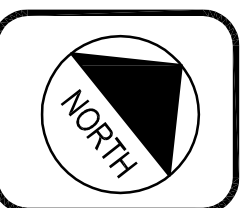
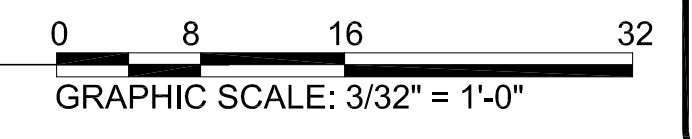
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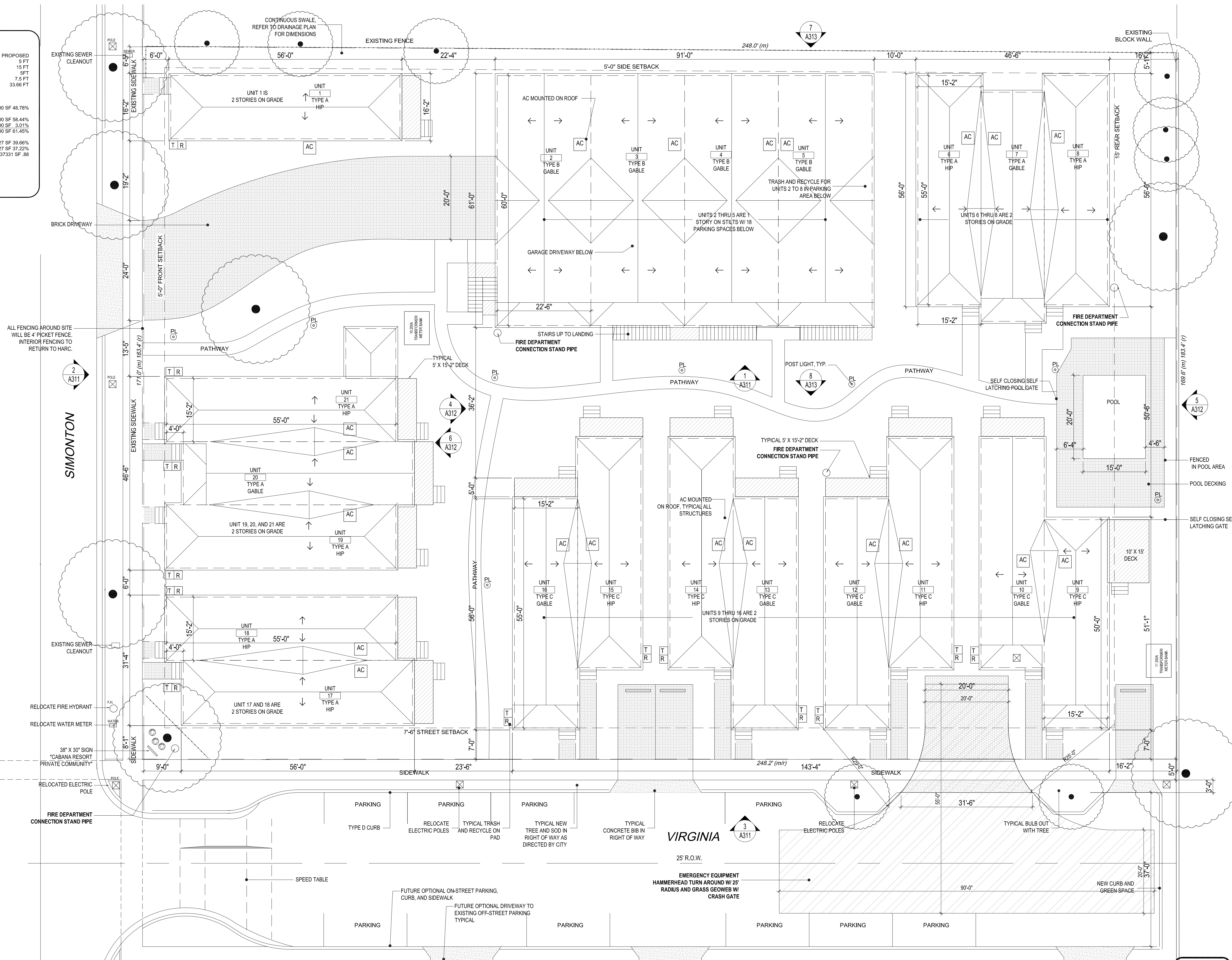
Title:  
**EXISTING  
TREE PLAN**

Sheet Number:  
**AE1.1.3**  
Date: 1 MAY 2013

**1** EXISTING TREE PLAN AND PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"

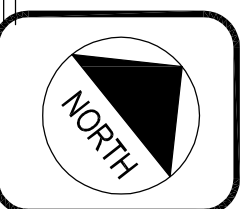


| ZONING                          |             |                    |
|---------------------------------|-------------|--------------------|
| ZONE                            | HNC-1       |                    |
| SETBACKS                        | REQUIRED    | PROPOSED           |
| FRONT                           | 5 FT        | 5 FT               |
| REAR                            | 15 FT       | 15 FT              |
| SIDE                            | 5 FT        | 5 FT               |
| STREET SIDE                     | 7.5 FT      | 7.5 FT             |
| MAX. HEIGHT                     | 35 FT       | 33.66 FT           |
| LOT CALCULATIONS                |             |                    |
| LOT SIZE                        | 42224.67 FT |                    |
| BLDG. COVERAGE                  | 50% MAX     | 20559.00 SF 48.78% |
| IMPERV. SURFACE                 | 60% MAX     | 24678.00 SF 58.44% |
| BRICK PAVING, MISC              |             | 1270.00 SF 3.01%   |
| PATHWAYS                        |             | 25948.00 SF 61.45% |
| IMPERV. SURFACE TOTALS          |             |                    |
| OPEN SPACE                      | 35% MIN     | 16747.27 SF 39.66% |
| LANDSCAPE AREA                  | 20% MIN     | 15717.27 SF 37.22% |
| FLOOR AREA RATIO                | 1           | 37331 SF .88       |
| UNITS EXISTING 44 PROPOSED 21   |             |                    |
| PARKING 21 REQUIRED 21 PROVIDED |             |                    |
| BIKE PARKING IN OWNER YARDS     |             |                    |



**1** PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0" ARCH D

0 8 16 32  
GRAPHIC SCALE: 3/32" = 1'-0"



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Key West, Florida 33040

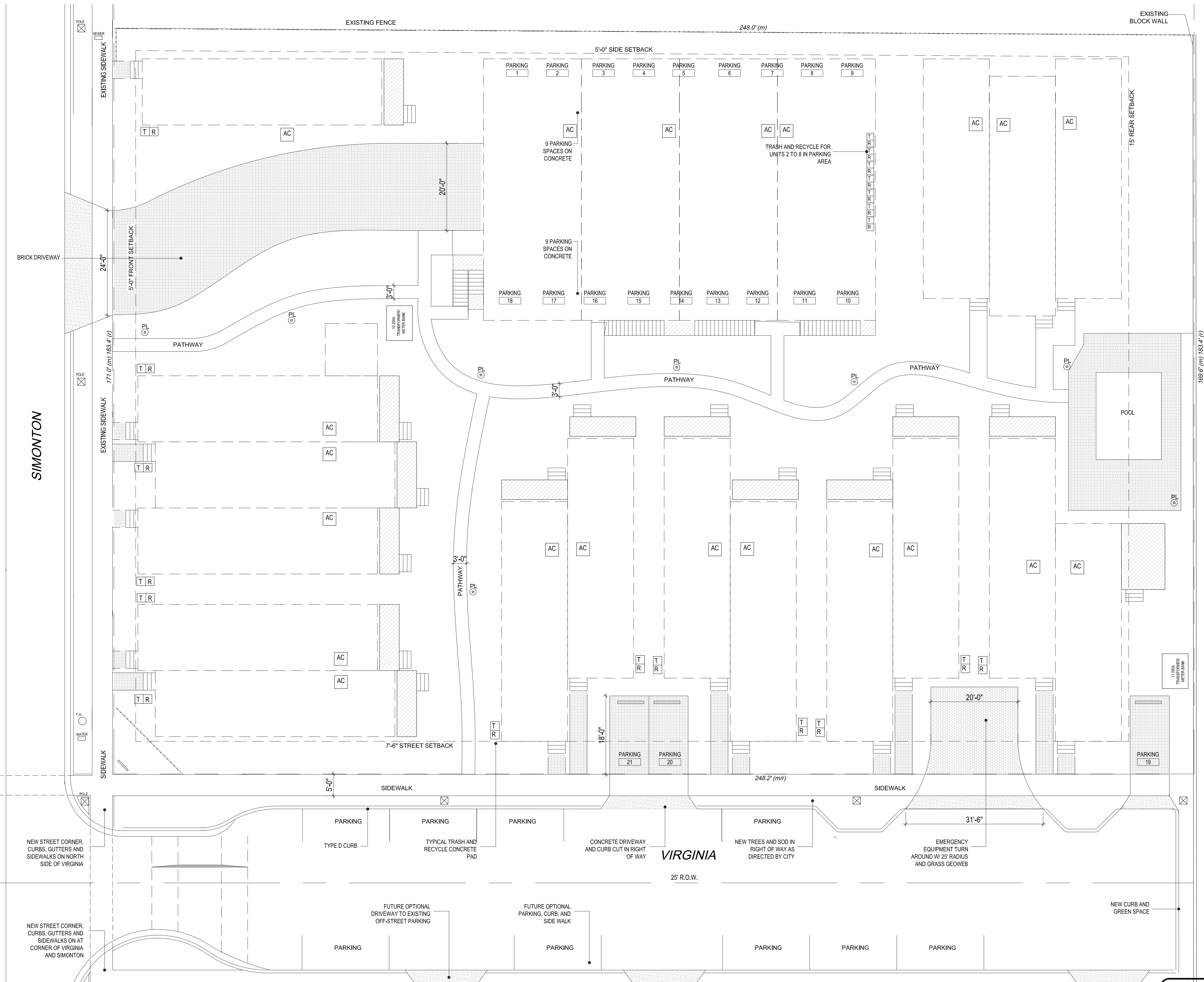
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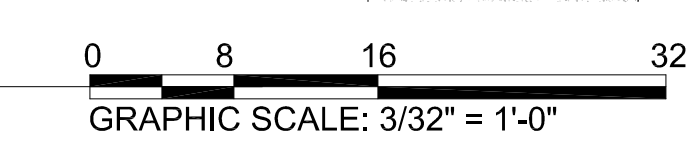
**SOUTHERNMOST CABANA RESORT  
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Title:  
**PROPOSED  
SITE PLAN**

Sheet Number:  
**A1.1.1**  
Date: 1 MAY 2013



**1** PAVING PLAN  
SCALE: 3/32" = 1'-0" ARCH D



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**Key West 33040**

Title:  
**PAVING PLAN**

Sheet Number:  
**A1.2.1**  
Date: 1 MAY 2013

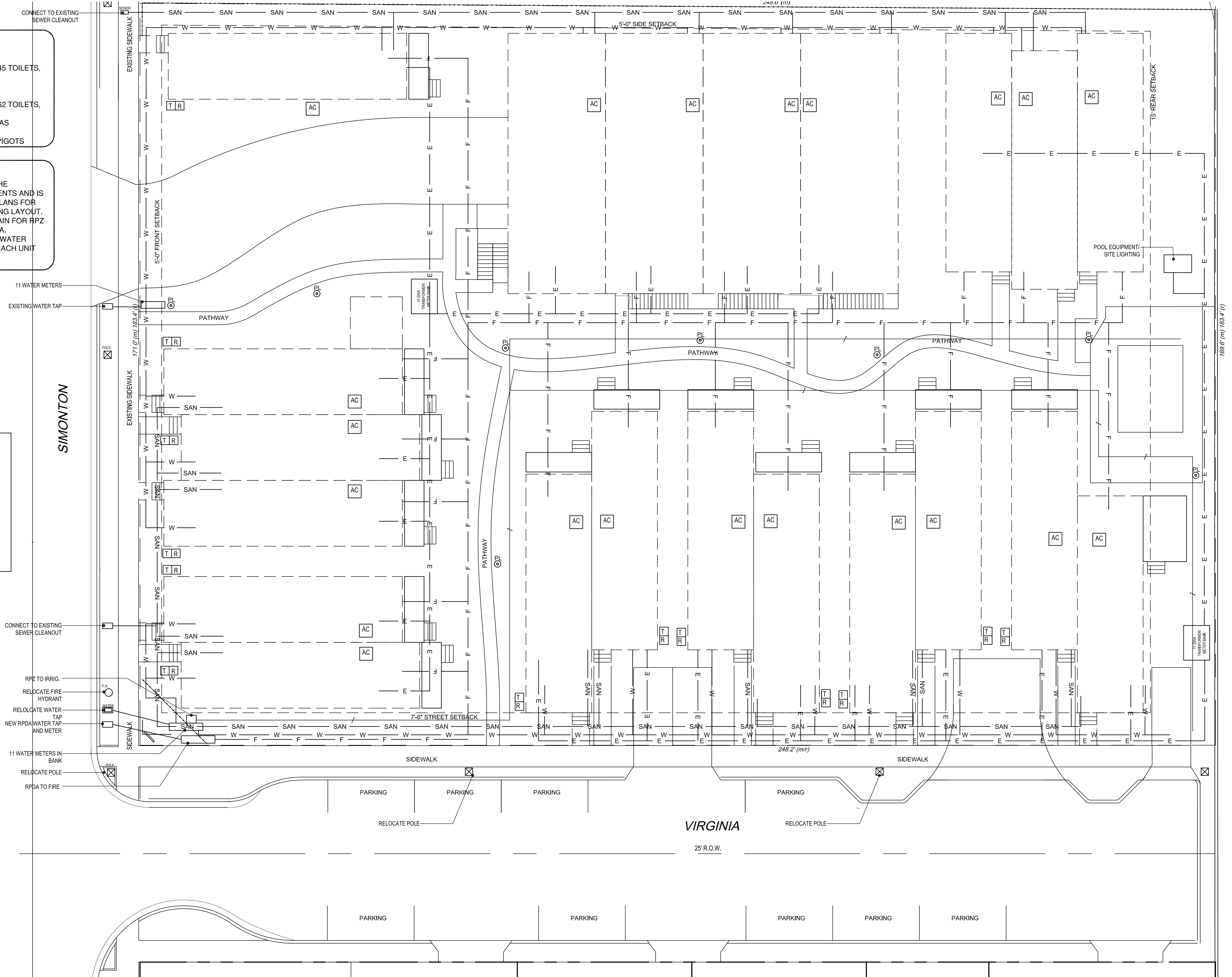
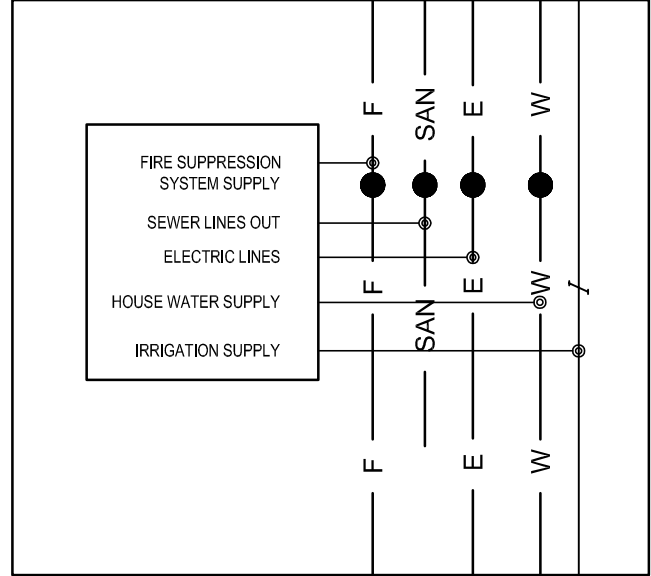
**SEWAGE REQUIREMENT COMPARISON:**

**EXISTING UNITS**  
 45 KITCHEN SINKS, 45 LAV BATH, 45 TOILETS,  
 45 SHOWER BATH,

**PROPOSED UNITS**  
 21 KITCHEN SINKS, 62 LAV BATH, 62 TOILETS,  
 62 SHOWER BATH, 21 WASHERS  
 21 FIRE SUPPRESSION SYSTEMS AS  
 REQUIRED.  
 SITE IRRIGATION, POOL, AND 6 SPIGOTS

**NOTES:**

1. THIS DRAWING REPRESENTS THE PROPOSED UTILITY REQUIREMENTS AND IS DIAGRAMMATICAL. SEE SITE PLANS FOR SITE INFORMATION AND BUILDING LAYOUT.
2. RELOCATE EXISTING WATER MAIN FOR RPZ AND ADD ADDITIONAL FOR RPDA.
3. LINE DRAWINGS INDICATE ONE WATER SERVICE ONLY FOR CLARITY. EACH UNIT HAS SEPARATE SERVICE.



CONNECT TO EXISTING SEWER CLEANOUT

RPZ TO IRRIG.

RELOCATE FIRE HYDRANT

RELOCATE WATER TAP

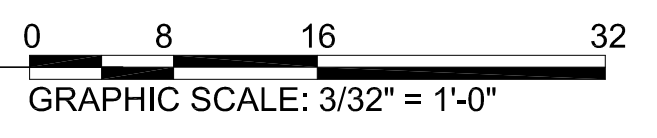
NEW RPDA WATER TAP AND METER

11 WATER METERS IN BANK

RELOCATE POLE

RPDA TO FIRE

**1 SITE UTILITY PLAN**  
 SCALE: 3/32" = 1'-0" ARCH D



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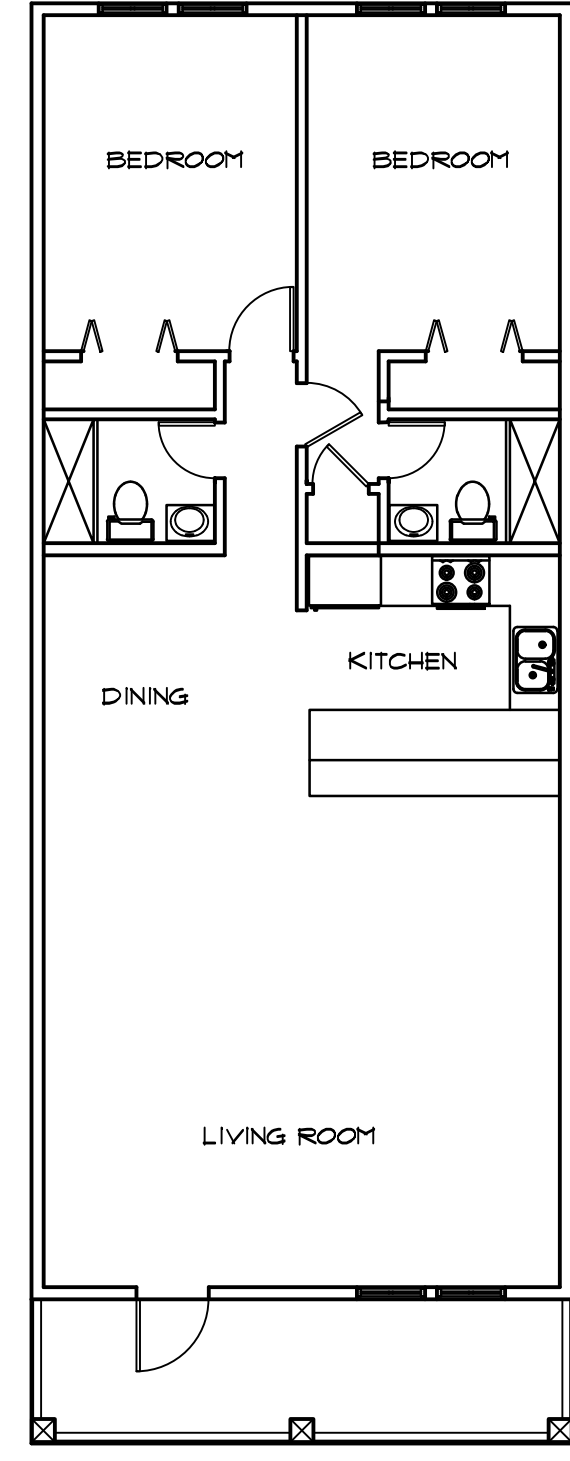
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Title:  
**SITE UTILITY PLAN**

Sheet Number:  
**A1.2.2**  
 Date: 1 MAY 2013

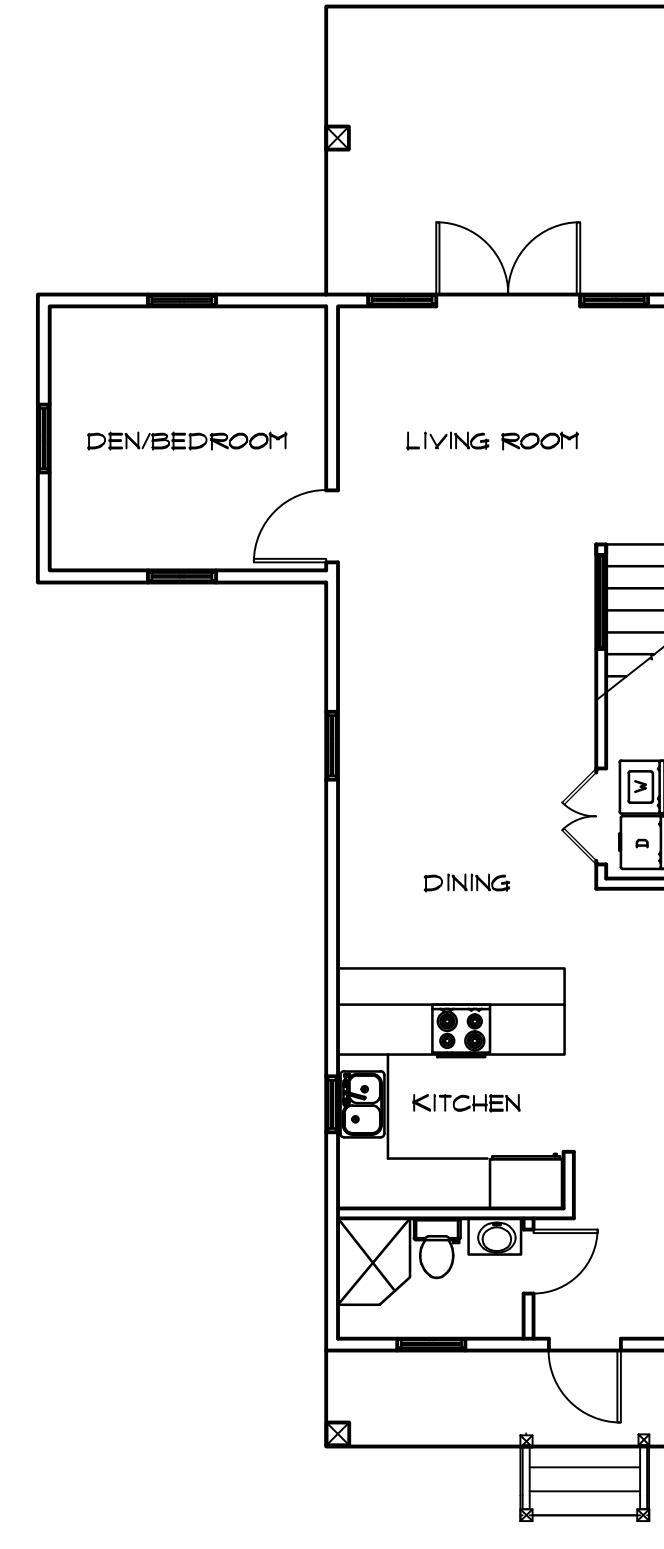




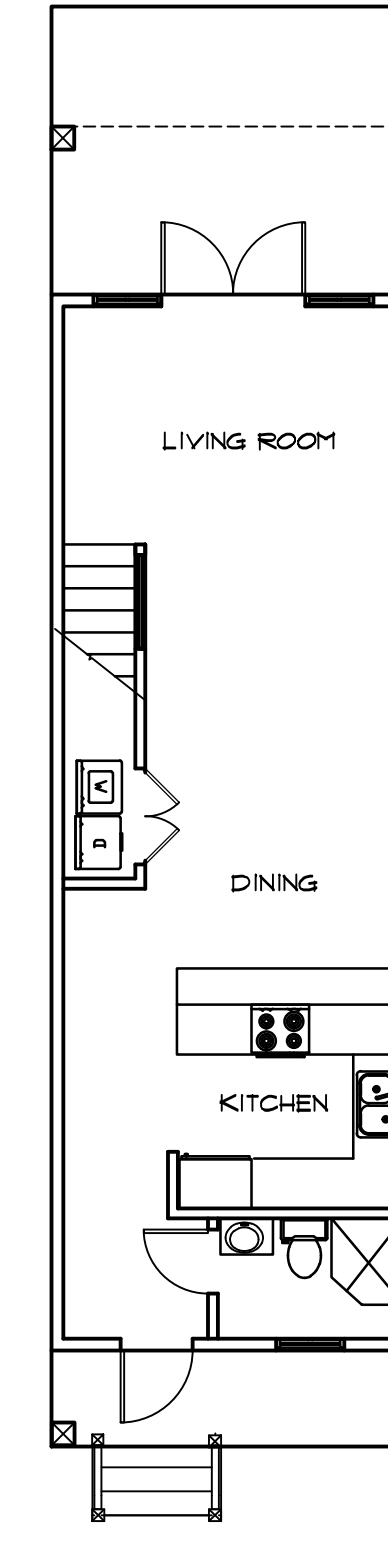
FIRST FLOOR

**Unit Type B  
Floor Plans**

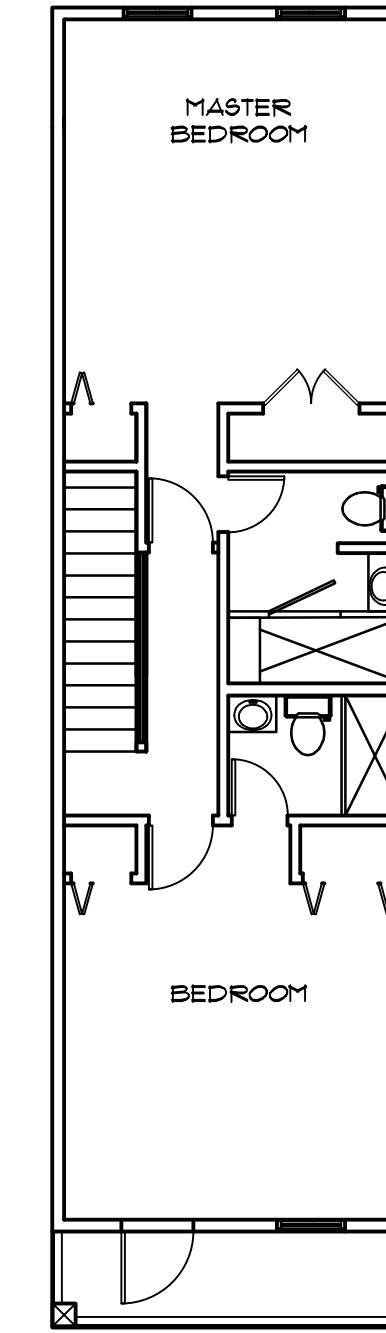
1/8" = 1' - 0"



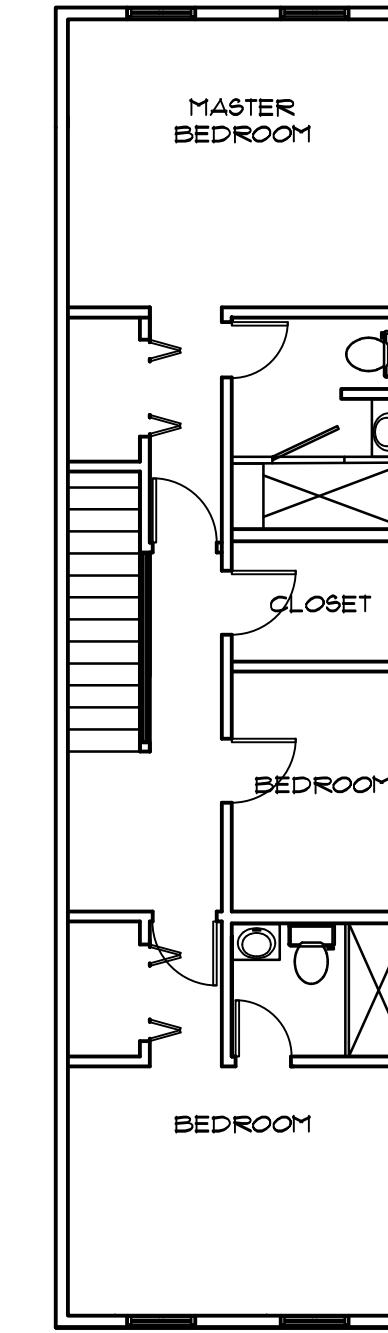
FIRST FLOOR



FIRST FLOOR



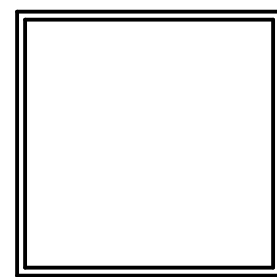
SECOND FLOOR



SECOND FLOOR (OPTION)

**Unit Type A/Type C  
Floor Plans**

1/8" = 1' - 0"

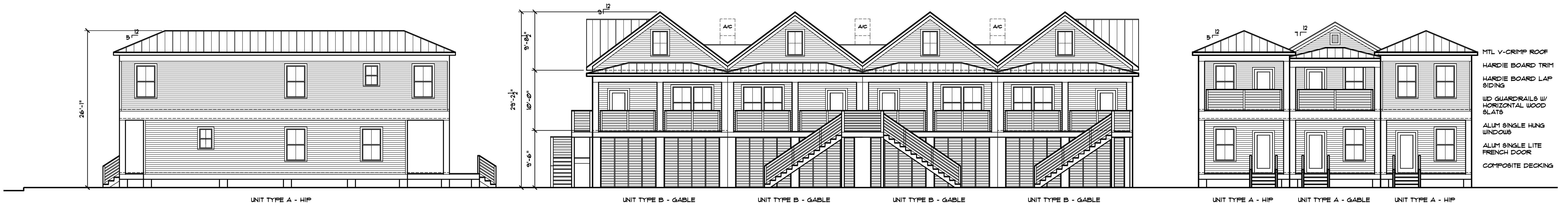


Southernmost Cabana Resort  
1010-1027 Simonton St Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
(305) 296 3611  
TEPopePA@aol.com

date:  
4/30/13  
revision:

sheet:  
**A2.1.1**



**Courtyard Elevation**

1/8" = 1' - 0"

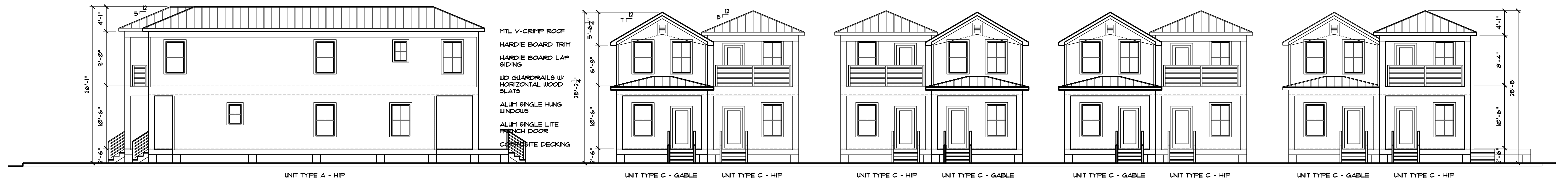
1  
A3.1.1



**Simonton St Elevation**

1/8" = 1' - 0"

2  
A3.1.1



**Virginia St Elevation**

1/8" = 1' - 0"

3  
A3.1.1

Southernmost Cabana Resort

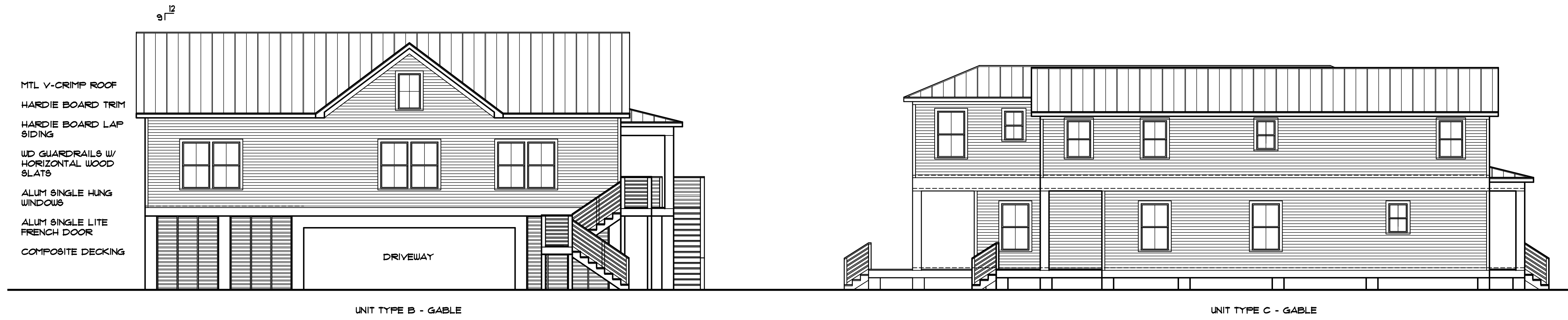
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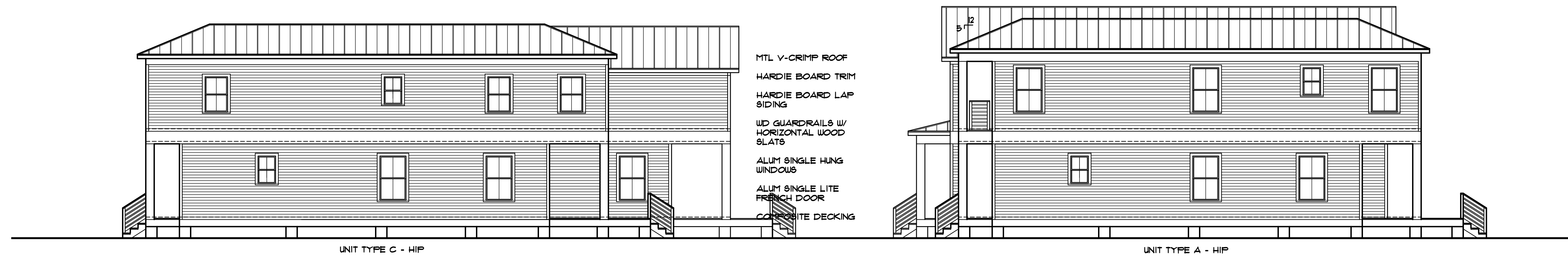
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**A3.1.1**



**Courtyard Towards Church Elevation**

1/8" = 1' - 0"

4  
A3.1.2



**Rear Towards Simonton Elevation**

1/8" = 1' - 0"

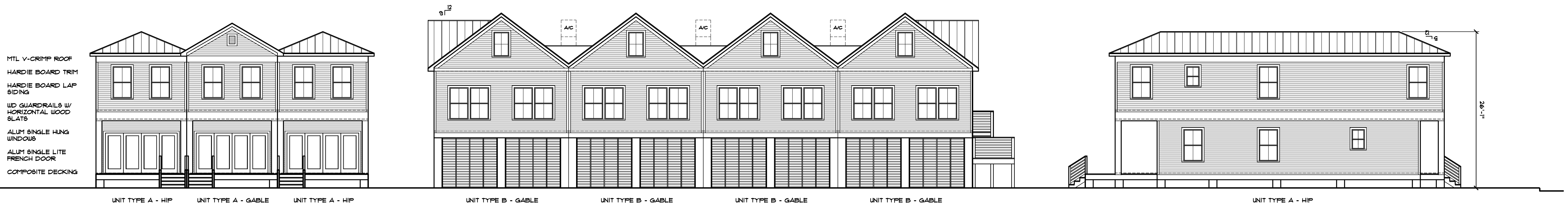
5  
A3.1.2



**Courtyard Towards Simonton Elevation**

1/8" = 1' - 0"

6  
A3.1.2



North Side Towards Virginia Elevation

1/8" = 1' - 0"

7  
A3.1.3



Courtyard Towards Virginia Elevation

1/8" = 1' - 0"

8  
A3.1.3

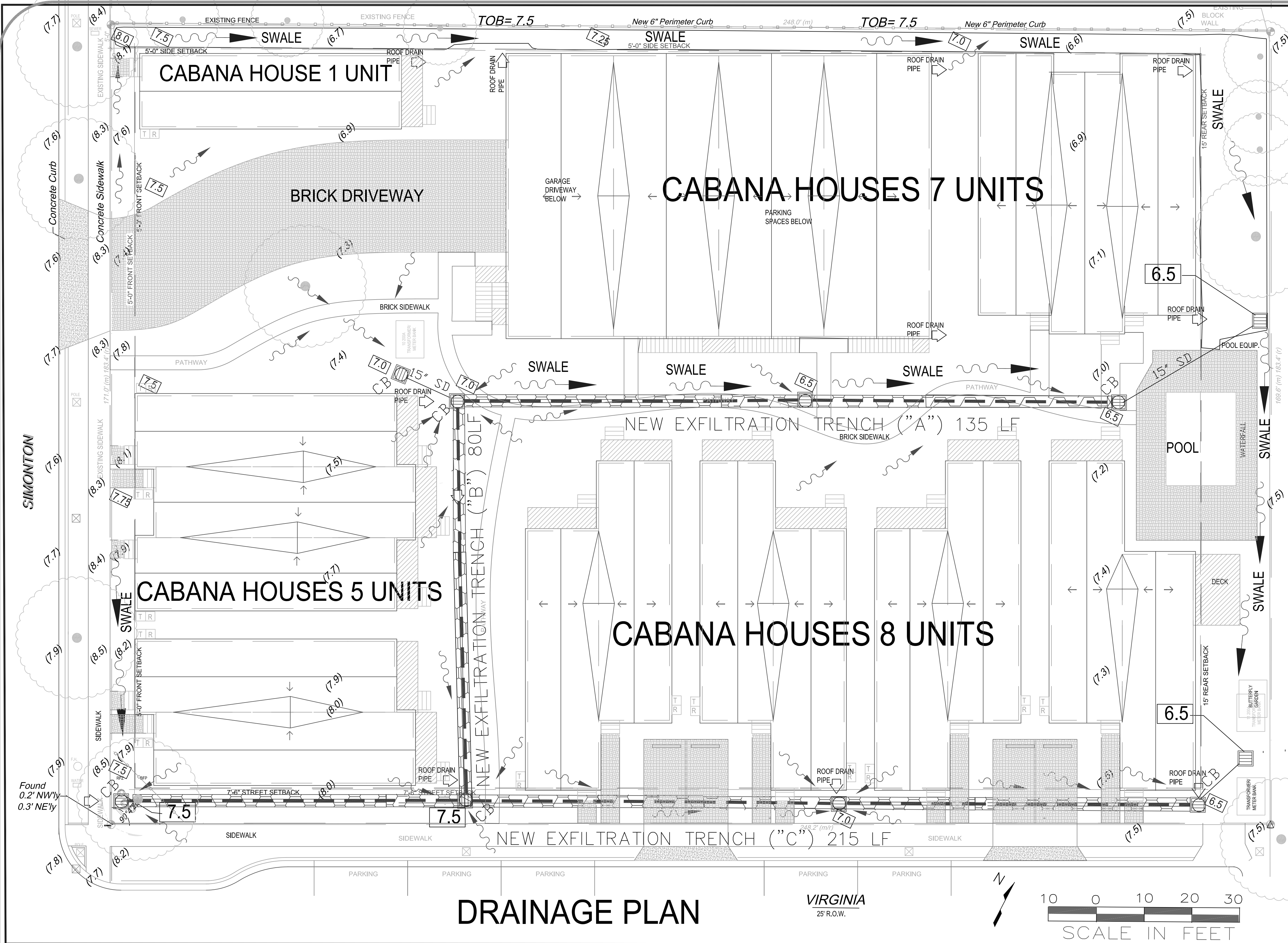
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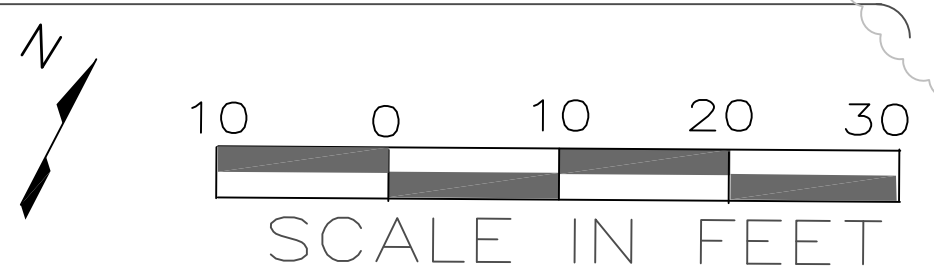
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A3.1.3





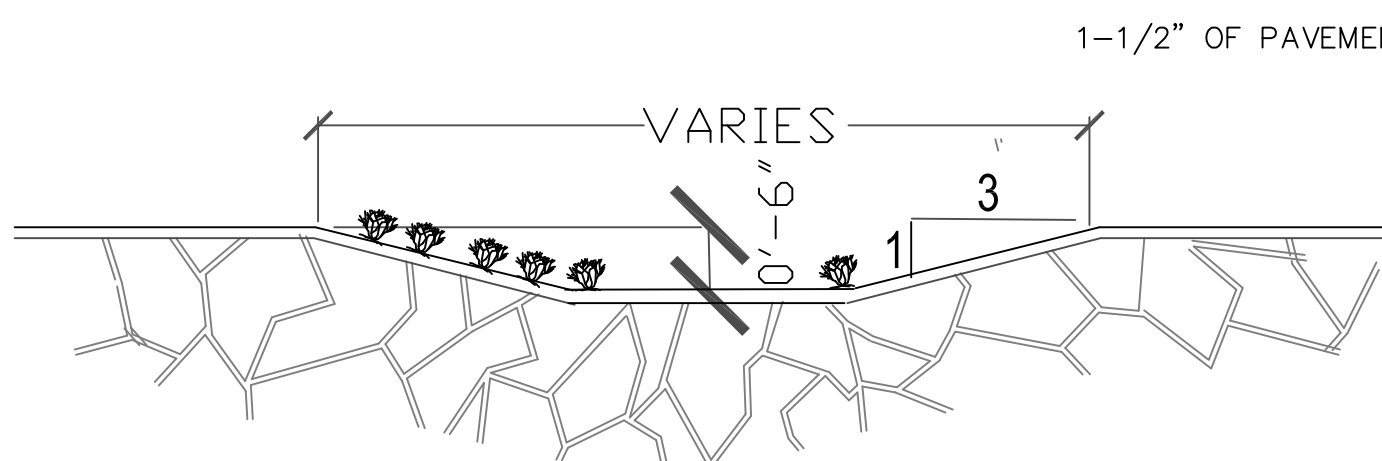
### DRAINAGE PLAN

VIRGINIA  
25 R.O.W.



#### LEGEND

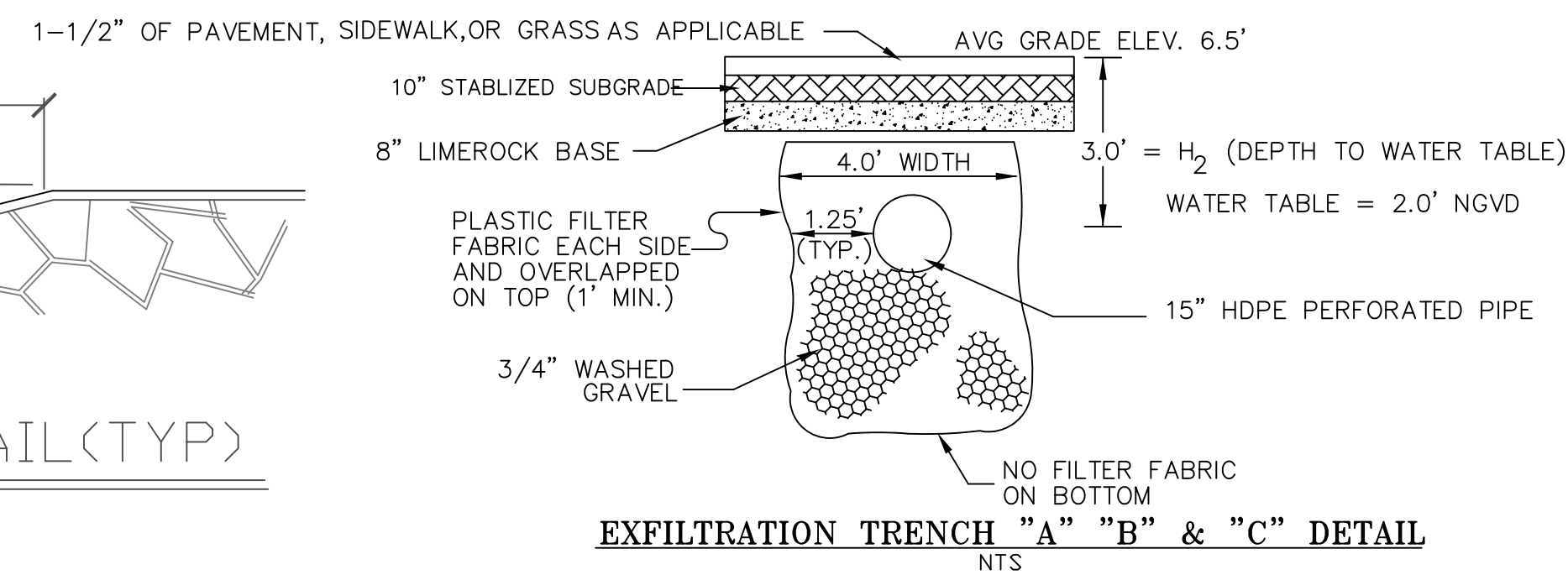
- 5.0 PROPOSED GRADE
- 6.5 PROPOSED SPOT ELEVATION
- 7.5 PROPOSED CONTOUR LINE
- 15" SD 15" STORM DRAIN HDPE STORM PIPE
- EXFILTRATION TRENCH
- Stormwater Inlet
- Soil Boring Location
- Percolation Test Location
- 7 Elevation Contour Line (N.G.V.D) (Not all contours shown for clarity)
- 7.8 Existing Spot Elevation (N.G.V.D)
- 716.19TC PROPOSED SPOT ELEVATION
- 715.69G PROPOSED SPOT ELEVATION
- STORM WATER FLOW DIRECTION
- Cross Section, Elevation or Detail Location Number, Destination C-4 & Origin C-3
- STA 0+00 HORIZONTAL CONTROL
- STA 0+855 STATIONING IN FEET
- STA 2+85N



RETENTION SWALE DETAIL (TYP)

#### DRAINAGE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO INSURE POSITIVE DRAINAGE AND TO PREVENT STANDING WATER.
2. DRAINAGE CALCULATIONS BASED ON SFWMD MANUAL VOLUME IV.



EXFILTRATION TRENCH "A" "B" & "C" DETAIL

### DRAINAGE CALCULATIONS

#### WATER QUANTITY - PRE DEVELOPMENT

|   |               |
|---|---------------|
| TOTAL PROJECT AREA =  | 0.965 AC      |
| LOT AREA =  | 42,225 SQ FT  |
| ASPHALT, ROOF, CONCRETE   | 23,933 SQ FT  |
| PERVIOUS AREA =   | 18,292 SQ FT  |
| % PERVIOUS =  | 0.433 AC= 43% |
| IMPERVIOUS AREA =   | 0.53 AC       |
| % IMPERVIOUS =  | 55%           |
| RAINFALL FOR 25yr/24hr EVENT (P) =  | 9 IN          |
| RAINFALL FOR 25yr/3day EVENT (P) =  | 12.23 IN      |
| DEPTH TO WATER TABLE =  | 4 FT          |
| DEVELOPED AVAILABLE STORAGE =   | 8.18 IN       |
| SOIL STORAGE (S) =  | 3.418 IN      |
| $Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(3.42))^2}{(12.23+(0.8)(3.42))} =$ | 8.9 IN        |

#### WATER QUANTITY - POST DEVELOPMENT

|  |              |
|--|--------------|
| PROJECT AREA =   | 0.965 AC     |
| LOT AREA =   | 42,225 SQ FT |
| NEW ROOF, PAVING, POOL AREA =  | 25,333 SQ FT |
| PERVIOUS AREA =  | 16,890 SQ FT |
| IMPERVIOUS AREA =  | 0.58 AC      |
| % IMPERVIOUS =   | 60.0%        |
| RAINFALL FOR 25yr/24hr EVENT (P) =   | 9 IN         |
| RAINFALL FOR 25yr/3day EVENT (P) =   | 12.23 IN     |
| DEPTH TO WATER TABLE =   | 4 FT         |
| DEVELOPED AVAILABLE STORAGE =  | 8.18 IN      |
| SOIL STORAGE (S) =   | 2.49 IN      |
| $Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(3.27))^2}{(12.23+(0.8)(3.27))} =$ | 9.02 IN      |

#### POSTDEVELOPMENT - PREDEVELOPMENT

|   |            |
|---|------------|
| $(Q_{post}) - (Q_{pre}) = 9.02 \text{ AC-IN} - 8.9 \text{ AC-IN} =$ | 0.12 AC-IN |
| WATER QUANTITY TREATMENT VOLUME =                                   | 0.12 AC-IN |

#### WATER QUALITY

|  |             |
|--|-------------|
| DRAINAGE BASIN AREA =  | 0.965 AC    |
| A) ONE INCH OF RUNOFF FROM DRAINAGE AREA =                                 | 0.965 AC-IN |
| B) 2.5 INCHES TIMES PERCENT IMPERVIOUS                                     |             |
| ROOF, PAVING, POOL AREA =  | 0.581 AC    |
| PERVIOUS AREA =  | 0.387 AC    |
| IMPERVIOUS = $\frac{\text{SITE(LOT)} - \text{PERVIOUS}}{\text{SITE(LOT)}}$ |             |
| % IMPERVIOUS =   | 60.0%       |
| RUNOFF TREATMENT = 2.5" (%IMPERVIOUS) =                                    | 1.5 IN      |
| VOLUME = (1.5 INCHES)(DRAINAGE AREA) =                                     | 1.45 AC-IN  |

#### WATER QUANTITY ~vs~ WATER QUALITY

0.12 AC-IN < 1.45 AC-IN

#### RETENTION REQUIRED

|   |            |
|---|------------|
| VOLUME REQUIRED =                                     | 1.45 AC-IN |
| DETENTION REQUIRED =                                  | 5,263 CF   |
| 50% CREDIT FOR DRY DETENTION TO EXFILTRATION TRENCHES |            |
| 50% X 5,263 CF =                                      | 2,632 CF   |

#### STORAGE VOLUME AVAILABLE FOR WATER QUALITY

|  |   |
|--|---|
| SITE STORAGE AREA =                          | 2,854 S.F.  |
| AVERAGE ELEVATION OF STORAGE AREA =          | 6.50 FT   |
| OVERFLOW ELEVATION OF STORAGE AREA =         | 7.00 FT   |
| AVERAGE DEPTH OF STORAGE AREA =              | 0.5 FT  |
| STORAGE VOLUME AVAILABLE FOR WATER QUALITY = | 2,854 S.F. x 0.5 FT = 1,427 C.F. < 2,632 C.F. REQUIRED. |

ADDITIONAL STORAGE IS REQUIRED. USE EXFILTRATION TRENCHES

#### EXFILTRATION TRENCH VOLUME PER LF

|   |                             |
|---|-----------------------------|
| EXFILTRATION TRENCH VOLUME (V) =  |                             |
| $L (K(H_2 W + 2H_2 D_U - D_U^2 + 2H_2 D_S) + 1.39 \times 10^{-4} (W)(D_U))$ |                             |
| WHERE:  |                             |
| EXFILTRATION TRENCH PROVIDED =  | 100 L.F.                    |
| HYDRAULIC CONDUCTIVITY, K =   | 0.000015                    |
| DEPTH TO WATER TABLE, H <sub>2</sub> =                                      | 4.0 FT                      |
| TRENCH WIDTH, W =   | 4.0 FT                      |
| NON-SATURATED TRENCH DEPTH, D <sub>U</sub> =                                | 4.0 FT                      |
| SATURATED TRENCH DEPTH, D <sub>S</sub> =                                    | 13 FT                       |
| VOLUME PER LF OF TRENCH =   | 0.43 AC-IN (1,546 CF/100LF) |
| VOLUME PER LF =   | 15.46 CF                    |

#### RETENTION PROVIDED BY EXFILTRATION TRENCHES

|   |          |
|---|----------|
| SAFETY FACTOR OF TWO (2) OR MORE IS REQUIRED (SFWMD MANUAL) |          |
| EX. TRENCH "A" VOLUME @ 135LF x 15.46CF/LF =                | 2,087 CF |
| EX. TRENCH "B" VOLUME @ 80LF x 15.46CF/LF =                 | 1,237 CF |
| EX. TRENCH "C" VOLUME @ 215 LF x 15.46CF/LF =               | 3,324 CF |
| TOTAL VOLUME =  | 6,648 CF |
| 6,648 CF > 2 SF X 2632 CF = 5,263 CF; STORAGE IS ADEQUATE.  |          |

**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533

Revisions:

**SOUTHERNMOST CABANA RESORT**  
**1015 - 1027 Simonton Street**  
**Key West 33040**

Title:  
DRAINAGE  
PLAN-DETAILS  
CALCULATIONS  
& NOTES

Sheet Number:  
C-2

Date: 1 MARCH 2013  
Rev. 4-9-13

PERMIT REVIEW  
NOT FOR  
CONSTRUCTION

# Site Photos















# **Coordination Letters**



## Letters of Coordination

---

From: [David.Rhodes@dep.state.fl.us](mailto:David.Rhodes@dep.state.fl.us)  
To: [Nolin.Moon@dep.state.fl.us](mailto:Nolin.Moon@dep.state.fl.us); [jimmyrb@msn.com](mailto:jimmyrb@msn.com)  
CC: [Gus.Rios@dep.state.fl.us](mailto:Gus.Rios@dep.state.fl.us); [Maria.Coleman@dep.state.fl.us](mailto:Maria.Coleman@dep.state.fl.us)  
Date: Wed, 27 Feb 2013 10:18:24 -0500  
Subject: RE: Key West Simonton Cabana Resort Permitting: Request for Coordination Letter

Mr. Brush,

Good to hear from you again sir – hope all is well with you. As to the project I would like to offer a couple of points of clarification:

The permanent Class V well will service the stormwater collection and transmission system as a point of disposal for stormwater runoff not disposed within the retention basin system. The temporary Class V well will service the fluids disposal from dewatering activities associated with the installation of the sanitary sewer lines. Both of these wells will require a \$750.00 fee for a total fee of \$1500.00 and a completed application form detailing the normal construction plans for these structures. The permanent well should have the well control structure, (Baffle Box), detailed on its plan set.

I recommend making an application for the abandonment permit, (\$25.00 fee), for the temporary well at the same time you make the application to construct both wells that way all the necessary permitting can be handled at once.

Please call with any questions

Thanks

David Rhodes, P.G. II  
FDEP South District Office  
2295 Victoria Avenue, Ste 364  
Fort Myers, FL 33902  
[David.Rhodes@dep.state.fl.us](mailto:David.Rhodes@dep.state.fl.us)

239/344-5687 - PLEASE NOTE MY NEW PHONE NUMBER



**From:** Moon, Nolin  
**Sent:** Wednesday, February 27, 2013 8:44 AM  
**To:** 'James Brush'  
**Cc:** Rios, Gus; Rhodes, David; Coleman, Maria  
**Subject:** FW: Key West Simonton Cabana Resort Permitting: Request for Coordination Letter

Dear Mr. Brush,

Thank you for coordinating with the Department for your permitting requirements. The proposed injection wells, sanitary sewers and dewatering will need permits from the Department of Environmental Protection. Your project may qualify for a general permit discharge groundwater. The following are links for the appropriate DEP application forms.

Class V Injection Wells: [http://www.dep.state.fl.us/water/uic/forms/528\\_1\\_.pdf](http://www.dep.state.fl.us/water/uic/forms/528_1_.pdf)

Sanitary Sewer: [http://www.dep.state.fl.us/water/wastewater/forms/pdf/604form8\\_a.pdf](http://www.dep.state.fl.us/water/wastewater/forms/pdf/604form8_a.pdf)

Dewatering Generic Permit: [http://www.dep.state.fl.us/water/wastewater/iw/docs/62-621.300\\_2.pdf](http://www.dep.state.fl.us/water/wastewater/iw/docs/62-621.300_2.pdf)

You can contact David Rhodes, P.G. at (239) 344-5687 for further information about injection well permitting. For sanitary sewer questions, please contact Maria Coleman at (239) 344-5624. You can call me about dewatering permits.

The stormwater management system would be permitted by the South Florida Water Management District.

Good luck with your project. Don't hesitate to ask David, Maria or me for help with your permitting needs.

Sincerely,

Nolin W. Moon, P.E.  
Engineering Specialist IV  
(239) 344-5672  
FDEP South District Office  
2295 Victoria Avenue, Ste 364  
P.O. Box 2549  
Fort Myers, FL 33902-2549

**From:** James Brush [<mailto:jimmyrb@msn.com>]

**Sent:** Tuesday, February 26, 2013 2:53 PM

**To:** Moon, Nolin

**Subject:** Key West Simonton Cabana Resort Permitting: Request for Coordination Letter

Nolin,

Thank you for speaking with me this morning about required permits for the project as shown on the attached drawings. I have contacted the SFWMD and have made a similar request for a permit Coordination Letter.

So far the project proposes a shallow Class V injection well, stormwater drainage sewer and swale retention basins, sanitary sewer, and an excavation dewatering well permit. Any clarification on the permits required you may provide in the form of a Coordination letter would be greatly appreciated.

Thank you,

James R Brush, PE

Industry and Environment Engineers

103650 Overseas Highway #46

-----Original Message-----

From: Kimberly Judge <kjudge@fkaa.com>  
To: amannix <amannix@aol.com>  
Sent: Mon, Nov 19, 2012 1:08 pm  
Subject: RE: Simonton Street - Water Lines

Annalise,

I showed your sketch of the Southermost Cabana Resort on Simonton Street to Marnie.

Her first suggestion was for you to install a main down the middle of the property and give us an easement to maintain the main. Individual services could be run off the new line. However, the easement would have to be 20 feet wide and I don't know if you have that kind of space.

Another suggestion was to have a master meter on Simonton where our maintenance would end and then put in individual, privately maintained deduct meters. This would require someone (not FKAA) to read the meters each month and bill each property owner.

Otherwise, you can bank meters off Simonton and run service lines down to each building. 6 meters can be banked together according to our specifications.

Let me know if you have any other questions or need more information.

Kim

-----Original Message-----

From: Kimberly Judge <kjudge@fkaa.com>  
To: amannix <amannix@aol.com>  
Sent: Thu, Nov 15, 2012 1:46 pm  
Subject: Simonton Street - Water Lines

Annalise,

Attached drawing showing water main on Simonton Street at Virginia Street. Let me know if you have any questions or need more information.

*Kimberly Judge*

Engineering Technician

***Florida Keys Aqueduct Authority***

1100 Kennedy Drive

Key West, FL 33040

Phone: (305) 295-2159

-----Original Message-----

From: Karen Olson <kolson@keywestcity.com>

To: amannix <amannix@aol.com>

Sent: Fri, Dec 7, 2012 2:30 pm

Subject: Re: simonton

Annalise -

What you have drawn is basically what I would want to see for r.o.w. development. I would also like to see sidewalks and parking on the opposite side of the street also. The 50' r.o.w does not give room for a cul de sac. Maybe a "T" turn around at the end. Also, the curb should be directly adjacent to the sidewalk.

On Fri, Nov 30, 2012 at 12:19 PM, <[amannix@aol.com](mailto:amannix@aol.com)> wrote:  
Karen

Need your help. What would engineering like to see here? Neighbors on Virginia want only 5 parking spaces, no change to the street (so no curb and maybe S/W,) except a cul de sac. If you were getting a major development plan, what do you think you would want to see? I need to meet with Comm. Lopez and the neighbors.

Thanks,

Got your mail - will send

Annalise

---

***Karen M Olson***  
**Special Projects Designer**  
**City of Key West**  
**Engineering Services**  
**305-809-3963 (t)**  
**305-809-3790 (f)**

-----Original Message-----

From: Jay Gewin <jgewin@keywestcity.com>

To: amannix <amannix@aol.com>

Sent: Fri, Dec 7, 2012 9:04 am

Subject: Re: Sewer connection 1015-1027 Simonton St

I'm up in Tallahassee today, but I've asked Ralph with OMI to take a look at it. I'll get back with you Monday.

-jay

On Dec 7, 2012, at 8:54 AM, [amannix@aol.com](mailto:amannix@aol.com) wrote:

Jay,

I have a project and I think I may need a second sewer connection. The site has 44 trailer units and we want to replace it with 26 single family units. If we need a new connection how much is the connection fee?

Also, May I get a copy of the as-built sewer lines on the 1000 block of Simonton and 600 Block of Virginia?

What do you think of the proposed connection location? Draft plans attached.

Thanks, Annalise

797-0463

<Sewer Connection options 1015 Siminton St.pdf>

-----Original Message-----

From: Diane Nicklaus <dnicklau@keywestcity.com>

To: amannix <amannix@aol.com>

Sent: Wed, Nov 28, 2012 10:27 am

Subject: Re: housing and ADA

Depends on whether they are privately owned or rented. There are no ADA regulations for residential; however, if they are rentable they are considered commercial and have to meet ADA guidelines based on number of occupancies (like a guest house or hotel) which follow Florida Building Code regulations. So - if they are transient or rentable units there should be one in each building that meets accessibility regulations; however, since there are 26 units you could probably get away with 1 accessible unit. That doesn't mean that it has to sit empty for lack of a disabled renter, it just means that you meet the guidelines for availability.

Diane

On Wed, Nov 28, 2012 at 10:14 AM, <amannix@aol.com> wrote:

Diane,

I have a question about the ADA. This is a set of 26 condo units. Each row has 13 units. Do these need any type of ADA access to the units? Ramps?

Thanks, Annalise

-----Original Message-----

From: Elizabeth Ignaffo <[esignaffo@keywestcity.com](mailto:esignaffo@keywestcity.com)>

To: Don Craig <[dcraig@keywestcity.com](mailto:dcraig@keywestcity.com)>

Cc: Doug Bradshaw <[dbradsha@keywestcity.com](mailto:dbradsha@keywestcity.com)>; Brendon Cunningham <[bcunning@keywestcity.com](mailto:bcunning@keywestcity.com)>; Enid Torregrosa <[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)>; amannix <[amannix@aol.com](mailto:amannix@aol.com)>

Sent: Wed, Nov 28, 2012 10:38 am

Subject: 1015-1027 Simonton: Site Data

Don,

Please find the attached proposed site summary sheet that lists improvement coverages, impervious ratio, open space ratio, and landscape area and stormwater treatment volume requirements.

The following comments are provided, based on review of the Site Calculation Plan, Sheet A1.1.5:

1. The proposed site plan does not meet the residential use minimum 35 percent open space requirement.
2. A landscape waiver for the street frontage buffer along Virginia Street will be required, because the building structures are setback less than 20' from the property line.
3. The proposed site plan does not show the AC units.
4. No screening is provided for the trash storage areas.
5. Recommendations for parking access ramp should be 12% to 14%, not to exceed 20%. For the proposed 7'-5" height underground parking area, a minimum 37-foot access ramp would be warranted. The proposed site plan shows 28-foot ramping to the underground parking areas.
6. The proposed site plan does not indicate how stormwater runoff from the site and adjacent properties will be prevented from entering the underground parking areas.
7. A stormwater management plan for this site development project will be required.
8. Utility plans shall be coordinated with OMI, FKA and KES.

Thanks.

Elizabeth

Elizabeth Ignoffo, E.I.

Permit Engineer

City of Key West

3140 Flagler Avenue

Key West, Florida 33040

(305) 809-3966

[esignaffo@keywestcity.com](mailto:esignaffo@keywestcity.com)

--

Donald Leland Craig , AICP

-----Original Message-----

From: Elizabeth Ignaffo <[aignaffo@keywestcity.com](mailto:aignaffo@keywestcity.com)>

To: amannix <[amannix@aol.com](mailto:amannix@aol.com)>

Cc: jgewin <[jgewin@keywestcity.com](mailto:jgewin@keywestcity.com)>; dcraig <[dcraig@keywestcity.com](mailto:dcraig@keywestcity.com)>; bcunning <[bcunning@keywestcity.com](mailto:bcunning@keywestcity.com)>

Sent: Mon, Nov 26, 2012 3:09 pm

Subject: Re: Definition of pervious /pervious

Hi Annalise,

Please find the attached Sec. 86-9 Definitions, where the term permeable surface means a previously unimproved land. Impervious surfaces include compacted sand, limerock or clay, as well as porous and nonporous parking lots and similar areas. (See attached Sec. 108-714 Definitions.)

At this time, management does not allow the use of pervious pavement to be counted toward impervious surface.

Thanks.

Elizabeth

Elizabeth Ignoffo, E.I.

Permit Engineer

City of Key West

3140 Flagler Avenue

Key West, Florida 33040

(305) 809-3966

[aignaffo@keywestcity.com](mailto:aignaffo@keywestcity.com)



# **Code Compliance History**

| CASE TYPE  | DATE ESTABLISHED      | STATUS   | STATUS DATE |
|--|-----------------------|--|-------------|
| RE #/PARCEL #/TAX ID etc<br>ADDRESS  | INSPECTOR             | TENANT NAME  | TENANT NBR  |
| CE GENERAL COMPLAINT<br>0002-7070-000000-<br>1015 SIMONTON ST<br>KEY WEST FL 33040 | 11/21/11<br>Jim Young | HOLD PENDING COMPLIANCE<br>TP at 600 Blk of Virginia | 6/19/12     |

NARRATIVE: November 21, 2011 10:49:36 AM keywpsc. 11/21/11  
Mr. Leopold states that there is a trailer park at the 600 11/21/11  
block of Virginia that encroaches 15 feet into the city row 11/21/11  
which the city has done nothing about. Now there is a 11/21/11  
Recreational vehicle parked at the end of the trailer park 11/21/11  
that has water and electric and the person occupying this RV 11/21/11  
is paying rent to someone who lives in the trailer park. 11/21/11  
November 22, 2011 3:50:55 PM keywvch. 11/22/11  
This is not in the Virginia Street sidewalk area. I talked 11/22/11  
with Karen in Engineering and Diane Nickolas who is going to 11/22/11  
look at the site tomorrow. She said that the RV had been 11/22/11  
there a long time. Today I again took photos and it looks as 11/22/11  
if the RV is one the Trailer Park's property. Walked around 11/22/11  
the park to find an office, but was not sure there is one. 11/22/11  
One site that I thought might be an office was locked. 11/22/11  
November 23, 2011 3:45:29 PM keywvch. 11/23/11  
Went to site with Diane Nicklaus, she said the RV was just a 11/23/11  
few inches off the property line. the owner of the RV came 11/23/11  
out to speak with me. she will straighten the RV out to be 11/23/11  
on the property. Got a determination from planning and 11/23/11  
licensing that there are 44 units on the site. 11/23/11  
December 2, 2011 9:42:16 AM keywvch. 12/02/11  
Measured the Virginia St. ROW. The plat book shows it should 12/02/11  
be 50' but measured it was approximately 27 to 29'. Counted 12/02/11  
43 trailers, also spoke with the manager who said there were 12/02/11  
43 trailers. Am trying to locate a survey, searched planning 12/02/11  
and building records, called Peter Batty, who dopes not have 12/02/11  
one. I called the church. Will monitor. 12/02/11  
December 2, 2011 4:33:06 PM keywvch. 12/02/11  
Got a copy of the survey from St. Mary's church. Emailed 12/02/11  
City Clerk to see if they ever got an easement. Spoke with 12/02/11  
City planner with JY. Will wait for info on easement, then 12/02/11  
make a decision. 12/02/11  
December 9, 2011 10:31:48 AM keywvch. 12/09/11  
Code manager and I met with owner and manager of the trailer 12/09/11  
park. They are going through the application process for an 12/09/11  
easement. They were given an easement application and will 12/09/11  
give it to the planning early next week. Case closed. 12/09/11  
December 27, 2011 4:16:23 PM keywvch. 12/27/11  
The complainant called this morning, I told him that the 12/27/11  
owner of the trailer park was in the process of applying for 12/27/11  
an easement for the encroachment of the trailer park into 12/27/11  
Virginia Street. He expressed that it was taking a long 12/27/11  
time. I tried to explain the process and that there would be 12/27/11  
public meetings in which he could express his views on the 12/27/11  
potential easement. I called the manager of the park and 12/27/11

| CASE TYPE  | DATE ESTABLISHED      | STATUS   | STATUS DATE |
|--|-----------------------|--|-------------|
| RE #/PARCEL #/TAX ID etc<br>ADDRESS  | INSPECTOR             | TENANT NAME  | TENANT NBR  |
| CE GENERAL COMPLAINT<br>0002-7070-000000-<br>1015 SIMONTON ST<br>KEY WEST FL 33040 | 11/21/11<br>Jim Young | HOLD PENDING COMPLIANCE<br>TP at 600 Blk of Virginia | 6/19/12     |

NARRATIVE: asked the status of the application. He said they had the application filled out, the checks ready, but the survey was taking a while. I later received a letter from Annalise Mannix, who is representing Southernmost Cabana Resort LLC the owner of the property, explaining that they were directed by Planning Dept. to do two surveys. She will keep me updated on the completion date.  
 January 5, 2012 10:26:30 AM keywvch.  
 Park manager called about debris on ROW on corner. Waste Management will pick up later today.  
 January 31, 2012 4:20:03 PM keywvch.  
 The easement application was dropped off at the planning department.  
 February 24, 2012 6:11:49 PM keywvch.  
 The easement application went through DRC and will go to the city commission.  
 May 3, 2012 2:49:32 PM keywvch.  
 In a meeting with city planner, Jim Young, the property owner, it was decided that they would have a temporary easement which would give the property owner time to re-locate the people out of the 25' easement area and the owner will submit a development plan for the park.  
 Time Stamp: 05/07/2012 10:46 AM KEYWDLM -----  
 Reassigned from Ginny to Jim

NOTICE NAMES: SOUTHERMOST CABANA RESORT LLC OWNER

| HISTORY: | SCHEDULED | ACTION             | STATUS    | RESULTED  | INSPECTOR       | TIME    |
|----------|-----------|--------------------|-----------|---|-----------------|---------|
|          | 11/21/11  | Initial Inspection | COMPLETED | 11/22/11  | Z -Ginny Haller |         |
|          |           | RSLT TEXT:         |           | November 22, 2011 3:54:06 PM keywvch.   |                 | 5/03/12 |
|          |           |                    |           | This is not in the Virginia Street sidewalk area. I talked with Karen in Engineering and Diane Nickolas who is going to look at the site tomorrow. She said that the RV had been there a long time. Today I again took photos and it looks as if the RV is one the Trailer Park's property. Walked around the park to find an office, but was not sure there is one. One site that I thought might be an office was locked. |                 | 5/03/12 |
|          |           |                    |           | November 23, 2011 3:51:56 PM keywvch.   |                 | 5/03/12 |
|          |           |                    |           | Went to site with Diane Nicklaus, she said the RV was just a few inches off the property line. the owner of the RV came out to speak with me. she will straighten the RV out to be on the property. Got a determination from planning and licensing that there are 44 units on the site.  |                 | 5/03/12 |

| CASE TYPE  | DATE ESTABLISHED      | STATUS   | STATUS DATE     |
|--|-----------------------|--|-----------------|
| RE #/PARCEL #/TAX ID etc   | INSPECTOR             | TENANT NAME  | TENANT NBR      |
| ADDRESS  |                       |  |                 |
| CE GENERAL COMPLAINT<br>0002-7070-000000-<br>1015 SIMONTON ST<br>KEY WEST  | 11/21/11<br>Jim Young | HOLD PENDING COMPLIANCE<br>TP at 600 Blk of Virginia | 6/19/12         |
| 11/21/11 Initial Inspection  | COMPLETED             | 11/22/11   | Z -Ginny Haller |
| RSLT TEXT: December 2, 2011 10:07:03 AM keywvch. 5/03/12<br>Measured the Virginia St. ROW. The plat book shows it should 5/03/12<br>be 50' but measured it was approximately 27 to 29'. Counted 5/03/12<br>43 trailers, also spoke with the manager who said there were 5/03/12<br>43 trailers. Am trying to locate a survey, searched planning 5/03/12<br>and building records, called Peter Batty, who dopes not have 5/03/12<br>one. I called the church. Will monitor. 5/03/12<br>December 2, 2011 4:35:54 PM keywvch. 5/03/12<br>Got a copy of the survey from St. Mary's church. Emailed 5/03/12<br>City Clerk to see if they ever got an easement. Spoke with 5/03/12<br>City planner with JY. Will wait for info on easement, then 5/03/12<br>make a decision. 5/03/12<br>December 9, 2011 10:44:30 AM keywvch. 5/03/12<br>Code manager and I met with owner and manager of the trailer 5/03/12<br>park. They are going through the application process for an 5/03/12<br>easement. They were given an easement application and will 5/03/12<br>give it to the planning early next week. Case closed. 5/03/12<br>December 27, 2011 4:27:04 PM keywvch. 5/03/12<br>The complainant called this morning, I told him that the 5/03/12<br>owner of the trailer park was in the process of applying for 5/03/12<br>an easement for the encroachment of the trailer park into 5/03/12<br>Virginia Street. He expressed that it was taking a long 5/03/12<br>time. I tried to explain the process and that there would be 5/03/12<br>public meetings in which he could express his views on the 5/03/12<br>potential easement. I called the manager of the park and 5/03/12<br>asked the status of the application. He said they had the 5/03/12<br>application filled out, the checks ready, but the survey was 5/03/12<br>taking a while. I later received a letter from Annalise 5/03/12<br>Mannix, who is representing Southernmost Cabana Resort LLC 5/03/12<br>the owner of the property, explaining that they were 5/03/12<br>directed by Planning Dept. to do two surveys. She will keep 5/03/12<br>me updated on the completion date. 5/03/12<br>January 5, 2012 10:29:29 AM keywvch. 5/03/12<br>Park manager called about debris on ROW on corner. Waste 5/03/12<br>Management will pick up later today. 5/03/12<br>January 31, 2012 4:21:08 PM keywvch. 5/03/12<br>The easement application was dropped off at the planning 5/03/12<br>department. 5/03/12<br>February 24, 2012 6:13:27 PM keywvch. 5/03/12<br>The easement application went through DRC and will go to the 5/03/12<br>city commission. 5/03/12<br>May 3, 2012 2:53:05 PM keywvch. 5/03/12<br>In a meeting with city planner, Jim Young, the property 5/03/12<br>owner, it was decided that they would have a temporary 5/03/12<br>easement which would give the property owner time to 5/03/12<br>re-locate the people out of the 25' easement area and the 5/03/12<br>owner will submit a development plan for the park. 5/03/12 |                       |  |                 |

PREPARED 5/22/13, 11:56:21  
PROGRAM CE200L  
CITY OF KEY WEST

CASE HISTORY REPORT  
CASE NUMBER 11-00001412

| CASE TYPE  | DATE ESTABLISHED      | STATUS   | STATUS DATE |
|--|-----------------------|--|-------------|
| RE #/PARCEL #/TAX ID etc<br>ADDRESS  | INSPECTOR             | TENANT NAME  | TENANT NBR  |
| CE GENERAL COMPLAINT<br>0002-7070-000000-<br>1015 SIMONTON ST<br>KEY WEST FL 33040 | 11/21/11<br>Jim Young | HOLD PENDING COMPLIANCE<br>TP at 600 Blk of Virginia | 6/19/12     |

| HISTORY: | SCHEDULED ACTION         | STATUS  | RESULTED | INSPECTOR | TIME |
|----------|--------------------------|---------|----------|-----------|------|
|          | Notice of Code Violation | PENDING |          |           |      |
|          | Follow up Inspection     | PENDING |          |           |      |
|          | Administrative Hearing   | PENDING |          |           |      |
|          | Notice of Hearing        | PENDING |          |           |      |

TOTAL TIME:

# **Property Appraiser Information**

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

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

## Property Record Card -

**Maps are now launching the new map application version.**

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

Alternate Key: **1027847** Parcel ID: **00027070-000000**

### Ownership Details

**Mailing Address:**

SOUTHERNMOST CABANA RESORT LLC  
3720 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4533

### Property Details

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS

**Millage Group:** 10KW

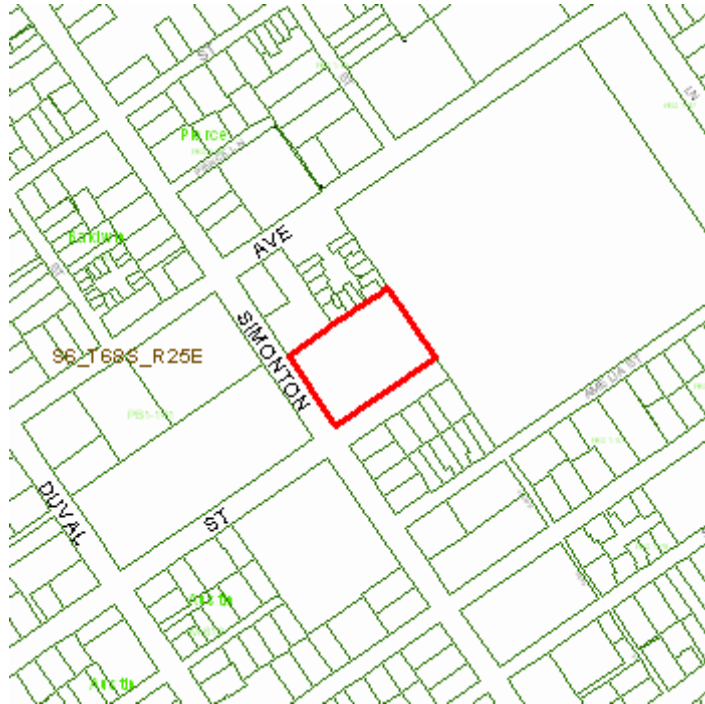
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 1015-1027 SIMONTON ST KEY WEST

**Legal Description:** KW SUBS 1 TO 12 INCL LOT 1 SQR 1 TR 11 OR139-579/580 OR648-837E OR1086-1400/08(LEASE)  
OR2413-1501/03

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



### Land Details

| Land Use Code       | Frontage | Depth | Land Area    |
|---------------------|----------|-------|--------------|
| 020D - MOB HOME DRY | 248      | 183   | 45,465.84 SF |

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 460  
Year Built: 1976

### Building 1 Details

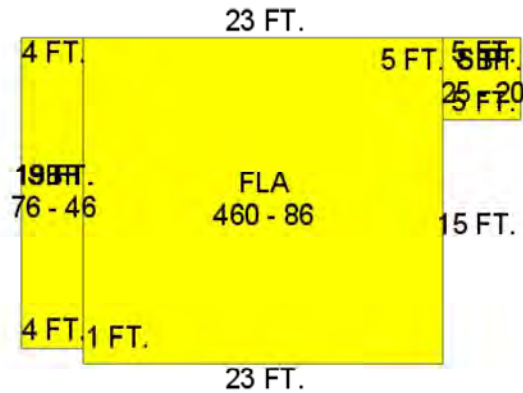
|                         |                       |                            |
|-------------------------|-----------------------|----------------------------|
| <b>Building Type</b>    | <b>Condition P...</b> | <b>Quality Grade</b> 300   |
| <b>Effective Age</b> 52 | <b>Perimeter</b> 86   | <b>Depreciation %</b> 60   |
| <b>Year Built</b> 1976  | <b>Special Arch</b> 0 | <b>Grnd Floor Area</b> 460 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |                            |

**Inclusions:**

|                  |                   |                   |
|------------------|-------------------|-------------------|
| <b>Roof Type</b> | <b>Roof Cover</b> | <b>Foundation</b> |
| Heat 1           | Heat 2            | Bedrooms 0        |
| Heat Src 1       | Heat Src 2        |                   |

**Extra Features:**

|              |                    |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0           |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0        |
| 5 Fix Bath 0 | Security 0         |
| 6 Fix Bath 0 | Intercom 0         |
| 7 Fix Bath 0 | Fireplaces 0       |
| Extra Fix 6  | Dishwasher 0       |



**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| 1   | FLA  |          | 1         | 1976       |           |            |                     | 460  |
| 2   | SBF  |          | 1         | 1976       |           |            |                     | 76   |
| 3   | SBF  |          | 1         | 1976       |           |            |                     | 25   |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------|--------|-----------|-----|
|             |                     |      |        |           |     |

CAMP BLDG-D- 100 N N

## Exterior Wall:

| Interior Finish Nbr | Type            | Area % |
|---------------------|-----------------|--------|
| 1006                | AVE WOOD SIDING | 100    |

## Misc Improvement Details

| Nbr | Type       | # Units  | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------|----------|--------|-------|------------|-----------|-------|------|
| 1   | PT3:PATIO  | 976 SF   | 0      | 0     | 1975       | 1976      | 2     | 50   |
| 2   | FN2:FENCES | 3,360 SF | 840    | 4     | 2002       | 2003      | 2     | 30   |

## Appraiser Notes

1015-1027 SIMONTON ST- KEY WEST TRAILER COURT-45 SITES

2007-05-25 - "HEMINGWAY'S TRAILER COURT" - JEN

## Building Permits

| Bldg | Number      | Date Issued | Date Completed | Amount | Description | Notes              |
|------|-------------|-------------|----------------|--------|-------------|--------------------|
|      | 09-00002572 | 12/29/2009  |                | 1,000  | Residential | ROOF REPAIRS       |
|      | 0002969     | 09/25/2000  | 09/17/2002     | 3,000  | Residential | FENCE/GATE-EXPIRED |
|      | 02-2100     | 08/08/2002  | 10/13/2002     | 1      | Residential | FENCE              |

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2012      | 18,775           | 11,355                       | 976,538          | 1,572,152                 | 1,572,152            | 0                   | 1,572,152            |
| 2011      | 18,775           | 11,708                       | 976,538          | 1,572,152                 | 1,572,152            | 0                   | 1,572,152            |
| 2010      | 18,775           | 12,178                       | 1,182,393        | 1,572,152                 | 1,572,152            | 0                   | 1,572,152            |
| 2009      | 18,775           | 12,531                       | 1,409,789        | 1,441,095                 | 1,441,095            | 1,441,095           | 0                    |
| 2008      | 18,775           | 12,884                       | 1,409,789        | 2,264,074                 | 2,264,074            | 2,264,074           | 0                    |
| 2007      | 13,096           | 13,354                       | 1,409,789        | 2,264,074                 | 2,264,074            | 2,264,074           | 0                    |
| 2006      | 4,408            | 13,707                       | 3,343,760        | 3,291,555                 | 3,291,555            | 0                   | 3,291,555            |
| 2005      | 4,408            | 14,216                       | 2,298,835        | 2,317,459                 | 2,317,459            | 0                   | 2,317,459            |
| 2004      | 4,407            | 14,843                       | 2,298,835        | 2,318,085                 | 2,318,085            | 0                   | 2,318,085            |
| 2003      | 4,407            | 21,365                       | 1,337,504        | 1,363,276                 | 1,363,276            | 0                   | 1,363,276            |
| 2002      | 0                | 10,012                       | 1,337,504        | 1,337,504                 | 1,337,504            | 0                   | 1,337,504            |
| 2001      | 0                | 10,419                       | 1,337,504        | 782,483                   | 782,483              | 0                   | 782,483              |
| 2000      | 0                | 6,343                        | 1,128,519        | 782,483                   | 782,483              | 0                   | 782,483              |

|      |         |       |           |         |         |   |         |
|------|---------|-------|-----------|---------|---------|---|---------|
| 1999 | 0       | 6,580 | 1,128,519 | 782,483 | 782,483 | 0 | 782,483 |
| 1998 | 0       | 6,816 | 1,128,519 | 782,483 | 782,483 | 0 | 782,483 |
| 1997 | 0       | 7,052 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1996 | 0       | 7,289 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1995 | 0       | 7,526 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1994 | 0       | 7,763 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1993 | 0       | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1992 | 0       | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1991 | 0       | 4,791 | 1,044,925 | 782,483 | 782,483 | 0 | 782,483 |
| 1990 | 0       | 4,791 | 835,940   | 782,483 | 782,483 | 0 | 782,483 |
| 1989 | 0       | 4,791 | 835,940   | 782,483 | 782,483 | 0 | 782,483 |
| 1988 | 0       | 4,791 | 835,940   | 809,581 | 809,581 | 0 | 809,581 |
| 1987 | 169,267 | 4,791 | 384,010   | 558,068 | 558,068 | 0 | 558,068 |
| 1986 | 184,869 | 4,791 | 376,173   | 565,833 | 565,833 | 0 | 565,833 |
| 1985 | 0       | 4,791 | 336,048   | 340,839 | 340,839 | 0 | 340,839 |
| 1984 | 0       | 4,791 | 336,048   | 340,839 | 340,839 | 0 | 340,839 |
| 1983 | 0       | 4,791 | 201,014   | 205,805 | 205,805 | 0 | 205,805 |
| 1982 | 0       | 4,791 | 198,000   | 202,791 | 202,791 | 0 | 202,791 |

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price     | Instrument | Qualification |
|-----------|----------------------------|-----------|------------|---------------|
| 4/29/2009 | 2413 / 1501                | 2,400,000 | WD         | 17            |

This page has been visited 59,386 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., June 20, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Major Development Plan – 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847) – A request for the redevelopment of the existing Southernmost Cabana Resort in the HNC-1 zoning district per Section 108-91 (A)(2)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Variances and Waiver – A request for variances to parking for 3 single-family driveways, impervious surface ratio, and landscape waiver for street frontage and perimeter landscaping in the HNC-1 zoning district per Section 108-648, Section 122-810(4)b, Section 108-413 (b), and Section 108-415 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

**YOU ARE WITHING 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

**Major Development Plan** – A request for the redevelopment of the existing Southernmost Cabana Resort in the HNC-1 zoning district per Section 108-91 (A)(2)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Variations and Waiver** – A request for variations to parking for 3 single-family driveways, impervious surface ratio, and landscape waiver for street frontage and perimeter landscaping in the HNC-1 zoning district per Section 108-648, Section 122-810(4)b, Section 108-413 (b), and Section 108-415 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Applicant:** Annalise Mannix Engineering and Consulting, LLC      **Owner:** Southernmost Cabana Resort, LLC

**Project Location:** 1015 - 1025 Simonton Street (RE# 00027070-000000, AK# 1027847)

**Date of Hearing:** Thursday, June 20, 2013      **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email to Katrina Cool at [kcool@keywestcity.com](mailto:kcool@keywestcity.com).**

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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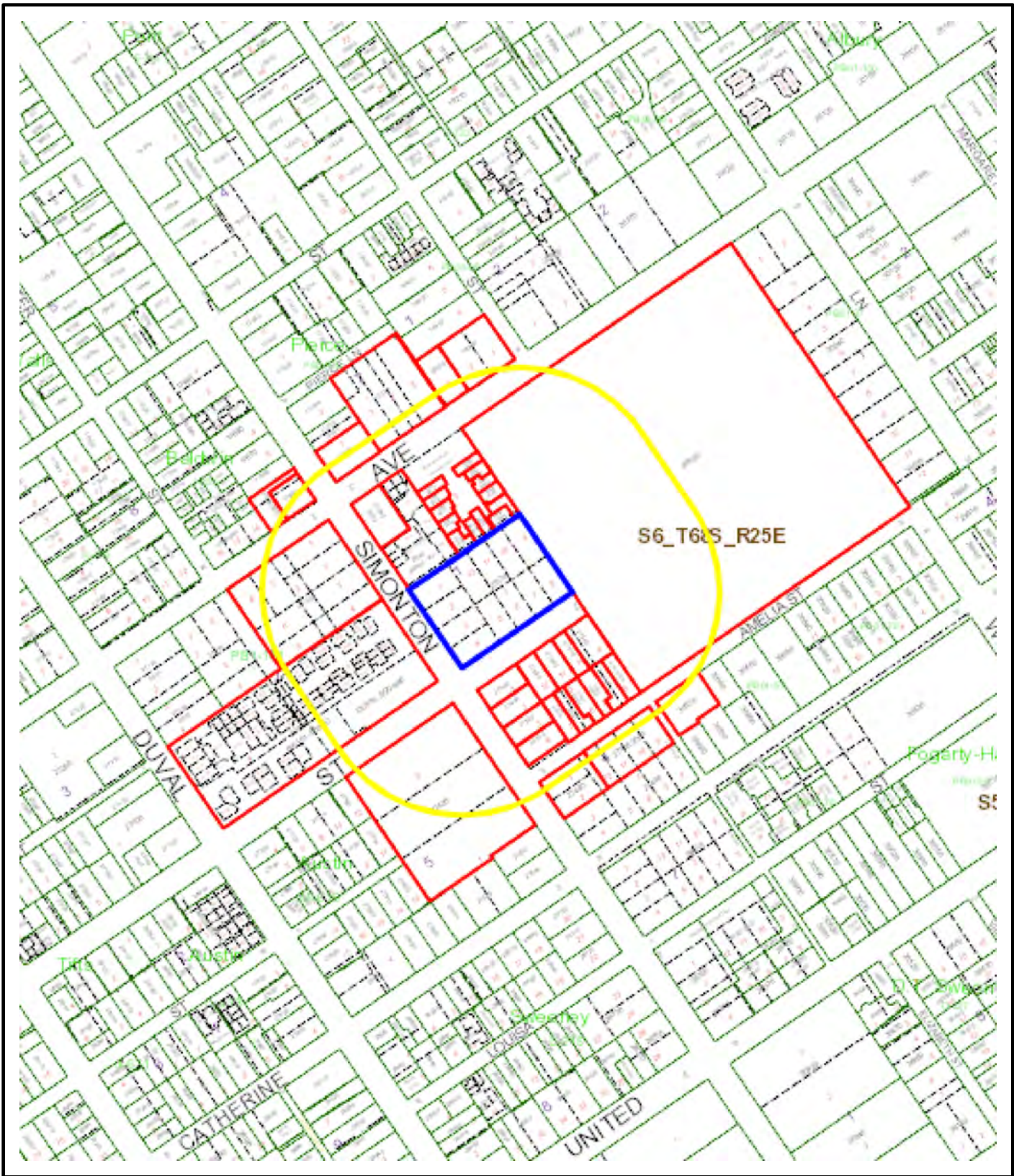
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: May 06, 2013

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.



| NAME   | ADDRESS                           | UNIT      | CITY             | STATE | ZIP        | COUNTRY |
|--|-----------------------------------|-----------|------------------|-------|------------|---------|
| 1 SIMONTON CENTER LLC                              | PO BOX 490837                     |           | LEESBURG         | FL    | 34749-0837 |         |
| 2 VARGAS LIONEL D AND ANITA R                      | 1001 16TH TER                     |           | KEY WEST         | FL    | 33040      |         |
| 3 MCOLSON CORPORATION                              | 601 TRUMAN AVE                    |           | KEY WEST         | FL    | 33040      |         |
| 4 876649 ONTARIO LTD                               | 595 RIVERSIDE DR RR 1             |           | CORUNNA          | ON    | N0N 1G0    | CANADA  |
| 5 WADA KIYOTO                                      | 1075 DUVAL ST                     | UNIT C-3  | KEY WEST         | FL    | 33040      |         |
| 6 CZARKOWSKI ALAN                                  | PO BOX 1397                       |           | DECATUR          | GA    | 30031      |         |
| 7 AYREDOG INC                                      | 3808 EAGLE AVE                    |           | KEY WEST         | FL    | 33040-4527 |         |
| 8 HOLLAND FRANCINE D                               | 3011 QUASIDE LN                   |           | MIAMI            | FL    | 33138      |         |
| 9 LEOPOLD CONSUELO MARIA V AND JOHN H              | 610 VIRGINIA ST                   |           | KEY WEST         | FL    | 33040-3232 |         |
| 10 KW VACATION RENTALS AND PROPERTY MGMT LC        | 915 CENTER ST                     |           | KEY WEST         | FL    | 33040      |         |
| 11 CAD PRODUCTIVITY INC                            | PO BOX 281195                     |           | NASHVILLE        | TN    | 37228-8502 |         |
| 12 HALLORAN GEORGE AND MARCIA                      | 16 HILTON HAVEN RD APT B          |           | KEY WEST         | FL    | 33040-3827 |         |
| 13 CAWLEY THOMAS P DEC OF TRUST 03/06/2007         | 2601 SOUTH ROOSEVELT BLVD APT 610 |           | KEY WEST         | FL    | 33040      |         |
| 14 B & R ENTERPRISES OF KEY WEST, INC              | 1075 DUVAL ST                     | UNIT C-1  | KEY WEST         | FL    | 33040      |         |
| 15 MORRIS DONAL                                    | 916 JAMES ST                      |           | KEY WEST         | FL    | 33040-6934 |         |
| 16 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE    | 9401 BISCAYNE BLVD                |           | MIAMI SHORES     | FL    | 33138      |         |
| 17 KEYS ISLAND PROPERTIES LLC                      | 1201 SIMONTON ST                  |           | KEY WEST         | FL    | 33040-3162 |         |
| 18 TESS AND BETH LLC                               | 1705 BAHAMA DR                    |           | KEY WEST         | FL    | 33040-5217 |         |
| 19 JAMES JESSE M                                   | 1812 LANDIS AVE                   |           | SEA ISLE CITY    | NJ    | 08243-2338 |         |
| 20 BOMBARO PETER A JR AND CAROLE A                 | 1075 DUVAL ST APT R17             |           | KEY WEST         | FL    | 33040-3191 |         |
| 21 BAYA LLC  | 2550 KELLER PKWY                  |           | MAPLEWOOD        | MN    | 55109      |         |
| 22 WASSYLENKO PETER MARIO                          | 1305 NEWTON ST                    |           | KEY WEST         | FL    | 33040      |         |
| 23 DSKW LLC  | 700 ORIOLE DR APT 414B            |           | VIRGINIA BEACH   | VA    | 23451-4938 |         |
| 24 SNYDER DERRICK T AND NANCY G                    | 5641 W STATE ROUTE 12             |           | FINDLAY          | OH    | 45840-9394 |         |
| 25 VAN WIEREN ALAN                                 | 521 BUTLER ST                     |           | SAUGATUCK        | MI    | 49453-5100 |         |
| 26 DARNELL DOUGLAS WAYNE REV TRUST AGREE 8/15/2000 | PO BOX 123                        |           | MOUNT PLEASANT   | MI    | 48804-0123 |         |
| 27 GREETINGS FROM KEY WEST INC                     | 1075 DUVAL ST                     | UNIT C-21 | KEY WEST         | FL    | 33040      |         |
| 28 FISHER JAMES B JR AND MARY L                    | 550 W FULTON ST APT 607           |           | CHICAGO          | IL    | 60661-1173 |         |
| 29 GADONNIEX JOHN J SR AND RUTH I                  | 2 CROWN HILL RD                   |           | WAPPINGERS FALLS | NY    | 12590      |         |
| 30 BROWN JAMES F AND KATHERINE H                   | 603A MAID MARION HILL             |           | ANNAPOLIS        | MD    | 21405      |         |
| 31 OLIVER JOHN R AND MARLENE A                     | 121 CLOISTER DR                   |           | PEACHTREE CITY   | GA    | 30269      |         |
| 32 DUVAL SQUARE CONDOMINIUM                        | 1075 DUVAL ST                     |           | KEY WEST         | FL    | 33040      |         |
| 33 DUKE NATALIA                                    | 1075 DUVAL ST                     | STE R-21  | KEY WEST         | FL    | 33040      |         |
| 34 ROLEK PAWEL AND MONIKA                          | 1357 E THACKER ST                 |           | SCHAUMBURG       | IL    | 60173-6567 |         |
| 35 FINE ROBERTA S                                  | 1075 DUVAL ST                     | UNIT C-14 | KEY WEST         | FL    | 33040      |         |
| 36 CAMPBELL NANCY                                  | 1075 DUVAL ST STE C15             |           | KEY WEST         | FL    | 33040-3195 |         |
| 37 DUVAL SQUARE R22 LLC                            | 303 OCEAN AVE                     |           | AVON BY THE SEA  | NJ    | 7717       |         |



| NAME  | ADDRESS                  | UNIT      | CITY          | STATE        | ZIP        | COUNTRY |
|---|--------------------------|-----------|---------------|--------------|------------|---------|
| 38 MUSSER BARBARA L                         | 40815 MAGEE DR           |           | LEONARDTOWN   | MD           | 20650-2820 |         |
| 39 DOUG MAYBERRY PLLC                       | 1075 DUVAL ST STE C23    |           | KEY WEST      | FL           | 33040-3196 |         |
| 40 PITTFIELD JOSEPH & HEDY BREAKFIELD (H/W) | 3691 MORRIE DRIVE        |           | SAN JOSE      | CA           | 95127      |         |
| 41 HOBACK ROBERT R AND TAMMI L              | 2451 MIDTOWN AVE APT 619 |           | ALEXANDRIA    | VA           | 22303-1426 |         |
| 42 DM HUNTER RESOURCE SUPPLY INC            | PO BOX 2159              |           | COUNNA        | ONTAFNON IGO |            | CANADA  |
| 43 ALLIANCE SQUARE ONE INC                  | 2932 PATTERSON AVE       |           | KEY WEST      | FL           | 33040-4050 |         |
| 44 FLORIDA KEYS FIRST STATE BANK            | 1201 SIMONTON ST         |           | KEY WEST      | FL           | 33040      |         |
| 45 CLARK LYNN                               | 614 VIRGINIA ST          |           | KEY WEST      | FL           | 33040      |         |
| 46 NORDY AND TAMARA REDHEAD FAMILY LLC      | 5441 MOSS SIDE LN        |           | BATON ROUGE   | LA           | 70808-3440 |         |
| 47 TITUS RICHARD J                          | 19940 OAKMONT DR         |           | LOS GATOS     | CA           | 95033-8889 |         |
| 48 TANDA LLC                                | 56 STONE RIDGE LN        |           | TRYON         | NC           | 28782-5525 |         |
| 49 DILLMAN FREDERICK AND LYNN M             | 15308 JILLIAN CT         |           | ORLAND PARK   | IL           | 60467-4607 |         |
| 50 ECHO GARDENS A CONDOMINIUM               | 604 TRUMAN AVE           |           | KEY WEST      | FL           | 33040      |         |
| 51 1009 SIMONTON STREET LLC                 | 1009 SIMONTON ST         |           | KEY WEST      | FL           | 33040-3168 |         |
| 52 WHITING DONALD J JR AND DEBORA S         | 5200 KRAUS RD            |           | CLARENCE      | NY           | 14031      |         |
| 53 C10 LLC                                  | 1601 BAHAMA DR           |           | KEY WEST      | FL           | 33040      |         |
| 54 SADHU QUARRIES LLC                       | PO BOX 4655              |           | BOULDER       | CO           | 80306-4655 |         |
| 55 GUERIN RYBURN REV TRUST                  | 1694 MARKHAM GLEN CIR    |           | LONGWOOD      | FL           | 32779-7011 |         |
| 56 RUSSIN JOHN & LINDA HAMLIN (H/W)         | 2734 POLK STREET         |           | HOLLYWOOD     | FL           | 33020      |         |
| 57 KW2R LLC                                 | 323 QUAKER HILL RD       |           | PAWLING       | NY           | 12564      |         |
| 58 MURRAY JAMES H                           | 760 HARBOR BEND RD       | UNIT 106  | MEMPHIS       | TN           | 38103-0888 |         |
| 59 CAMPELL NANCY                            | 1075 DUVAL ST STE C15    |           | KEY WEST      | FL           | 33040-3195 |         |
| 60 RATCLIFF FRANK FREEMAN AND MARIA G       | 16 EMERALD DR            |           | KEY WEST      | FL           | 33040      |         |
| 61 STEVENSON GLENN                          | 616 VIRGINIA ST          |           | KEY WEST      | FL           | 33040      |         |
| 62 HAVANA SQUARE HOLDINGS INC               | 1075 DUVAL ST            | UNIT C-11 | KEY WEST      | FL           | 33040      |         |
| 63 926 SIMONTON STREET LLC                  | 926 SIMONTON ST          |           | KEY WEST      | FL           | 33040      |         |
| 64 CAFE DES ARTISTES INC                    | 1007 SIMONTON ST         |           | KEY WEST      | FL           | 33040      |         |
| 65 DOELMAN JAN                              | 615 AMELIA ST            |           | KEY WEST      | FL           | 33040      |         |
| 66 KOVACH EDWARD C AND CAROLYN              | 20780 GARDEN RD          |           | EXCELSIOR     | MN           | 55331-9336 |         |
| 67 RYAN TIMOTHY JAMES                       | 1007 SIMONTON ST         |           | KEY WEST      | FL           | 33040      |         |
| 68 WILLIAMS JOHN AND NANCY                  | 137 FOUNDERS POINT       |           | BLOOMINGDALE  | IL           | 60108      |         |
| 69 SPEARS LARRY LEE                         | P O BOX 377              |           | MONMOUTH      | IL           | 61462      |         |
| 70 LEMKAU HENRY L JR                        | 1430 SW 12TH CT          |           | FT LAUDERDALE | FL           | 33312      |         |
| 71 WATSON CLIFFORD G REV TR 11/18/1992      | 3537 HERON GLEN CT       |           | BONITA SPRING | FL           | 34134-0941 |         |
| 72 IBERIABANK                               | 601 POYDRAS ST STE 2075  |           | NEW ORLEANS   | LA           | 70130-6019 |         |
| 73 SCHULTZ KENNETH H AND DEBORAH L          | 810 SHAVERS LN           |           | KEY WEST      | FL           | 33040-7416 |         |
| 74 GRALIN LLLP                              | PO BOX 249               |           | COLCHESTER    | IL           | 62326-0249 |         |

| NAME   | ADDRESS               | UNIT      | CITY         | STATE | ZIP        | COUNTRY |
|--|-----------------------|-----------|--------------|-------|------------|---------|
| 75 RI CS2 LLC  | PO BOX 460069         |           | ESCONDIDO    | CA    | 92046-0069 |         |
| 76 MORRIS DONAL                                      | 916 JAMES ST          |           | KEY WEST     | FL    | 33040-6934 |         |
| 77 NEIGHOFF KENNETH DAVID AND MARY P                 | 637 DUNKELD CIR       |           | SEVERNA PARK | MD    | 21146      |         |
| 78 HOLLAND WALTER SAMUEL JR                          | PO BOX 4492           |           | KEY WEST     | FL    | 33041      |         |
| 79 MONROE COUNTY FLORIDA                             | 500 WHITEHEAD ST      |           | KEY WEST     | FL    | 33040      |         |
| 80 LEVER PATRICK T                                   | 1020 WOODRIDGE RD     |           | RED LION     | PA    | 17356      |         |
| 81 SOUTHERNMOST CABANA RESORT LLC                    | 3720 N ROOSEVELT BLVD |           | KEY WEST     | FL    | 33040-4533 |         |
| 82 BELFER JILL ADRIANE SHADOW                        | 1075 DUVAL ST         | UNIT R-4  | KEY WEST     | FL    | 33040      |         |
| 83 ZISK STEPHEN A AND SHERRY L REVOCABLE TR 5/4/2011 | 19 CHAPEL RIDGE RD    |           | PITTSBURGH   | PA    | 15238-1805 |         |
| 84 SIRECI THOMAS J JR AND MARCIA A                   | 1128 FLAGLER AVE      |           | KEY WEST     | FL    | 33040      |         |
| 85 MARKIEWICZ DANIEL AND ELEANOR M                   | 36-11 205 ST          |           | BAYSIDE      | NY    | 11361      |         |
| 86 BOMBARO AUSTIN J                                  | 230 GLASSBORO RD      |           | WOODBURY HTS | NJ    | 8097       |         |
| 87 TRUMAN HOTEL INC                                  | 121 US HWY ONE        | STE 103   | KEY WEST     | FL    | 33040      |         |
| 88 WADA KIYOTO AND PHANUMAT                          | 1075 DUVAL ST STE C3  |           | KEY WEST     | FL    | 33040-3161 |         |
| 89 LOLA BEAN INVESTMENTS LLC                         | 13 BLUE WATER DR      |           | KEY WEST     | FL    | 33040      |         |
| 90 AST BRUNO AND GUNDUZ DAGDELEN                     | 1756 N SEDGWICK ST    |           | CHICAGO      | IL    | 60614-5722 |         |
| 91 RATCLIFF FRANK FREEMAN AND MARIA G                | 16 EMERALD DR         |           | KEY WEST     | FL    | 33040      |         |
| 92 SMITH IAN L TRUSTEE                               | 417 DEVONSHIRE ROAD   |           | TOWER LAKES  | IL    | 60010      |         |
| 93 BOMBARO PETER A JR AND CAROLE A                   | 1075 DUVAL ST         | UNIT R-17 | KEY WEST     | FL    | 33040      |         |
| 94 GONZALEZ JOSE A AND ANA J                         | 2519 LINDA AVE        |           | KEY WEST     | FL    | 33040      |         |
| 95 MCMICHAEL NEIL C                                  | 606 TRUMAN AVE APT 1  |           | KEY WEST     | FL    | 33040-3284 |         |
| 96 BERNREUTER BOB J AND IRIS                         | 529 TRUMAN AVE        |           | KEY WEST     | FL    | 33040      |         |
| 97 GARY THE CARPENTER CONSTRUCTION INC               | 800 SIMONTON ST       |           | KEY WEST     | FL    | 33040      |         |