Exhibit A

THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

March 17, 2022

Erica Sterling
500 Fleming Street
Key West, FL 33040

RE: Zoning Verification Letter
2407 N. Roosevelt Blvd. – Parcel # 00002280-000100

Dear Ms. Sterling:

The following letter is in response to a request for zoning verification for the property located at 2407 N. Roosevelt Blvd. The subject property is located within the Conservation (C) zoning district and is regulated by Chapter 122, Article IV, Division 2 of the City of Key West Land Development Regulations. The future land use classification is Conservation.

There are three active Business Tax Receipts associated with this property as follows:

LIC NBR/Class 23068 – Attorney, Physician or Other State Licensed Professional
LIC NBR/Class 33131 - Massage Therapist
LIC2019-000617 – Massage Therapist

There are two non-transient residential units associated with this parcel.

There are no open code violations.

The following restrictions were noted in our permit and project tracking system by the former FEMA Coordinator:

- Buildings over water are not allowed to be substantially improved; especially the supporting columns/piers/pylons. Notify FEMA Coordinator of applications affecting these buildings

- Refer to FEMA Coordinator for Species Focus Area Assessment

Your request was specifically requesting verification of the following:

1) Confirmation that the use of the property as a marina with 75 slips is authorized and that all permits required for the construction of the dock system with 75 slips are valid, effective and have not expired. If so, does the issuance of permits estop the City from preventing completion of the slips so

long as it is done in compliance with the permits that were issued for such slips? Please also confirm the expiration date of such permits.

Response from Raj Ramsingh, Chief Building Official -

I have looked into the Walker Marina project and I have no issues with the scope of work on Permit 2017-00001560 being completed. The owner has acquired the necessary extensions from Army Core and DEP and is in compliance to continue in the construction of the 75 slips. The property is being sold and new owners would like the assurance that construction can continue. It is my position that the 75 slips can continue to be constructed and I have extended the 2017 permit in the Trackit system. Should the contractor of record change there would need to be a change of contractor filed with the Building Department to transfer the permit. As of today, the Permit Expiration date is 3-22-23 as it was extended since the DEP and ACOE where also extended. Coffin Marine is able to continue on the permitted work.

2) Confirmation that there are no new laws or regulations adopted since 2017 that would apply to the property after the issuance of 2017 building permits.

   Response – This request is not within the Planning Department's purview.

3) Confirmation that there are no regulations in progress but not yet adopted that would apply to the marina.

   Response – This request is not within the Planning Department's purview.

4) Confirmation that the relocation of the building over the water to the upland parcel can be completed as a matter of right so long as the square footage remains the same. Confirmation of the process required to relocate such building to the upland parcel.

   Response – There is not a mechanism within the City of Key West Land Development Regulations for relocating a building over the water to the upland parcel.

Please let us know if you have any additional questions or require further clarification.

Sincerely,

Katie P. Halloran
Planning Director

Attachments:

1. City of Key West Land Development Regulations Chapter 122, Article IV, Division 2: Conservation District
2. Future Land Use Map
3. Active Business Tax Receipts
4. Resolution 14-316
5. Monroe County Property Record Card