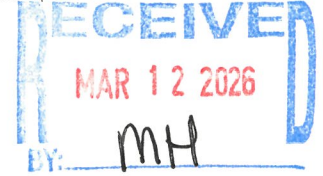


SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
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Telephone | 305-294-9556
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

March 13, 2026

Taylor Brown, Planning Director
Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Conditional Use Application
604 Whitehead Street – Parcel# 00012950-000000/AK 1013340

Dear Mr. Brown,

On behalf of our client, Dennis Beaver (“Applicant”), please find enclosed an application for a Conditional Use for the civic and cultural use of 604 Whitehead Street, Key West, FL 33040, (“Property”) as a museum within the Historic Residential Office (HRO) zoning district and within the historic commercial pedestrian-oriented district.

Our client has the subject Property under contract and desires to relocate Tennessee Williams Museum from its current location on Truman Avenue, to this location. The subject Property is more accessible to the general public and has much needed parking that the current location lacks. The use meets the requirements of code Sec. 122-62 as demonstrated in the attached analysis. We appreciate your consideration and if you have any questions, please don’t hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard McChesney". The signature is fluid and cursive, written over a horizontal line.

Richard McChesney
For the Firm

RJM/lt

Conditional Use Application



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a **\$376.81 advertising/noticing fee** and a **\$134.01 fire review fee** where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,618.26
Outside Historic District Total Application Fee	\$ 2,814.20
Conditional Use Total Application Fee	\$ 1474.11
Extension Total Application Fee	\$ 670.05
Major Development Plan Total Application Fee	\$ 4,958.35
Conditional Use Total Application Fee	\$ 1474.11
Extension Total Application Fee	\$ 670.05
Administrative Modification Fee	\$ 972.41
Minor Modification Fee	\$ 1,853.65
Major Modification Fee	\$ 2,619.41
Conditional Use (not part of a development plan) Total Application Fee	\$ 3350.24
Extension (not part of a development plan) Total Application Fee	\$ 670.05
Revision or Addition (not part of a development plan) Fee	\$ 2431.01

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

~~_____~~
~~X~~

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address: 604 Whitehead Street
- 2) Name of Applicant: Richard McChesney/Spottswood Law Firm
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-9556 Email: Richard@spottswoodlaw.com
- 6) **Email Address:** Richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: Cara Higgins PA
- 8) Address of Owner: 604 Whitehead Street

- 9) Owner Phone #: _____ Email: _____
- 10) Zoning District of Parcel: HRO RE# 00012950-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
 If Yes: Date of approval NA
 HARC approval # NA
 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).

This conditional use application proposes to convert the existing professional office space to a civic and cultural use as a museum that highlights the life and work of Tennessee Williams.

- 13) Has subject Property received any variance(s)? Yes _____ No
 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
 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.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Conditional Use Criteria and Analysis

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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ROBERT H. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

Conditional Use Analysis

604 Whitehead Street – Parcel# 00012950-000000/AK 1013340

Executive Summary:

This application is a request for conditional use approval to convert 1,433.42 sq. ft. of commercial office space at 604 Whitehead Street to a civic and cultural use as the new location for the Tennessee Williams Museum.

The existing property consists of a one-story law office with nine (9) parking spaces located in the Historic Residential Office (HRO) zoning district and within the historic pedestrian-oriented zone. Civic and cultural activities are a conditional use within the HRO zoning district and therefore must meet the criteria for approval under code Sec. 122-62. The museum will be open to the public and highlight the work and life of Tennessee Williams.

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner:	Cara Higgins PA
Authorized Agent:	Spottswood, Spottswood, Spottswood, & Sterling, PLLC Richard J. McChesney
Surveyor:	Reece and Associates

Sec. 122-62. - Specific criteria for approval.

- (a) Findings: Per the *Purposed and Intent* as established in Article III, Sec. 122-61, a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. Approval may also include specific conditions established by the planning board during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.
- (b) Characteristics of Use:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio:
Permitted: 1.0 (5,000 sq. ft.)

Existing: 1,433.42 sq. ft.
 Proposed: 1,433.42 sq. ft.

b. Traffic Generation: Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), estimated 1,400 square feet of use.

Existing general office space (Land Use 710) is estimated as follows:

- **Weekday Daily Trips:** ~15 - 16 daily trips (based on a rate of ~11.03 per 1,000 sq. ft.).
- **AM Peak Hour:** ~2.13 Total Trips
- **PM Peak Hour:** ~2.02 Total Trips

Proposed small museum use (Land Use 580) is estimated as follows:

- **Daily Trip Ends:** ~15-25 per day (assuming a low-intensity, small-scale museum).
- **Peak Hour Trips:** Likely negligible (1-3 trips) depending on specific hours of operation.

- (c) Enclosed building square footage: *No change. See attached.*
- (d) Proposed employment: *1 employee or volunteer.*
- (e) Proposed type and number of service vehicles: *None.*
- (f) Off street parking: *See below.*

EXISTING OFFICE (1 sp/300 sf)				PROPOSED MUSEUM (1 sp/150 sf)			
Auto		Bike/Scooter		Auto		Bike/Scooter	
Existing	Req'd	Existing	Req'd	Required	Proposed	Req'd	Proposed
9	5	0	1	10	9*	1	2

* Per code Sec. 108-573(c) Parking is in compliance due to no additional square footage being proposed.

(1) On- or off-site improvement needs.

a. Utilities:

Existing utilities are sufficient for meeting the needs of the new use. See LOS currency below.

b. Public facilities:

See concurrency analysis.

c. Roadway of signalization improvements, or other similar improvements:

No additional improvements are anticipated by this change of use.

d. Accessory structure or facilities:

No accessory structures or facilities are proposed as part of this use.

e. Other unique facilities / structures proposed as part of site improvements:

No additional structures or facilities are proposed.

(2) On-site amenities

a. Open space:

No Change.

b. Setbacks from adjacent properties:

No Change.

c. Screening and buffers:

No Change as no exterior changes are proposed.

d. Landscape berms proposed to mitigate against impact to adjacent sites:

None proposed.

e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:

No smoke, odor, noise, or other noxious impacts are proposed as part of this project.

(b) Criteria for conditional use review and approval.

(1) **Land use compatibility.**

The intent of the HRO zoning district is to implement the Historic Commercial (HC) uses of the Future Land Use Map (FLUM). Civic and cultural activities are in abundance in the area blending in with the variety of uses in the pedestrian-oriented area along Whitehead Street or just steps away. Examples of this are the Audubon House, Mel Fisher's Museum, The Hemingway House, Lighthouse and Keeper's Quarters, The Little White House and The Key West Museum of Art and History at the Customs House. This property is also just steps away from Key West's historic Court House and the future location of a courthouse museum. This is a vibrant area featuring a host of commercial and cultural activity such as restaurants, bars, guest houses, retail shops and professional and government offices.

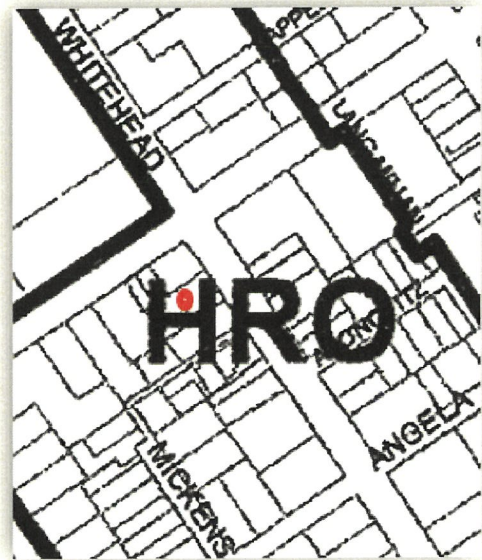
Adjacent land uses are as follows:

North: HPS

South: HNC-3

West: HPRD

East: HRCC-1



(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.

The existing structure and site has sufficient size to accommodate the new use as well as adequate site specifications and infrastructure as presented in this analysis.

- (3) Proper use of mitigative techniques.
N/A. No adverse impacts are anticipated as part of the proposed new use.
- (4) Hazardous waste.
N/A. No hazardous waste is anticipated as part of the proposed project.
- (5) Compliance with applicable laws and ordinances.
The proposed use is in compliance with the criteria for conditional use as set forth in applicable laws and ordinances.
- (6) Additional criteria applicable to specific land uses.
- a. Land uses within a conservation area: *N/A.*
 - b. Residential development: *N/A.*
 - c. Commercial or mixed-use development: *No changes to the existing site data below.*
 - d. Development within or adjacent to historic district: *No new development or exterior changes are proposed that would require HARC approval other than signage. Any proposed signage would require a HARC application and processing.*
 - e. Public facilities or institutional development: *NA.*
 - f. Commercial structures uses and related activities within tidal waters: *N/A.*
 - g. Adult entertainment establishments: *N/A.*

Site Data Table:

	Required	Existing	Proposed	Compliance
Height	30 ft.	- 30 ft.	No Change	Compliant
Lot Size:	5,000 sq. ft.	5,000 sq. ft.	No Change	Compliant
Width	50 ft.	50 ft.	No Change	Compliant
Depth	100 ft.	100 ft.	No Change	Compliant
Max. Building Coverage	50% (2,500 sq/ ft.)	1,433.42 sq. ft.	No Change	Compliant
Max. Impervious Coverage	60 % (3,000 sq. ft.)	≈4,869 sq. ft.	No Change	Existing Non-conformity
Minimum Open Space	20% (1,000 sq. ft.)	≈131 sq. ft.	No Change	Existing Non-conformity
Setbacks:				
Front	5 ft.	+ 5 ft.	No Change	Compliant
Side	5 ft.	0.8 ft.	No Change	Existing Non-conformity
Rear	10 ft.	+ 10 ft.	No Change	Compliant
Parking	1 sp/150 sq. ft. (10 spaces)	9	No Change	Compliant ¹
Bicycle	10% (1 sp)	0	2	Compliant

¹ Per code Sec. 108-573(c)

Policy 4-1.1.1: - Capital Facilities and Infrastructure Implications of Land Use and Development Permits.

Policy 4-1.1.2.C. Potable Water.

Pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential is 100 gal/capita/day. Based on the City of Key West adopted level of service the potable water demand is anticipated to increase slightly as the site is the residential capita is going from bed count to dwelling units.

Potable water demand is expected to stay the same at 11 gal/day.

LOS, “capita” is estimated as follows: 5,000 sq. ft. = 0.11 acres

Potable Water LOS

	Non-Residential Rate	Total Potable Water
Existing	100 gal/ capita/day	100 gal/capita (0.11)/day = 11 gal/day
Proposed	100 gal/ capita/day	100 gal/capita (0.11)/day = 11 gal/day

Policy 4-1.1.2.A. Sanitary Sewage.

Pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential is 660 gal/acre/day and residential is 100 gal/capita/day. Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to change as the site is proposing to maintain existing residential and nonresidential uses.

Sanitary sewer demand is to stay the same at 72.6 gal/day.

Sanitary Sewage LOS

	Non-Residential Rate	Total Potable Water
Existing	660 gal/ capita/day	660 gal/capita (0.11)/day = 72.6 gal/day
Proposed	660 gal/ capita/day	660 gal/capita (0.11)/day = 72.6 gal/day

Policy 4-1.1.2.D. Solid Waste.

Pursuant to Policy 4-1.1.2.D, the solid waste LOS for residential is 2.66 lbs/capita/day and non-residential is 6.37 lbs/capita/day. Based on the City of Key West adopted level of service the solid waste demand is not anticipated to change as the site is proposing to maintain existing residential and nonresidential uses.

Solid Waste demand is to stay the same at 0.7 lbs/day.

Solid Waste LOS

	Non-Residential Rate	Total Potable Water
Existing	6.37 lbs/ capita/day	6.37 lbs/capita (0.11)/day = 0.7 lbs/day
Proposed	6.37 lbs/ capita/day	6.37 lbs/capita (0.11)/day = 0.7 lbs/day

Policy 4-1.1.2.D. Recyclable Waste Generation.

Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential is 0.25 lbs/capita/day and residential is 0.5 lbs/capita/day. Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase slightly.

Recycling demand is to stay the same at 0.02 lbs/day.

Recycling LOS

	Non-Residential Rate	Total Potable Water
Existing	0.25 lbs/ capita/day	0.25 lbs/capita (0.11)/day = 0.02 lbs/day
Proposed	0.25 lbs/ capita/day	0.25 lbs/capita (0.11)/day = 0.02 lbs/day

Authorization



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, James Clarkson Reynolds, Co-Personal Representative of Cara Anne Higgins Estate authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard J. McChesney/Spottswood Law Firm

Please Print Name of Representative

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

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 5th day of March, 2026
Date

by James Clarkson Reynolds, Co-Personal Representative of Cara Anne Higgins Estate
Name of Owner

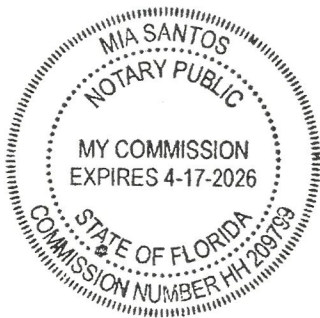
He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal

MIA SANTOS

Name of Acknowledger typed, printed or stamped

HH209799
Commission Number, if any



Filing # 240989904 E-Filed 02/04/2026 02:03:30 PM

IN THE CIRCUIT COURT OF THE 16TH
JUDICIAL CIRCUIT IN AND FOR MONROE
COUNTY,
FLORIDA
DIVISION

PROBATE

IN RE: ESTATE OF

CARA ANNE HIGGINS, File No. 2025-CP-451-K

Judge Timothy J. Koenig

Deceased.

Florida Bar File

No. 2026-70,
196(16A)(MIO)

ORDER APPOINTING CO-PERSONAL REPRESENTATIVE

On the petition of AMY HIGGINS, Personal Representative of the Estate of CARA ANNE HIGGINS, deceased, for the appointment of JAMES CLARKSON REYNOLDS as Co-Personal Representative of the Estate of CARA ANNE HIGGINS, deceased, the Court finding that the decedent died on 20 SEPTEMBER 2025, INTESTATE, and that JAMES CLARKSON REYNOLDS is entitled to appointment as co-personal representative by reason of being nominated by AMY HIGGINS, current Personal Representative, and is qualified to be co-personal representative, it is

ADJUDGED that JAMES CLARKSON REYNOLDS is appointed co-personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of \$0.00, letters of administration shall be issued.

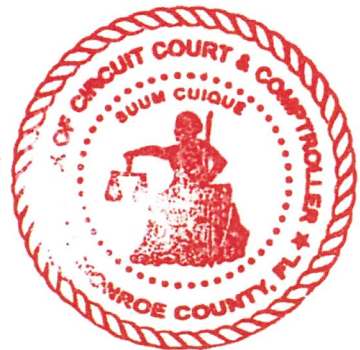
ORDERED on this Wednesday, February 4, 2026.

~~44-2025-CP-000451-A0-01KW 02/04/2026 02:03:23 PM~~

T. J. Koenig

Judge Timothy Koenig, Circuit Judge
44-2025-CP-000451-A0-01KW 02/04/2026 02:03:23 PM

STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My Hand and Official Seal
And that same is in full force and effect



Donald E. Yates ESQ

This 6 day of Feb
A.D., 20 26

KEVIN MADOK, CPA
Clerk Circuit Court

By: *William P. Yates*
Deputy Clerk

dyatespa@dyatespa.com

Christine Gorman
christine@carahigginslaw.com

Laura Holmes
lholmes@dyatespa.com

Jerome A Ballarotto
jabesquire@aol.com
pirate143@aol.com

Verification



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

I, Richard J. McChesney, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

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

604 Whitehead Street, Key West

Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this March 11, 2026 by
date

Richard McChesney
Name of Applicant

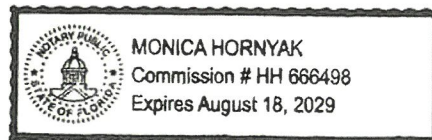
He/She is personally known to me or has presented _____ as identification.

[Handwritten Signature]
Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

HH 666498

Commission Number, if any



Warranty Deed

This Instrument Prepared by and Return to:
DAVID PAUL HORAN, ESQ.
HORAN & HIGGINS, LLP
608 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 4th day of May A. D. 2020,

Between, **HORAN & HIGGINS, LLP, a Florida Limited Liability Partnership, formerly known as Horan, Wallace & Higgins, LLP, a Florida Limited Liability Partnership**

Whose address is 604-608 Whitehead Street, Key West, FL 33040
of the County of Monroe, in the State of Florida, party of the first part, and

CARA HIGGINS, P.A., a Florida Corporation,

Whose address is 604 Whitehead Street, Key West, FL 33040
of the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**----- to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO taxes for the year 2020 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Property Appraiser's Parcel Identification Number: 00012950-000000

Alternate Key Number: 1013340

Property Address: 604 Whitehead Street, Key West, Florida 33040

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

****Pursuant to crescent Miami Center, LLC vs. Florida Department of Revenue, 902 So.2d 913 (Fla 2005), documentary stamps tax does not apply to this transfer because the Grantee is an entity that is solely owned by the Grantor and this transaction is merely a change in the form of ownership. This is a voluntary partition of property with no consideration.****

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

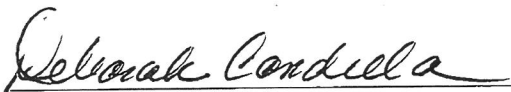
Signed, Sealed and Delivered in Our Presence:

HORAN & HIGGINS, LLP, formerly known as
HORAN, WALLACE & HIGGINS, LLP, a
Florida Limited Liability Partnership

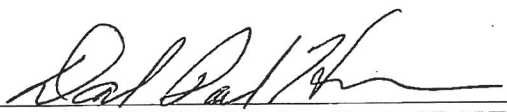
Witnesses:

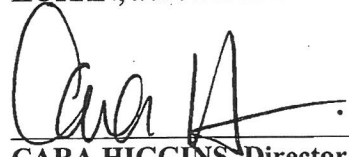


Printed Name WENDY S. GONZALEZ



Printed Name Deborah Condella


_____ L.S.
DAVID PAUL HORAN, President of DAVID PAUL
HORAN, P.A. Partner


_____ L.S.
CARA HIGGINS, Director of CARA HIGGINS, P.A.
Partner

State of FLORIDA
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization on this 4th day of May, 2020, by **DAVID PAUL HORAN, President of David Paul Horan, P.A. Partner; and CARA HIGGINS, Director of Cara Higgins, P.A., Partner; both of Horan & Higgins, LLP, formerly known as Horan, Wallace, & Higgins, LLP, a Florida Limited Liability Partnership**, who has produced PERSONALLY KNOWN as identification and who did (did not) take an oath.





NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION:

On the Island of Key West, and known as William A. Whitehead's map delineated in February A.D 1829, as part of Lot Number 2 in Square Number 63 and more particularly described as follows: Commencing at a point on the Southwesterly side of Whitehead Street, said point being 50 feet distance from the Southerly corner of the intersection of Southard Street and Whitehead Street, and running thence Southeasterly from said point and along Southwesterly side of Whitehead Street a distance of 50 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 100 feet out to Whitehead Street to the Point of Beginning. All lying and being in Monroe County, Florida.

a/k/a 604 Whitehead Street, Key West, FL 33040

Survey

MAP OF BOUNDARY SURVEY

A PART OF LOT 2, SQUARE 63
 WILLIAM A. WHITEHEAD'S MAP
 DELINEATED IN FEBRUARY A.D. 1829
 KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:
 604 WHITEHEAD STREET
 KEY WEST, FLORIDA 33040

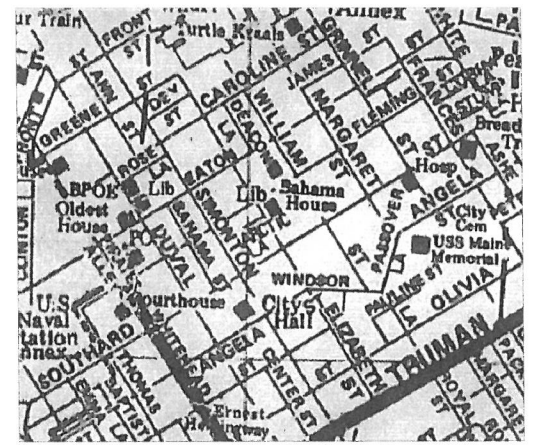
BEARING BASE:
 S33°59'20"E ALONG THE WESTERLY
 RIGHT OF WAY LINE OF WHITEHEAD
 STREET AND IS REFERENCED TO THE
 FLORIDA STATE PLAN COORDINATE
 SYSTEM, EAST ZONE, NORTH AMERICAN
 DATUM OF 1983, 2007 ADJUSTMENT
 (NAD83/2011)

ALL ANGLES DEPICTED ARE 90 DEGREES
 UNLESS OTHERWISE INDICATED

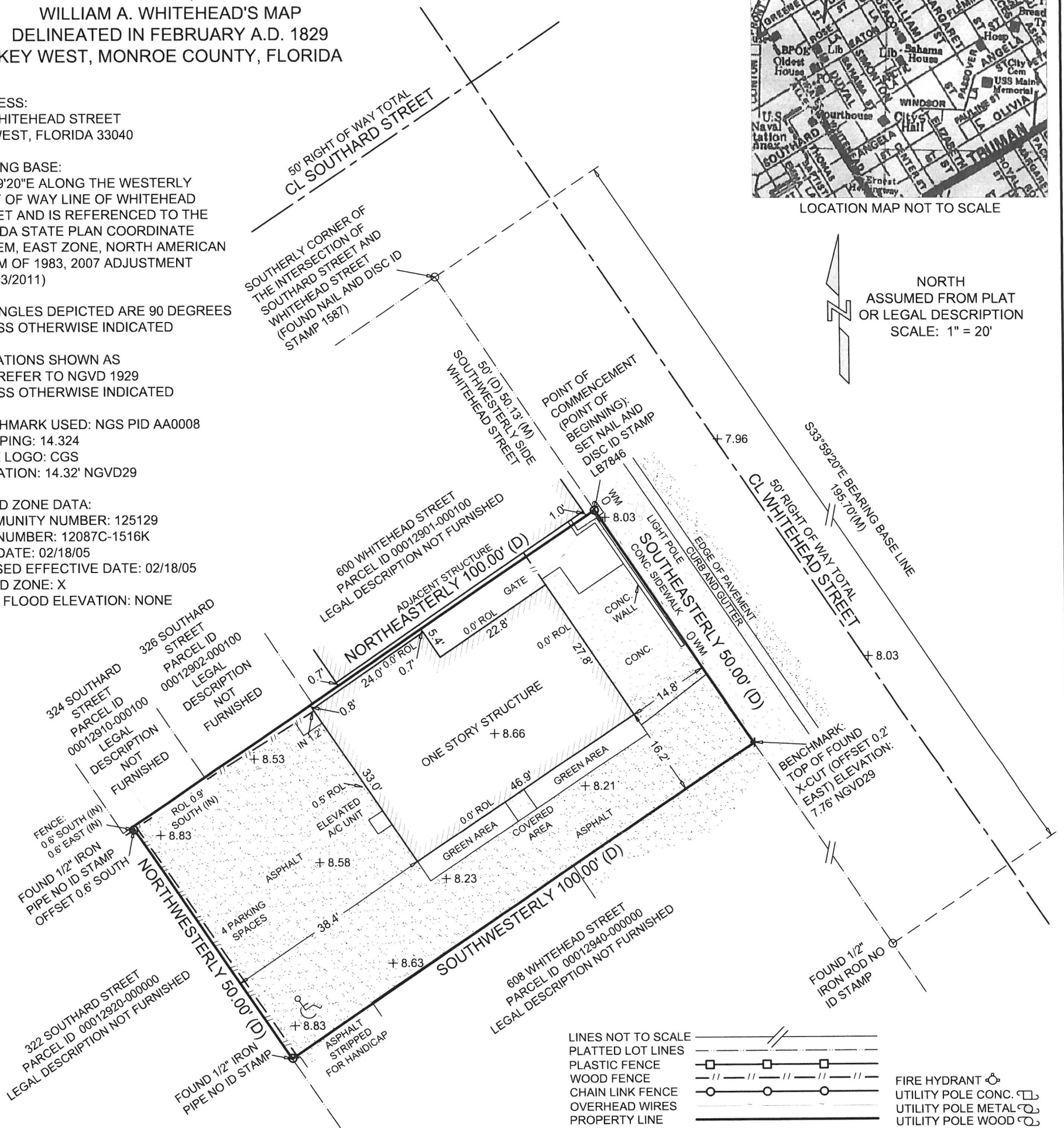
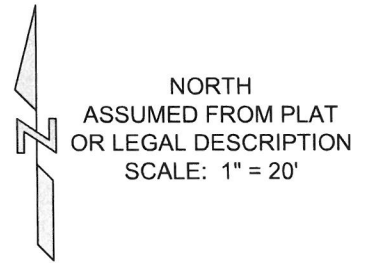
ELEVATIONS SHOWN AS
 X.XX REFER TO NGVD 1929
 UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0008
 STAMPING: 14.324
 MARK LOGO: CGS
 ELEVATION: 14.32' NGVD29

FLOOD ZONE DATA:
 COMMUNITY NUMBER: 125129
 MAP NUMBER: 12087C-1516K
 MAP DATE: 02/18/05
 REVISED EFFECTIVE DATE: 02/18/05
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: NONE



LOCATION MAP NOT TO SCALE



LINES NOT TO SCALE		
PLATTED LOT LINES		
PLASTIC FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
OVERHEAD WIRES		
PROPERTY LINE		
		FIRE HYDRANT
		UTILITY POLE CONC.
		UTILITY POLE METAL
		UTILITY POLE WOOD

LEGAL DESCRIPTION (Official Records Book 3021, Page 1545):
 On the Island of Key West, and known as William A. Whitehead's map delineated in February A.D. 1829, as part of Lot Number 2 in Square Number 63 and more particularly described as follows: Commencing at a point on the Southwesterly side of Whitehead Street, said point being 50 feet distance from the Southerly corner of the intersection of Southard Street and Whitehead Street, and running thence Southeasterly from said point and along Southwesterly side of Whitehead Street a distance of 50 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 100 feet out to Whitehead Street to the Point of Beginning.

CERTIFIED TO:
 Cara Higgins, P.A.

- GENERAL NOTES**
- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 - 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
 - 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
 - 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
 - 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

ABBREVIATIONS:

(C) = CALCULATED	NGS = NATIONAL GEODETIC SURVEY
CL = CENTERLINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
CLF = CHAINLINK FENCE	P = PLAT
(D) = DEED	PID = PERMANENT IDENTIFIER
(F) = FIELD	ROL = ROOF OVERHANG LINE
FI = FENCE INSIDE	SCO = SANITARY CLEAN-OUT
FO = FENCE OUTSIDE	SMH = SANITARY MANHOLE
FOL = FENCE ON LINE	WM = WATER METER
GL = GROUND LEVEL	WV = WATER VALVE
(M) = MEASURED	
NAVD = NORTH AMERICAN VERTICAL DATUM 1988	

SCALE:	1"=20'
FIELD WORK DATE:	05/20/21
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	21042605

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

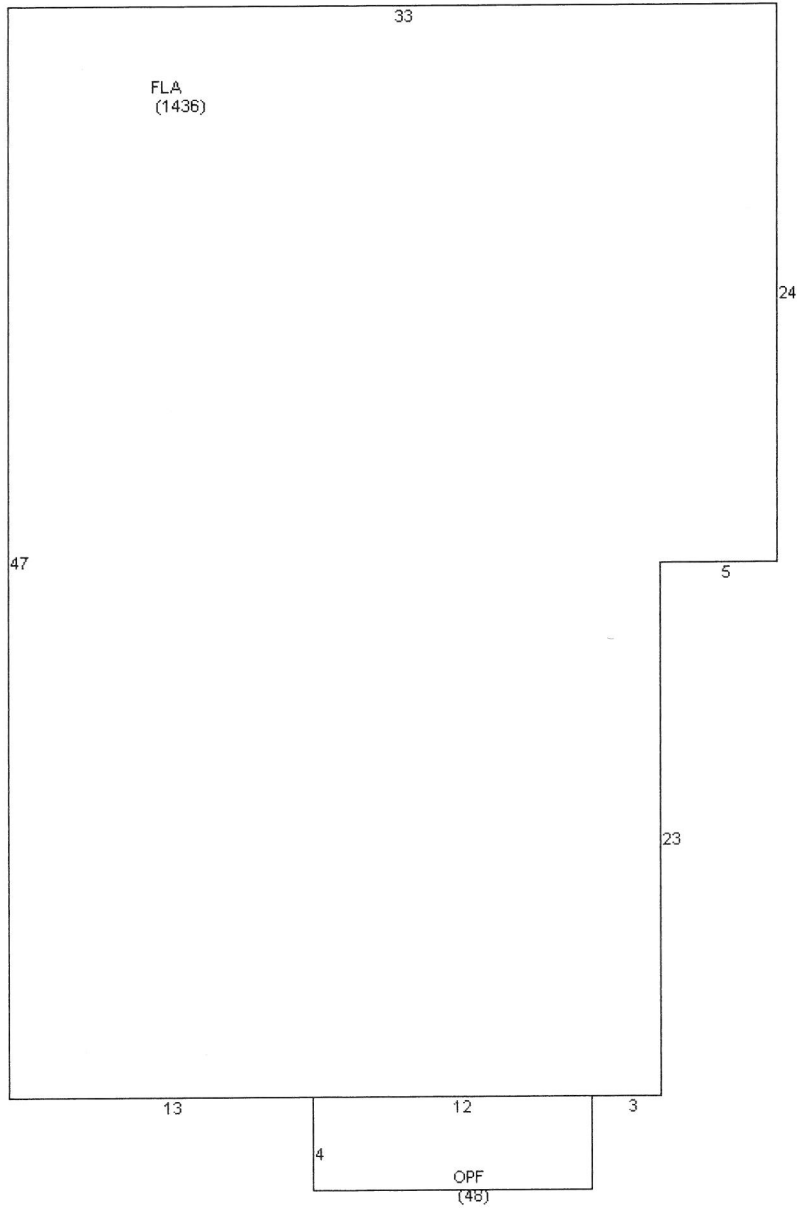
SIGNED
 ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

Interior Space

Enclosed Sq. Footage

604 Whitehead Street Interior Square Footage



Property Record Card

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00012950-000000
 Account# 1013340
 Property ID 1013340
 Millage Group 10KW
 Location 604 WHITEHEAD St, KEY WEST
 Address
 Legal Description KW PT LOT 2 SQR 63 G49-87 OR791-6 OR808-1676 OR993-926 OR1020-695 OR1445-385/86 OR1449-1313/14 OR1470-842/43 OR1789-524/525 OR2289-139/40 OR2344-458/59 OR3021-1545
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Monroe County, FL

Owner

CARA HIGGINS P A
 604 Whitehead St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$120,042	\$125,850	\$122,660	\$126,434
+ Market Misc Value	\$8,843	\$7,756	\$7,756	\$7,756
+ Market Land Value	\$1,395,000	\$1,278,750	\$1,278,750	\$1,278,750
= Just Market Value	\$1,523,885	\$1,412,356	\$1,409,166	\$1,412,940
= Total Assessed Value	\$1,523,885	\$1,412,356	\$1,287,669	\$1,170,609
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,523,885	\$1,412,356	\$1,409,166	\$1,412,940

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,278,750	\$125,850	\$7,756	\$1,412,356	\$1,412,356	\$0	\$1,412,356	\$0
2023	\$1,278,750	\$122,660	\$7,756	\$1,409,166	\$1,287,669	\$0	\$1,409,166	\$0
2022	\$1,278,750	\$126,434	\$7,756	\$1,412,940	\$1,170,609	\$0	\$1,412,940	\$0
2021	\$930,000	\$126,434	\$7,756	\$1,064,190	\$1,064,190	\$0	\$1,064,190	\$0
2020	\$790,500	\$132,095	\$7,756	\$930,351	\$825,297	\$0	\$930,351	\$0
2019	\$790,500	\$132,095	\$7,801	\$930,396	\$750,270	\$0	\$930,396	\$0
2018	\$717,750	\$127,517	\$5,045	\$850,312	\$682,064	\$0	\$850,312	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	5,000.00	Square Foot	50.3	100

Buildings

Building ID	39587	Exterior Walls	C.B.S.
Style		Year Built	1940
Building Type	OFF BLDG-1STY-B / 17B	EffectiveYearBuilt	1996
Building Name		Foundation	
Gross Sq Ft	1484	Roof Type	
Finished Sq Ft	1436	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	160	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,436	1,436	0
OPF	OP PRCH FIN LL	48	0	0
TOTAL		1,484	1,436	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1980	1981	0 x 0	1	170 SF	5
CONC PATIO	1983	1984	0 x 0	1	240 SF	2
FENCES	1996	1997	6 x 6	1	36 SF	2
FENCES	2002	2003	6 x 50	1	300 SF	2
ASPHALT PAVING	2003	2004	0 x 0	1	2500 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/4/2020	\$0	Warranty Deed	2265583	3021	1545
1/28/2008	\$775,000	Warranty Deed		2344	458
4/9/2007	\$375,000	Warranty Deed		2289	139
8/1/1997	\$265,000	Warranty Deed		1470	0842
11/1/1996	\$138,500	Warranty Deed		1445	0385
7/1/1987	\$160,000	Warranty Deed		1020	695
11/1/1986	\$160,000	Warranty Deed		993	926
6/1/1979	\$50,000	Conversion Code		791	6

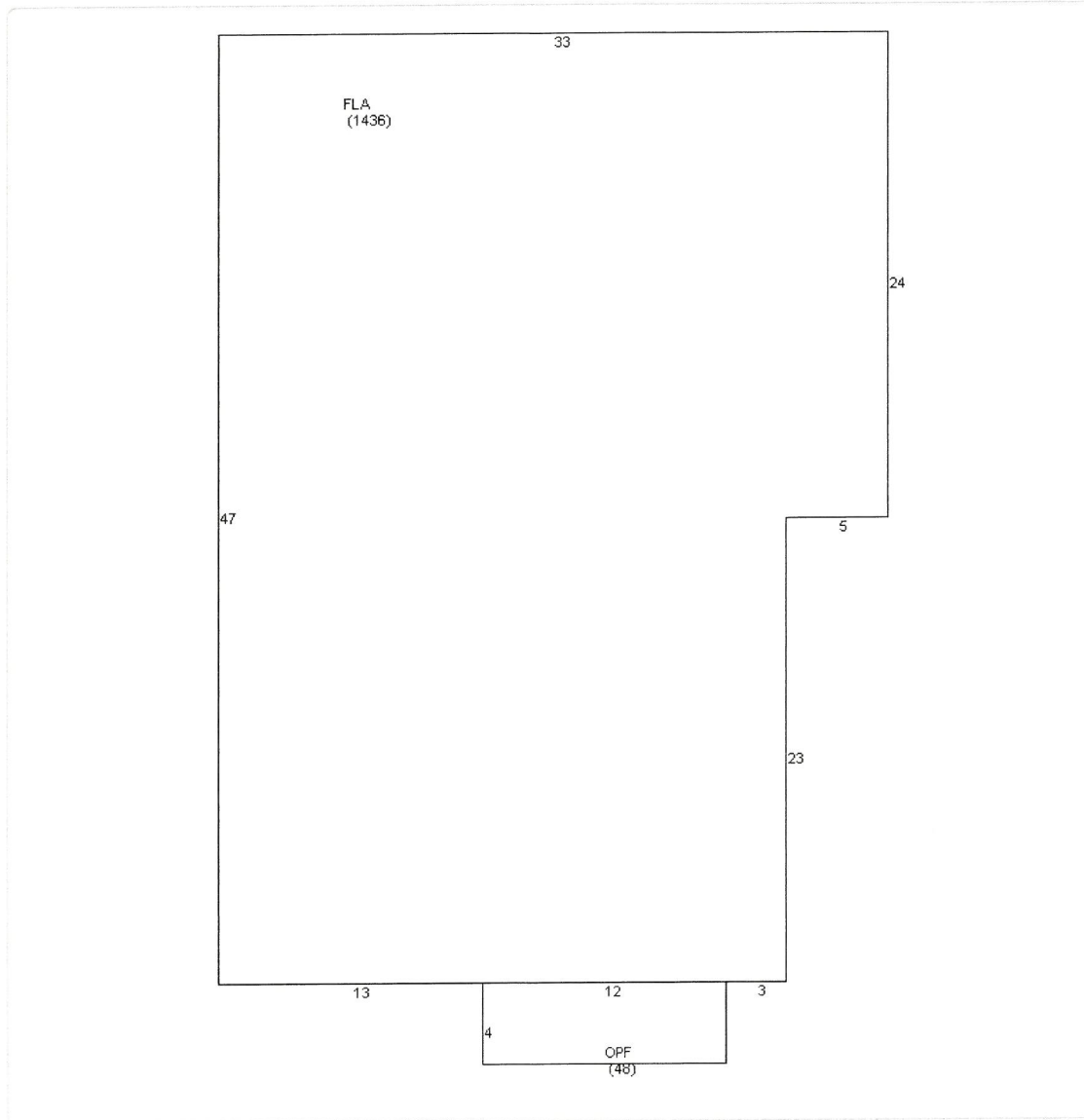
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-2357	09/30/2024	Completed	\$3,500	Commercial	REMOVE & REPLACE FRONT DOOR. REPAIR GATE ON FENCE TO THE RIGHT OF THE FRONT DOOR.
16-00003344	08/30/2016	Expired	\$25,000	Commercial	REPLACE APPROX. 90 LF OF DAMAGED CONCRETE TIE BEAM AND INSTALL IMPACT BAHAMA SHUTTERS (4). SEE ATTACHED PLANS AND PICTURES. NOC REQUIRED. **HARC INSPECTION REQUIRED**
07-1885	04/19/2007	Completed	\$5,000	Commercial	PAINT EXTERIOR OF BUILDING
05-3526	08/20/2005	Completed	\$9,000	Commercial	ROOFING
03-2124	06/17/2003	Completed	\$3,200	Commercial	RE-ASPHALT & PAINT STRIPE
02-2105	08/07/2002	Completed	\$8,700	Commercial	INTERIOR/EXTERIOR REPAIRS
01-2442	07/20/2001	Completed	\$1,000	Commercial	AWNINGS
98-1804	06/18/1998	Completed	\$660	Commercial	WALL SIGN ETC
97-3353	10/01/1997	Completed	\$750	Commercial	ALARM SYSTEM
97-3199	09/01/1997	Completed	\$3,000	Commercial	ELECTRICAL
97-2615	08/01/1920	Completed	\$15,000	Commercial	REMODEL

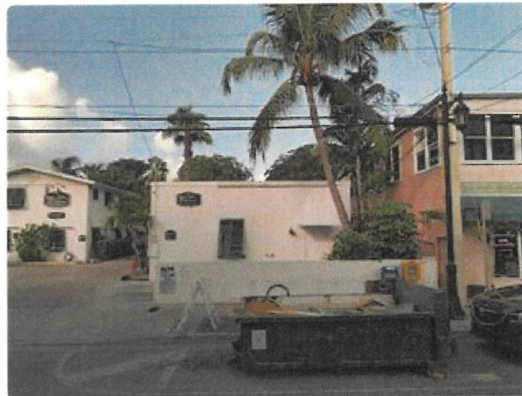
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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Last Data Upload: 3/5/2026, 2:11:37 AM