

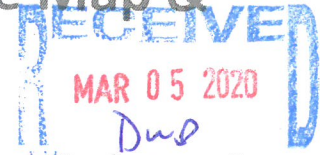
# Application



# Application for Future Land Use Map & Zoning Map Amendment

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



## FUTURE LAND USE MAP AND ZONING MAP AMENDMENT APPLICATION

Application Fee: \$7,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

All applications must be deemed complete and in compliance with the City code prior to the item being scheduled. The city commission, the planning board, the city manager or the owner of real property within the city or the agent of the owner may propose amendments to the zoning map. Applications for amendments to the Future Land Use Map may only be filed by the City Manager, City Commission, a City Commissioner, Planning Director or owner of property subject to the amendment.

**Please note the timeframes for processing.** With the exception of items pertaining directly to affordable housing, the City can only send Future Land Use Map amendments twice a year to the State Department of Community Affairs (DCA) for review. The City sends these amendments to the DCA in February and August of each year. Depending on the time an application is submitted to the City, a proposed Future Land Use Map amendment may be subject to processing in accordance with the twice year transmittal dates. Because of the submittal restrictions, an approved change to the Future Land Use and Official Zoning Maps may take as long as 18 months for an application without objections or appeal. Amendments to the Official Zoning Map may take upwards of nine (9) months to become effective without objections or appeal. Please see attached Comprehensive Plan Process sheet for Future Land Use Map amendment process.

**PROPERTY OWNER NAME:** Island-West Investment Corporation

Mailing Address: 1213 14th Street, Key West, FL 33040

Phone Number:(Home) 305-294-1200 (Other) \_\_\_\_\_

Email Address: ken@islandwest.com

The application shall include a verified statement showing each and every individual person having a legal and/or equitable ownership interest in the property upon which the application for amendment is sought, except publicly held corporations, in which case the names and addresses of the corporate officers shall be sufficient.

**AGENT NAME/TITLE:** Trepanier & Associates, Inc.

Mailing Address: 1421 First Street, Key West, FL 33040

Phone Number: (Office/Fax) 305-293-8983

Email Address: Owen@owentrepanier.com

Note: Applicant must submit a notarized letter authorizing the agent to act on their behalf and stating the agent's name, address and phone number.

**LEGAL DESCRIPTION OF PROPERTY:**

Subdivision: KW Foundation Co's Plat No 2 Lot: 2,3,11,12 Block: NA

If in metes and bounds, attach warranty deed and legal description on separate sheet.

Real Estate Number(s): 00065030-000000

Has an Application Been Submitted For This Site Within The Past Two Years? If Yes, please provide the following information: Type of application, name of applicant and date of application:  
FLUM & Zoning Map Amendment; Trepanier & Associates; 12/18/2017

**PROPERTY DESCRIPTION**

1. Street Address of Property: 1213 14th Street
2. Current Future Land Use Map Category: MDR
3. Proposed Future Land Use Map Category: HDR
4. Current Land Use District Map Designation: MDR
5. Proposed Land Use District Map Designation: HDR
6. Size of Parcel (acres): 2.92 acres

**Existing Use:** If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of residential units, or the gross floor area of the commercial development. (If the property contains structures, submit a site plan in addition to your verbal description).

**Future Land Use Map Amendment.** All Future Land Use Map amendments are evaluated based on the consistency with the City of Key West Comprehensive Plan and compatibility with Florida Administrative Code, Chapter 28-36, Principles for Guiding Development (Key West Area of

Critical State Concern). The Principles for Guiding Development are attached to this application. Please explain how Future Land Use Map Amendment Application your application meets these.

**Rezoning.** The purpose of a rezoning is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in the comprehensive plan, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in this division, the consistency of the proposed amendment with the provisions and intent of the comprehensive plan.

In evaluating proposed changes to the comprehensive plan future land use map, the city shall consider the following criteria:

- (1) *Consistency with plan.* Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
- (2) *Conformance with ordinances.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.
- (3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.
- (4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.
- (5) *Adequate public facilities.* Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.
- (6) *Natural environment.* Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.
- (7) *Economic effects.* Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.
- (8) *Orderly development.* Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.
- (9) *Public interest; enabling act.* Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of this subpart B and its enabling legislation.
- (10) *Other matters.* Other matters which the planning board and the city commission may deem appropriate.

Please provide an explanation of how your application satisfies these.

**Submittal Requirements.** The following information is required to be submitted with this completed application **(20 copies of each for a FLUM and Rezoning Application,**



**15 copies of each for a Rezoning Application):**

1. Property survey.
2. Include photographs of the subject parcel(s). Only original photos or color copies will be accepted. Aerial photos may not be used to meet this requirement but may be used for support information.
3. A copy of the zoning map, clearly marking the boundaries of the property being considered. The Planning Department will be able to assist you in obtaining a copy of the zoning map.
4. Attach proof of ownership (i.e. copy of deed or tax bill). Include a copy of the property record card from the property appraiser's office.
5. Justification as required by Section 90-554 of the City of Key West City Code.  
The need and justification for the proposed change. The evaluation shall address but shall not be limited to the following issues:
  - a. *Comprehensive plan consistency.* Identifying impacts of the proposed change in the comprehensive plan future land use map on the overall purpose of the comprehensive plan and consistency with applicable policies within the comprehensive plan.
  - b. *Impact on surrounding properties and infrastructure.* The effect of the change, if any, on the particular property and all surrounding properties. Identify potential land use incompatibility and impacts on infrastructure.
  - c. *Avoidance of special treatment.* The proposed change shall not:
    1. Single out a small piece of land and confer special and privileged treatment not provided to abutting properties with similar characteristics and land use relationships; and
    2. Provide for land use activities which are not in the overall public interest but only for the benefit of the landowner.
  - d. *Undeveloped land with similar comprehensive plan future land use map designation.* The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required, as listed on Attachment A has been provided.

  
Signature of Applicant or Agent

3/4/20  
Date

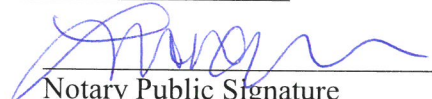
**STATE OF FLORIDA NOTARY PUBLIC**

The foregoing signature was acknowledged before me this 27 day of February 2020

by Owen Trepanier, who is personally known to me  
\_\_\_\_\_ or has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

Seal:



  
Notary Public Signature

My Commission Expires 7/11/23

# Zoning Map Amendment

Pursuant to Ch. 90, Art. VI, Div. 2, KW LDRs  
City of Key West Land Development Regulations.

## Stadium Mobile Home Park.

1213 14<sup>th</sup> Street  
(RE No. 00065030-000000 & 00054310-000000)



## EXECUTIVE SUMMARY:

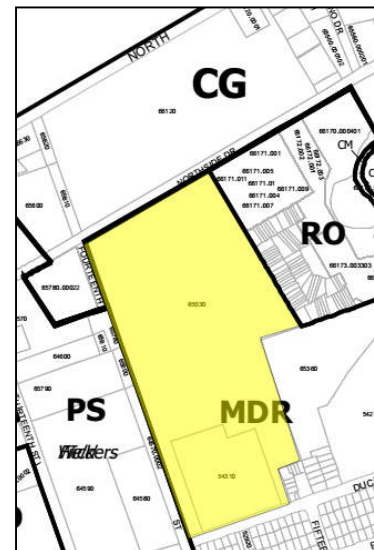
The following is an analysis of the proposed Zoning Map Amendment based on the criteria contained in KW Code Ch. 90; the Principles for Guiding Development and F.S. Ch. 163.

The analysis demonstrates the proposed map amendment is not inconsistent with the Comprehensive Plan, the Land Development regulations, the Principles for Guiding Development and Ch. 163

## PROPOSED AMENDMENT:

Island-West Investment Corporation seeks to amend to the Zoning Map relative to the property commonly known as Stadium Mobile Home Park from the existing Medium Density Residential ("MDR") to Historic Density Residential ("HDR").

The purpose of this amendment is to make necessary adjustments (increase density) in light of changed conditions (workforce housing crisis) pursuant to the City of Key West Comprehensive Plan Data and Analysis, as adopted on March 5, 2013 via Ord. No. 13-04 and subsequently adopted by the Florida Department of Economic Opportunity, consistent with F.S. Ch. 163.



## AMENDMENT ANALYSIS

Application & Fee (Sec. 90-554): *Paid 12/18/17*

(1) Property Description.

1213 Glynn R. Archer, Jr. Drive, Key West  
RE No. 00065030-000000 & 00054310-000000  
Area: 26.7 acres  
Flood Zone: AE-8

Density	MDR	HDR
Permitted	427	587
Existing	278	--

### Legal Description.

A strip of land in the City of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of Lot 15 according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, as recorded in in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, bear North 57 degrees, 45 minutes and 40 seconds East, along the Southerly right-of-way line of Northside Drive 722.55 feet to the Northwest Corner of The Aldersgate Property, thence bear South 32 degrees, 14 minutes and 20 seconds East, along the Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly right-of-way line of the Ferrer F.E.C Roy., thence bear South 68 degrees, 41 minutes and 40 seconds West along the Southerly right-of-way line of the Ferrer F.E.C Rwy., 29.34 feet to the POINT OF BEGINNING of the strip of land hereinafter described, 41 minutes and 40 seconds West, along the southerly right-o-way line of the Former F.E.C Rwy 189.69 feet, more or less; thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet, more or less, to the Cyclone Fence; thence bear North 68 degrees, 41 minutes and 40 seconds East, alongside Cyclone Fence, 185 feet, more or less; thence Southeasterly, 1.27 more or less, back to the POINT OF BEGINNING.

And Also;

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the Southwest Corner of Block 21 at the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida. North 68 degrees, 14 minutes and 20 seconds West, 172.87 feet: thence bear North 68 degrees, 45 minutes and 40 seconds Est, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described: from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence: thence bear North 21 degrees,, 14 minutes and 20 seconds West, alongside Cyclone Fence. 635.55 feet to the Southerly right-of-way line of the Former. E.C.Row., 1.0 feet, more or less, to the Easterly Property Line of The Stadium and 20 seconds East, along the Easterly Property Line of the stadium Mobile Home Apartments, 635.35 feet. Back to the POINT OF BEGINNING.

### 2) Current and proposed comprehensive plan land use map designation.

Existing FLUM: MDR

Proposed FLUM: HDR

### 3) Current and proposed zoning.

Existing Zoning: MDR

Proposed Zoning: HDR

### 4) Existing and proposed use.

Existing use: Residential

Proposed Use: Residential

### 5) Disclosure of ownership.

Owner:

Island West Investment Corporation - A Florida Corporation

Registered Agent:

Hugh Morgan  
317 Whitehead Street

Key West, FL 33040

Officers: Richard Harding  
Jeffery Harding  
Kenneth Harding  
Patricia Harding  
Robert Hiller

6) Justification

- a. Comprehensive plan consistency - The proposed amendment is fully compatible with the Comprehensive Plan as outlined in this application.

As outlined in this application, the proposed amendment is submitted as consistent with the overall purpose of the City's comprehensive plan to "protect and maintain its natural, historic and cultural resources; preserves its community character and quality of life; ensure public safety, and; direct development and redevelopment in an appropriate manner"<sup>1</sup>.

The request is also consistent with the City's vision of "active neighborhoods and community-wide interests"<sup>2</sup> as well as the mission to: "promote ongoing redevelopment of a sustainable economy, quality of life, and modern city infrastructure" to "act on behalf of the long-term, generational interests of residents and visitors of Key West"<sup>3</sup>.

"The Future Land Use Map represents the City's vision for its development and redevelopment during the short-, mid-, and long-range planning periods. The Future Land Use Map and designations serve as the foundation for the more detailed Land Development Regulations and special area plans adopted by the City. These regulations and plans must be consistent with and further the implementation of the Future Land Use Element and its goals, objectives and policies, as well as be consistent with the state adopted Principles for Guiding Development in Key West"<sup>4</sup>.

The application is consistent with the City's Comprehensive Plan generally, as required by section 163.3177(1), Florida Statutes, and specifically, the following applicable Land Use Element Objectives and Policies:

- Objective 1-1.1 Future Land Use Map
  - Policy 1-1.1.1: Planning Horizons.
  - Policy 1-1.1.4: Affordable Housing and Compact Development Incentives.

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<sup>1</sup> City of Key West Comprehensive Plan; Introduction: Purpose

<sup>2</sup> City of Key West Comprehensive Plan; Introduction: Vision

<sup>3</sup> City of Key West Comprehensive Plan; Introduction: Mission

<sup>4</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments; Page A-11

- Objective 1-1.2.1: Plan and Design for Residential Quality.
  - Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.
  - Policy 1-1.2.2: Promote Orderly Land Use Transition.
- Objective 1-1.3: Allocating Commercial Development.
  - Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses.
- Objective 1-1.4: Public Facilities, Infrastructure and Public Services.
- Objective 1-1.9: Manage and Coordinate Future Land Use Decisions.
  - Policy 1-1.9.2: Comprehensive Plan Implementation and Land Development Regulations.
  - Policy 1-1.9.3: Performance Standards.
  - Policy 1-1.9.5: Land Use Consistency and Compatibility.
- Objective 1-1.14: Continuing land Use Programs.
  - Policy 1-1.14.2: Land Use Trends.
- Objective 1-1.15: Continuing Evaluation of land Use Element Effectiveness.
  - Policy 1-1.15.1: Review the Impact of Change Indicators on Land Use Policy.
  - Policy 1-1.15.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.

Finally, the requested FLUM designation of HDR is consistent with the subsequent zoning designation of HDR under the companion Zoning amendment application.

- b. Impact on surrounding properties and infrastructure - No impact on surrounding properties or infrastructure is anticipated.

The effect of the requested change on the particular property would be an increased long-term capacity for residential development in the heart of New Town. The particular property and surrounding properties have access to adequate public infrastructure and community services. The proposed change represents a proactive future land use amendment to catalyze urban infill development<sup>5</sup>, primarily in the form of much needed housing.

Potential impact on infrastructure would be realized through redevelopment activities and upgrades to existing infrastructure; this is assessed in detail by implementing LDRs and the Development Review process. No negative impacts on surrounding properties and infrastructure is anticipated as part of this analysis.

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<sup>5</sup> FL Statute Section 163.2511(2)(f)



Surrounding Properties			
Adjacency	Existing Use	Future Land Use	Zoning
North	High Intensity Commercial	General Commercial	CG
South	Multi-family housing	Medium Density Residential	MDR
East	Multi-family housing	High Density Residential Medium Density Residential	HR MDR
West	Professional Offices Community Recreation (ball fields)	High Density Residential Public Service	CG PS

Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts of the proposed changes are fully consistent with residential development.

As demonstrated in Section 90-521(5) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

c. Avoidance of spot zoning.

1. Is a small parcel of land singled out for special and privileged treatment?

No special or privileged treatment will be conferred through the approval of this request. This is a 20+ acre site to be designated consistent with the characteristics of the property itself and surrounding properties.

2. Is singling out this lot in the public interest or only for the benefit of the landowner?

This request is in the public interest. As documented in this application, the City is in a workforce housing crisis. The city needs, according to the most recent study by the City of Key West, nearly 6,000 additional workforce housing units. This rezoning will allow additional density in an appropriate location to accommodate needed residential units.

3. Is the action consistent with the adopted comprehensive plan?

The action is consistent with the Comprehensive Plan as presented in the associated Comprehensive Plan Amendment under (6)a of this application.

d. Undeveloped land with similar zoning. The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.

There is no other undeveloped land with similar zoning within 300ft.

Key West is considered “substantially developed, with limited opportunities for new development”<sup>6</sup>; “a built-out community with natural and policy constraints that limit future development potential”<sup>7</sup>. The subject property is identified as one of few remaining, large upland sites (over an acre) representing an opportunity for new development<sup>8</sup>.

Based on research that has been performed since the 2005 EAR, it is estimated that there are approximately 84 vacant upland sites that the City estimates may have the potential to be developed for single family residential use<sup>9</sup>.

- City-wide, there are approximately 10 ‘vacant’ parcels<sup>10</sup> zoned MDR or HDR.
  - Approximately 8 ‘vacant’ parcels zoned MDR<sup>11</sup>; of these, approximately 5 are ‘vacant residential’<sup>12</sup>.
  - Approximately 2 ‘vacant’ parcels zoned HDR<sup>13</sup> (both are right of way parcels along South Roosevelt); no ‘vacant residential’ parcels zoned HDR could be located.
- There does not appear to be any undeveloped land in the general area having an HDR zoning classification: There are approximately 4 vacant parcels within an approximate 1/8 mile distance of the property; two of these are ‘vacant residential’ parcels land with similar zoning; one is zoned MDR<sup>14</sup> and the other is zoned RO<sup>15</sup>.

In order for Key West to continue to foster the intent and purpose of its Comprehensive plan to develop and redevelop housing supply to meet the demands of its population, re-balancing the FLUM allocation of these two residential designations is presented as a viable long-term solution; this application is an example of addressing that balance by amending this MDR property to HDR.

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<sup>6</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments Pg A-10

<sup>7</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments Pg A-5

<sup>8</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments Pg A-11

<sup>9</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments. A-11

<sup>10</sup> Approximately 4.30 acres

<sup>11</sup> Approximately 1.06 acres

<sup>12</sup> Approximately 0.09 acres

<sup>13</sup> Approximately 0.31 acres constituting right of way parcels along South Roosevelt

<sup>14</sup> Approximately 0.20 acres

<sup>15</sup> Approximately 0.26 acres

## Criteria for Approval (Section 90-555)

- (1) Consistency with plan. Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program

The proposal is consistent with the plan as documented in this application.

The property is identified as one of few remaining, large upland sites (over an acre) representing an opportunity for new development<sup>16</sup>. Approval of this FLUM request will serve to "direct development and redevelopment in an appropriate manner". Moreover, approval of this FLUM request "shall promote ongoing redevelopment", consistent with applicable Future Land Use Categories of the Comprehensive Plan. The proposed FLUM amendment would not be inconsistent with the overall purpose of the Comprehensive Plan.

**Policy 9-1.6.3: Evaluation Criteria for Comprehensive Plan Amendments and Development.** Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

- a. Does the proposed action contribute to a condition of public hazard as described in the Public Facilities and/or Coastal Management Elements?
  - Analysis and evidence presented as part of this application submits that contribution to described public hazards is not anticipated by approval of the FLUM amendment. In May of 2016, National Oceanic and Atmospheric Administration (NOAA) released a significantly updated Sea, Lake, and Overland Surges from Hurricane (SLOSH) basin for South Florida.
  - While the property is located in CHHA<sup>17</sup>; the property is located outside of a FEMA designated Velocity flood zone<sup>18</sup>; thus population is directed away from more hazardous areas of the

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<sup>16</sup> City of Key West Comprehensive Plan; APPENDIX A: 2012 Updates to the Data and Analysis for EAR-Based Comprehensive Plan Amendments. Pg A-10/11

<sup>17</sup> City of Key West Comprehensive Plan; Policy 5-1.5.2: "...the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Sec. 108-714. - Definitions. Coastal high hazard areas defined in F.A.C. 9J-5.003(19), means the coastal high hazard area which shall encompass the evacuation zone for a category 1 hurricane as established in the regional hurricane evacuation study applicable to the city.

Sec. 34-132. - Definitions, specific. Coastal high hazard area. A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.

<sup>18</sup> Sec. 110-188. - Restrictions in coastal high hazard area

CHHA<sup>19</sup>. Associated development will result in full compliance with floodplain management requirements which further serves to regulate the density of this residential development within the coastal high hazard area.<sup>20</sup>

- b. Does the proposed action exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Circulation, Public Facilities, and/or Recreation and Open Space Elements?
  - Analysis and evidence presented as part of this application submits that no exacerbation is anticipated.
- c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements?
  - Analysis and evidence presented as part of this application submits that potential for related public facility demands can be accommodated.
- d. Does the proposed action conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element?
  - Analysis and evidence presented as part of this application submits that the proposed action conforms.
- e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein?
  - Analysis and evidence presented as part of this application submits that the proposed action complies.
- f. If the proposed action requires that any public facilities be provided by the City, there shall be a demonstration of financial feasibility.
  - Analysis and evidence presented as part of this application submits that the proposed action is otherwise financially feasible.
- g. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District?
  - Analysis and evidence presented as part of this application submits that the proposed action does not impact such facility plans except as may be stated in Section 90-555(5) criteria below.
- h. Does the proposed action have adverse impacts on natural and environmental resources, including near shore waters, the reef tracts, and marine resources?
  - Analysis and evidence presented as part of this application submits that the proposed action does not represent any such adverse impacts. See Section 90-555(6) below.

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<sup>19</sup> City of Key West Comprehensive Plan; Policy 5-1.5.1

<sup>20</sup> City of Key West Comprehensive Plan; Objective 5-1.5

- i. Does the proposed action have adverse impacts on air quality, by greatly increasing levels of greenhouse gasses?
  - Analysis and evidence presented as part of this application submits that the proposed action does not represent any such adverse impacts.

- (2) Conformance with requirements Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The proposal is consistent with the Code of Ordinances.

The conformity of the proposed FLUM amendment with all applicable requirements of the City Code is being evaluated herein. The proposal is presented as consistent with applicable requirements of the Code of Ordinances, specifically Chapter 54, Article II and Section 122-91; moreover, the proposal is presented as in conformance with Comprehensive Plan Policy 9-1.6.3: Evaluation Criteria for Comprehensive Plan Amendments and Development and Policy 1-1.9.2: Comprehensive Plan Implementation and Land Development Regulations.

- (3) Changed conditions. Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.

The effective date of the Land Development Regulations is July 3, 1997. The 2030 Comprehensive Plan was adopted on March 5, 2013. Both the 2030 Comprehensive Plan and the LDRs are "Living Documents" that are, by their very nature, designed to evolve and change with the community's goals. The LDR's are in constant change at the present time, to bring them into conformance with the Comprehensive Plan.

In this case, the community surrounding the subject property has developed/redeveloped over the last 30 years into a vibrant workforce living area with commercial and recreational activities. In the same time, workforce housing has continued to dwindle in other areas of the City as competition from the second home market drives housing costs out of reach of the working class.

As such, this application seeks to increase density in this appropriate area and consistent with the Comprehensive Plan and Land Development regulations.

- (4) Land use compatibility. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.

The proposed map amendment would serve to extend the adjacent HR District. Adjacent uses will remain compatible.

#### Comparison - Future Land Use Designation

	Existing	Proposed
FLUM	MDR	HDR
Density (units/acre)	16	22
Existing Units	368	368
Max Allowable Units	427	587
FAR	1.0	0.8
Allowable Uses	<p>Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area.</p> <p>Uses permitted in the MDR-1 include residential and social service special needs use Supportive community facilities and accessory land uses including public schools are allowed.</p> <p>Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.</p> <p>Transient uses are not permitted.</p>	<p>Supportive community facilities and accessory land uses including public schools are allowed.</p> <p>Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.</p> <p>Transient uses are not permitted.</p> <p>Business and professional offices may be allowed in areas zoned RO.</p>

- (5) Adequate public facilities. Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including

#### Transportation - Policy 2-1.1.1

Policy 2-1.1.3 prioritizes safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, and mixed-use development) in lieu of LOC concurrency standards.

Policy 2-1.1.3: Exempts Key West from transportation concurrency requirements for roadways in favor of substantive expansion and prioritization of roadway safety and function through multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development).



## Trip Generation

Use	Rate	Existing		Proposed	
		Trips	Trips/Day	Trips	Trips/Day
SFR <sup>21</sup>	9.57 trips/unit/day	448u x 9.57t/u/d = 4,466t	4,466	589u x 9.57t/u/d = 5,636.7	5,637
Multi-Family <sup>22</sup>	6.72 trips/unit/day	448u x 6.72t/u/d = 3,010t	3,010	589u x 6.72t/u/d = 3,958.1t	3,958
Nursing Homes <sup>23</sup>	2.02 trips/unit/day	116,480sf x 2.02t/1ksf/d = 235.3t	235	116,480sf x 2.02t/1ksf/d = 235.3t	235

Summary Response: The map amendment could result in an increase in maximum trip generation across the entire amendment area of 1,171 trips per day.

## Potable Water - Policy 4-1.1.2.C

Use	Rate	Existing		Proposed	
		Capacity	Gal/Day	Capacity	Gal/Day
SFR	100 gal/capita <sup>24</sup> /day	(448 x 2.63)c x 100g/c/d = 117,824g/d	117,824	(589 x 2.63)c x 100g/c/d = 154,907g/d	154,907
Multi-Family	100 gal/capita <sup>25</sup> /day	(448 x 2.63)c x 100g/c/d = 117,824g/d	117,824	(589 x 2.63)c x 100g/c/d = 154,907g/d	154,907
Nursing Homes	100 gal/capita <sup>26</sup> /day	(448 x 2.63)c x 100g/c/d = 117,824g/d	117,824	(589 x 2.63)c x 100g/c/d = 154,907g/d	154,907

The Florida Keys Aqueduct Authority (FKAA) has the capacity to supply adequate service to the subject properties. The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

<sup>21</sup> ITE Land Use Code 210

<sup>22</sup> ITE Land Use Code 220

<sup>23</sup> ITE Land Use Code 253

<sup>24</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>25</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq. ft. of general office Space

<sup>26</sup> Capita is estimated by 10 seats with 1 employee

Summary Response: The map amendment could result in an increase in potable water across the entire amendment area of 37,083 gallons per day.

#### Sanitary Sewage - Policy 4-1.1.2.A

Use	Rate	Existing		Proposed	
		Capacity	Gal/Day	Capacity	Gal/Day
SFR	100 gal/capita/day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Multi-Family	100 gal/capita/day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Nursing Homes	660 gal/acre/day	$26.7a \times 660g/a/d = 17,622g/d$	17,622	$26.7a \times 660g/a/d = 17,622g/d$	17,622

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.<sup>27</sup>

Summary Response: The map amendment could result in an increase in sanitary sewer amounts across the entire amendment area of 37,083 gallons per day.

#### Solid Waste - Policy 4-1.1.2.D

Use	Rate	Existing		Proposed	
		Capacity	Lbs/Day	Capacity	Lbs/Day
SFR	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66l/c/d = 3,134l/d$	3,134	$(589 \times 2.63)c \times 2.66l/c/d = 4,120.5l/d$	4,121
Multi-	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66l/c/d = 3,134l/d$	3,134	$(589 \times 2.63)c \times 2.66l/c/d = 4,120.5l/d$	4,121

<sup>27</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-16

Family					
Nursing Homes	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66l/c/d = 3,134l/d$	3,134	$(589 \times 2.63)c \times 2.66l/c/d = 4,120.5l/d$	4,121

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.<sup>28</sup>

Summary Response: The map amendment could result in an increase in solid waste across the entire amendment area of 987 lbs per day.

#### Policy 4-1.1.2.D- Recyclable Waste Generation

Use	Rate	Existing		Proposed	
		Capacity	Lbs/Day	Capacity	Lbs/Day
SFR	0.5 lbs/capita/day	$(448 \times 2.63)c \times 0.5l/c/d = 589.1l/d$	589	$(589 \times 2.63)c \times 0.5l/c/d = 774.5 l/d$	775
Multi-Family	2.66 lbs/capita/day	$(448 \times 2.63)c \times 0.5l/c/d = 589.1l/d$	589	$(589 \times 2.63)c \times 0.5l/c/d = 774.5 l/d$	775
Nursing Homes	2.66 lbs/capita/day	$(448 \times 2.63)c \times 0.5l/c/d = 589.1l/d$	589	$(589 \times 2.63)c \times 0.5l/c/d = 774.5 l/d$	775

Summary Response: The map amendment could result in an increase in recycling materials across the entire amendment area of 186 lbs per day.

#### Comprehensive Plan Policy 4-1.1.2. E- Drainage

Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the adoption of the new Comprehensive Plan.

<sup>28</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-17

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Summary Response: Any new development will be required to comply with storm water requirements.

#### Recreation

Policy 7-1.1.9- The proposed change is not expected to have any adverse effect on availability of recreation services. This housing is not expected to increase population but rather decrease over-crowding of existing housing.

#### Natural environment.

The site is currently developed in the urban area. No wetlands, aquifer recharge area, protected habitats or sensitive vegetative communities exist on site. No quantifiable impacts can be directly correlated or associated with the proposed change; therefore, no foreseeable adverse impacts are expected

#### Economic effects.

Creating new workforce housing in the center of town and in the heart of the commercial district will have positive economic effects on the community.

Orderly development.

The proposed map amendment would serve to increase opportunities for workforce housing in the heart of the commercial district. The proposal will result in an orderly and compatible development pattern, no deleterious effects have been identified.

Public interest; enabling act Public interest; enabling act.

The proposal is not in conflict with the public interest and is in harmony with the purpose and intent of the Land Development Regulations and the Comprehensive Plan as demonstrated in the above findings of the criteria for approval.

Other matters.

At the time of application submittal, no other matters are deemed appropriate.

# **Warranty Deed**



82283

642 PAGES 211

This Instrument Prepared by:  
 ROBERT F. SAUER, Attorney  
 3600 North Roosevelt Blvd.  
 Key West, Florida 33040

**WARRANTY DEED**

THIS INDENTURE, Made this 25th day of September, A. D. 1975, between STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, whose mailing address is 1213 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part, and its successors and assigns forever, all those certain parcels of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

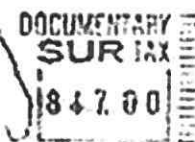
A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3 Page 35, Public Records of Monroe County, Florida, bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Line of Lot 15, the same being the Easterly right-of-way line of 14th Street 91.73 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187.00 feet, back to the POINT OF BEGINNING, containing 2.92 acres.

ALSO:



8 1 1 7 0



FILED FOR RECORD  
 MONROE COUNTY FLA.  
 ALTHAM JAIL  
 CLERK OF CIRCUIT COURT

082288

A tract of land on the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the Intersection of the Northwestern right-of-way line of Duck Avenue and the Northeastly right-of-way line of 14th Street, said intersection to be known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeastly right-of-way line of 14th Street, 967.65 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187 feet to the Northeastly right-of-way line of 14th Street; thence bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeastly right-of-way line of 14th Street, 91.73 feet to where the Northeastly right-of-way line of 14th Street intersects the Southeastly right-of-way line of Northside Drive; thence bear North 57 degrees, 45 minutes and 40 seconds East, along the Southeastly right-of-way line of Northside Drive, 722.55 feet; thence bear South 32 degrees, 14 minutes and 20 seconds East, 897.91 feet; thence bear South 68 degrees, 41 minutes and 40 seconds West, 220.03 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 635.55 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 116.17 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 172.87 feet to the Northwestern right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, along the Northwestern right-of-way line of Duck Avenue, 48.83 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 404.87 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 146.42 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 74.10 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 272.50 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 478.97 feet to the Northwestern right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, 75.02 feet, back to the POINT OF BEGINNING, containing 19.46 acres.

SUBJECT TO easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; 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.

82290

642 MAY 216

QUIT CLAIM DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975,  
 between STADIUM MOBILE HOME PARK, INC., a corporation existing under the  
 laws of the State of Florida, having its principal place of business in  
 the County of Monroe and State of Florida, party of the first part, and  
 ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws  
 of the State of Florida, having its principal place of business in the  
 County of Monroe and State of Florida, whose mailing address is 1213  
 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, that the said party of the first part, for and in consid-  
 eration of the sum of One Dollar (\$1.00) and other good and valuable con-  
 siderations, in hand paid by the said party of the second part, the receipt  
 whereof is hereby acknowledged, has remised, released and quitclaimed, and  
 by these presents does remise, release and quitclaim unto the said party of  
 the second part all the right, title, interest, claim and demand which the  
 said party of the first part has in and to the following described lots,  
 pieces or parcels of land, situate, lying and being in the County of Monroe,  
 State of Florida, to-wit:

A strip of land in the City of Key West, Florida and being more particularly  
 described by notes and bounds as follows: COMMENCING at the Northeast  
 Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF  
 KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of  
 the Public Records of Monroe County, Florida, bear North 57 degrees, 45  
 minutes and 40 seconds East, along the Southerly right-of-way line of North-  
 side Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property;  
 thence bear South 32 degrees, 14 minutes and 20 seconds East, along the  
 Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly  
 right-of-way line of the Former F.E. C. Rwy.; thence bear South 68 degrees,  
 41 minutes and 40 seconds West, along the Southerly right-of-way line of  
 the Former F.E.C. Rwy., 29.34 feet to the POINT OF BEGINNING of the strip  
 of land hereinafter described; from said POINT OF BEGINNING, continue bear-  
 ing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly  
 right-of-way line of the Former F.E.C. Rwy., 189.69 feet, more or less;  
 thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet,  
 more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes  
 and 40 seconds East, along said Cyclone Fence, 185 feet, more or less;  
 thence Southeasterly, 1.27 feet, more or less, back to the POINT OF  
 BEGINNING.

FILED FOR RECORD  
 MONROE COUNTY FLA  
 1975 SEP 25  
 CLERK OF COUNTY

THIS INSTRUMENT PREPARED  
 BY Robert E. Jones OF  
 LAW FIRM OF NEULETT & SALES

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.



STADIUM MOBILE HOME PARK, INC.

By

Vincent C. Kramay  
President.

Attest: (Corporate Seal)

Patricia L. Kramay  
Secretary

Executed in the Presence of:

Ralph W. White  
Hilary A. Allberry

STATE OF FLORIDA.

COUNTY OF MONROE,

I HEREBY CERTIFY, that on this 1st day of February, A. D. 1976, before me personally appeared Vincent C. Kramay and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Ralph W. White  
Notary Public, State of Florida at Large.

My commission expires:



RECORDED IN OFFICIAL RECORD BOOK  
MONROE COUNTY, FLORIDA  
RALPH W. WHITE  
CLERK OF CIRCUIT COURT  
625000 RECORDED

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 20, 1977  
BOND ID INSURANCE ENDORSEMENT

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President  
(print name) (print position; president, managing member)  
of Trepanier & Associates, Inc  
(print name of entity serving as Authorized Representative)

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:

1213 14th 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.

A handwritten signature of Owen Trepanier in black ink.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18th December 2017 by  
date  
Owen Trepanier  
Name of Authorized Representative

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

A handwritten signature of Alvina Covington in black ink.

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

# **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, Kenneth L Harding as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Island-West Investment Corp.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

*Kenneth L Harding Pres.*  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 10/12/17  
*Date*

by Kenneth L Harding  
*Name of person with authority to execute documents on behalf on entity owner*

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

*Yuneisi Canizares Garcia*  
*Notary's Signature and Seal*

Yuneisi Canizares Garcia  
*Name of Acknowledger typed, printed or stamped*

No FF 242724  
*Commission Number, if any*





# **Additional Information**

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)

## Detail by Entity Name

### Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

### Filing Information

Document Number	484264
FEI/EIN Number	591638922
Date Filed	09/11/1975
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/1997
Event Effective Date	NONE

### Principal Address

1213 14TH STREET  
KEY WEST, FL 33040-4100

Changed: 01/13/2005

### Mailing Address

1213 14TH STREET  
KEY WEST, FL 33040-4100

Changed: 01/13/2005

### Registered Agent Name & Address

MORGAN, HUGH J  
317 WHITEHEAD STREET  
KEY WEST, FL 33040

Address Changed: 02/18/2003

### Officer/Director Detail

#### Name & Address

Title STD

HARDING, RICHARD A

## Title VD

HARDING, JEFFREY A  
PO BOX 905  
TERRY, MT 59349-0905

## Title PD

HARDING, KENNETH L  
1213 14TH STREET  
KEY WEST, FL 33040-4100

## Title D

HARDING, PATRICIA A  
PO BOX 905  
TERRY, MT 59349-0905

## Title D

HILLER, ROBERT  
P O BOX 905  
TERRY, MT 59349-0905

**Annual Reports**

Report Year	Filed Date
2012	04/26/2012
2013	01/31/2013
2014	01/13/2014

**Document Images**

<a href="#">01/13/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2012 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/18/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/17/2002 -- ANNUAL REPORT</a>	View image in PDF format



qPublic.net™

Monroe County, FL

## Summary

**Parcel ID** 00065030-000000  
**Account #** 1065552  
**Property ID** 1065552  
**Millage Group** 10KW  
**Location** 278 1213 14TH ST, KEY WEST  
**Address**  
**Legal Description** KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINEDWITH THIS PARCEL FOR 1993 TAX ROLL)  
 (Note: Not to be used on legal documents)  
**Neighborhood** 31100  
**Property Class** PARKING LOT (2800)  
**Subdivision** Key West Foundation Co's Plat No 2  
**Sec/Twp/Rng** 33/67/25  
**Affordable** No  
**Housing**



## Owner

ISLAND-WEST INVESTMENT CORP  
 1213 GLYNN R ARCHER JR DR OFC  
 KEY WEST FL 33040

## Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
= Just Market Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
= Total Assessed Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	974,872.80	Square Foot	0	0

## Commercial Buildings

**Style** OFF BLDG-1 STY-D / 17D  
**Gross Sq Ft** 1,924  
**Finished Sq Ft** 1,880  
**Perimeter** 0  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 300 (300)  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1965  
**Year Remodeled** 0  
**Effective Year Built** 1993  
**Condition** FAIR

**Style** CAMP BLDG-D- / 36D  
**Gross Sq Ft** 714  
**Finished Sq Ft** 714  
**Perimeter** 0  
**Stories** 1  
**Interior Walls**

Exterior Walls	CONC BLOCK
Quality	300 (300)
Roof Type	
Roof Material	
Exterior Wall1	CONC BLOCK
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1965
Year Remodeled	0
Effective Year Built	1993
Condition	AVERAGE

Style	CAMP BLDG-D- / 36D
Gross Sq Ft	714
Finished Sq Ft	714
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	CONC BLOCK
Quality	300 (300)
Roof Type	
Roof Material	
Exterior Wall1	CONC BLOCK
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1965
Year Remodeled	0
Effective Year Built	1993
Condition	FAIR

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1964	1965	1	3 UT	1
CH LINK FENCE	1973	1974	1	14364 SF	1
FENCES	1975	1976	1	114 SF	5
ASPHALT PAVING	1979	1980	1	170700 SF	2
LC UTIL BLDG	1981	1982	1	32 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1976	\$770,000	Conversion Code		642	216	Q - Qualified	Improved

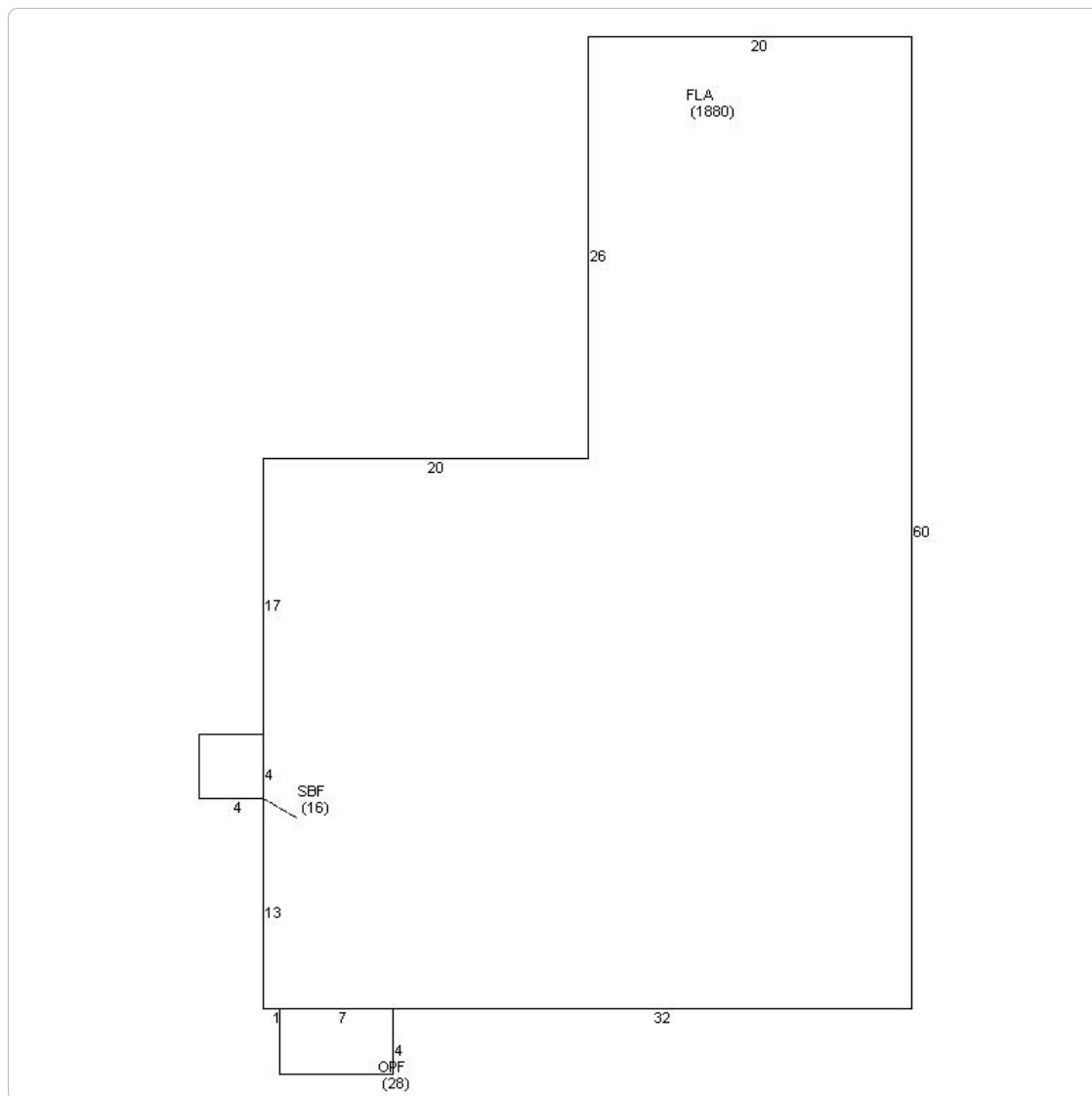
### Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-0649	4/23/2015		\$500		INSTALL SHED AT MOBILE HOME; SECURE WITH 12' X 12' X 24' FOOTERS. 5' FT SETBACK REQUIRED FROM ALL EXISTING MOBILE HOMES PER E.C. FLOODPLAIN: 80SI OF FLOOD VENTING REQUIRED, SPLIT BETWEEN TWO VENTS.
13-3106	7/30/2013		\$2,400		INSTALL A 10' X 20' PATIO COVER ON TO EXISTING PATIO & INSTALL SHED.
13-3109	7/30/2013		\$80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. DEMO SLAB AND BUILD COVERED PORCH.
13-3111	7/30/2013		\$3,500		INSTALL A THREE (3) TON PACKAGE UNIT.
13-3116	7/30/2013		\$80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. REMOVE/DEMO EXISTING MOBILE HOME AND SLAB.
13-3117	7/30/2013		\$2,800		INSTALL A THREE (3) TON PACKAGE UNIT.
13-2918	7/8/2013		\$6,000		10 SQS. RE-ROOF ELEVATED TAKE OFF ASPHALT SHINGLES PLACE BACK 5 V CRIMP.
13-2301	5/29/2013		\$1,000	Commercial	CONSTRUCT A STORAGE ON PATIO INSIDE SCREEN ROOM.
12-4352	5/19/2013		\$1,450	Commercial	INSTALL AN 8' X 10' HIGH IMPACT SHED & TIE DOORS AS PER SPEC'S
13-0350	4/2/2013		\$10,500	Residential	REMOVE & REPLACE APPROX. 700 S.F. OF MOLDED SHEETROCK & INSTALL 1/2" MRF NEW DRYWALL, REPLACE 3 INTERIOR DOORS & TRIM, 18 L.F. OF KITCHEN COUNTER TO W/GRANITE, ADD FIBERGLASS SHOWER PANELS IN NEW SHOWER AREA IN EXISTING CLOSET 3' X 6'; ADD 18 S.F. OF VINYL TILE IN NEW 1/2 BATH AREA.
13-0937	3/15/2013		\$7,500	Residential	ADD TOILET LAV. & TRIM OUT

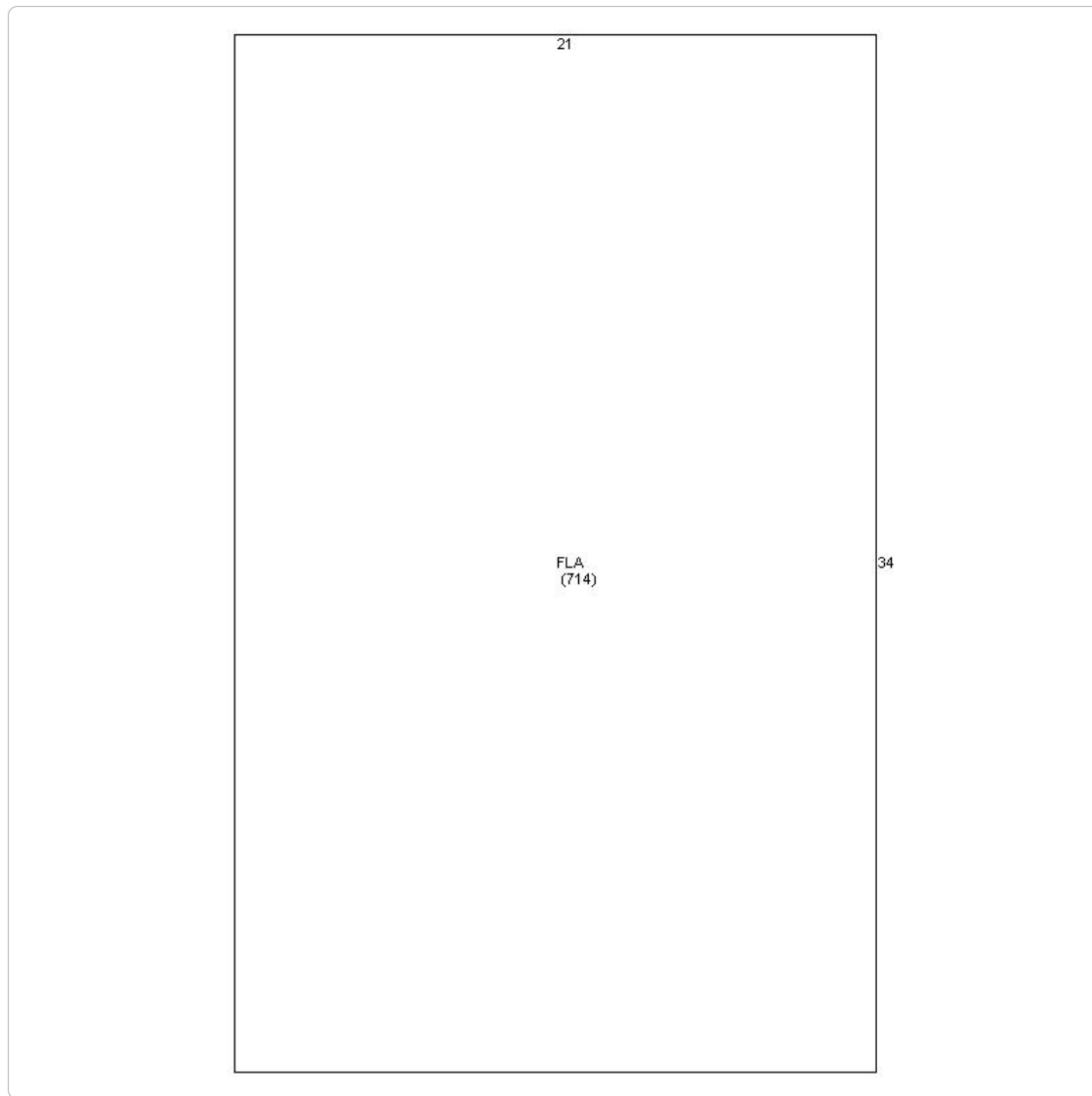
Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
13-0928	3/13/2013		\$2,000	Residential	SCOPE OF WORK TO INSTALL USED DAIKIN 18,000 BTU 26 SEER CONDENSER UNIT AND TWO (2) 9,000 BTU FAN COILS, CONDENSER UNIT TO SIT ON STAND. ALL ASSOCIATED PIPING.
13-0937	3/12/2013		\$5,500	Residential	ROUGH TRIM OUT TOILET LAV, SHOWER & KITCHEN SINK & DISHWASHER
13-0902	3/11/2013		\$2,000	Residential	INSTALL AN ALUMINUM SCREEN ROOM 8' X 20' OVER EXISTING SLAB
13-0850	3/5/2013		\$450	Commercial	INTALL ELECTRICAL FOR SPLIT A/C UNIT.
13-0350	2/4/2013		\$6,000	Commercial	INSTALL 1000 S.F. OF VINYL SIDING, REPLACE 5 ALUMINUM WINDOWS, INSULATE UNDERNEATH 660 S.F. SPRAY, REPLACE 110 S.F. OF VINYL FLOOR IN KITCHEN, REPLACE SKIRTING ARUOND TRAILER 112 L.F.
13-032	1/8/2013		\$500	Residential	Remove Fencing doors from porch, remove hard siding, tile from slab, and overhead work from porch door.
12-4366	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-700 SERIES AT UNIT #201
12-4370	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #202
12-4371	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH HIGH IMPACT SH-700 SERIES AT UNIT #203
12-4372	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #220
12-4373	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #180
12-4375	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #181
12-4376	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #182
12-4378	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-900 SERIES AT UNIT #183
12-3778	10/17/2012		\$200	Residential	RECOAT WHITE COAT ON ROOF ON TRAILER.
12-3529	9/26/2012		\$200	Residential	DEMOLISH DECK AWNING & WASH SHED ON SLAB
12-3449	9/20/2012		\$300	Residential	AFTER THE FACT: REMOVE EXISTING PLYWOOD ON PORCH AND REPLACE W/LATICE 60 SQ/FT.
12-0703	2/28/2012		\$950	Residential	INSTALL A 8' X 10' SHED TIED DOWN WITH METAL AUGERS AND CABLES (2 SETS)
12-0108	1/17/2012		\$350	Residential	**AFTER THE FACT** ANCHORING EXISTING 4X4 FOOTING TO EXISTING CONCRETE SLAB. REMOVE SIDE WALL 1/2" PLYWOOD FROM PORCH, INSTALL RAILING & 2 STEP STRINGERS.
11-4236	11/18/2011		\$4,465	Residential	INSTALL 787 SF ROOF OVER ON A MOBILE HOME. INCLUDES 106LF, 6 DOWNBOWS.
11-2550	10/5/2011		\$240	Residential	**AFTER THE FACT** ADD 2 OUTLETS IN BEDROOM AND ONE IN THE BATHROOM.
11-2747	7/29/2011		\$1,500	Residential	NEW ROOF 17 SQS. REMOVE EXISTING AND INSTALL MODIFIED BITUMEN.
11-2748	7/29/2011		\$18,500	Residential	REPLACE 320 SQ/FT OF PLYWOOD IF NEEDED. RE-ROOF.
11-2100	6/21/2011		\$485	Residential	INSTALL VINYL LATTICE @ EXISTING PATIO ROOF STRUCTURE, APPROXIMATELY 56 S.F. INSTALL GATE/DOOR @ ENTRY
11-2101	6/21/2011		\$8,647	Residential	INTERIOR WORK...REMOVE/REPLACE SHOWER, CABINETS, PANELING, (160 SF) AND 126 SF PLYWOOD SUBFLOOR, 126 SF CERAMIC TILE FLOOR, BASE TRIM AND PAINT.
11-2076	6/20/2011		\$500	Residential	REPLACE FEEDER WIRE FROM 100 AMP DISCONNECT TO JUNCTION BOX. 2 X #3 AWG. 1 X #4 AWG, 1 X #6 AWG
11-1967	6/17/2011		\$600	Commercial	INSTALL PLASTIC UTILITY SHED 8'x7'
11-1916	6/7/2011		\$250	Residential	**AFTER THE FACT** WINDOW REPLACEMENT WALL REPAIR 4FT X 6FT FLOOR REPAIR 2FT X 3FT
11-1310	6/1/2011		\$900	Residential	600 SF TRAILER TO HAVE 5 NEW WINDOWS, 2 DOORS, PAINT ROOF.
11-1766	6/1/2011		\$3,500	Residential	INSTALL NEW FLOORING, INCLUDING SUBFLOOR; 712 SF.
11-1414	4/26/2011		\$1,800	Residential	REPLACE 4 WINDOWS REPLACE PAINTING IN LIVING ROOM AND KITCHEN W/DRYWALL 175 SF
11-0657	4/4/2011		\$1,000	Residential	**AFTER THE FACT** ADD LATTICE TO EXISTING SCREEN PORCH. REPLACE A WINDOW, REMOVE CARPET AND INSTALL 6' X 5' TILE, DRYWALL 15' X 18' ADD A CLOSET DOOR & PAINT THE ROOM
11-0978	3/28/2011		\$800	Residential	ENCLOSE 270 SQ FT UNDER EXISTING AWNING WITH ALUMINUM FRAME, SCREENING AND LATTICE
11-0727	3/10/2011		\$1,000	Residential	**AFTER THE FACT** INSTALL NEW TILE IN KITCHEN & LIVING ROOM & REPLACE EXISTING WALLS IN BATH & KITCHEN W/DRYWALL
11-0505	3/4/2011		\$200	Residential	**AFTER THE FACT** BUILDING PORCH, PLACE LATTICE AND PAINT.
11-0713	3/3/2011		\$500	Residential	**AFTER THE FACT** REPLACE PANELING WITH DRYWALL (BEDROOM AREA) TILE WORK DONT NEED PERMIT
11-0525	2/16/2011		\$100	Residential	**AFTER THE FACT** REPLACE EXISTING LATTICE, 20 LF. 8' HIGH.
11-0561	2/16/2011		\$1,200	Residential	EMERGENCY PERMIT: DISCONNECT BY KES. REPLACE RISER, METER SOCKET RISER CONDUCTOR & NEW GROUNDING ELECTRODES GROUNDING ELECTRODE CONDUCTOR & INTER SYSTEM GROUND.
11-0283	1/25/2011		\$400	Residential	DEMO/REMOVE APPROX. 8' X 10' PLYWOOD STRUCTURE & ROOF AT THE BACK OF TRAILER
10-3607	11/4/2010		\$880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'
10-2245	10/12/2010		\$0	Residential	ENCLOSE SCREEN PORCH OVER PORCH, 9 X 24
10-2747	8/17/2010		\$0	Residential	REPLACE 4 WINDOWS. REPLACE ONE DOOR. WRAP WITH LINES.
10-1629	5/19/2010		\$1,000	Residential	CLOSING EXISTING PORCH WITH ALUMINUM SCREEN PORCH
10-1434	5/10/2010		\$1,500	Residential	**AFTER THE FACT** DEMOLITION OF INTERIOR FLOORS IN TRAILER 11' X 30". INSTALLING NEW FLOOR & SUB FLOOR 12' X 12" WITH 600 SQ FT PLYWOOD.
10-1260	4/22/2010		\$2,500	Residential	REMOVE AND INSTALL NEW KITCHEN CABINETS, REPAIR FLOORING, REPAIR MISCELLANEOUS DRYWALL (APPROXIMATELY 10 SHEETS), AND PAINT THE INTERIOR
10-1201	4/19/2010		\$500	Residential	**AFTER THE FACT** WIRING 648 SQ FT, RECEPTACLES REMOVE & REPLACED
10-1077	4/8/2010		\$3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNBOWS
10-1077	4/8/2010		\$3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNSPOUTS
10-1033	3/31/2010		\$2,400	Residential	REPLACE 60 AMP SERVICE WITH NEW POLE RISER METER AND DISCONNECT W/2 GROUND RODS
10-0484	2/17/2010		\$1,800	Residential	10 X 22 PATIO COVER AT FRONT OF UNIT

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
09-3626	10/23/2009		\$491	Residential	REPAIR 160 SQ FT DRYWALL ON THE HALLWAY, LIVING ROOM & CEILING & PAINT.
08-0127	2/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0103	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0124	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0125	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
07-3905	1/14/2008		\$3,000	Commercial	RUN BLUMBING FOR ONE WASHER BOX
07-3905	12/7/2007		\$3,000	Commercial	REPLACE EXISTING PLUMBING, 1 LAV, 1 TOILET, 1 SHOWER, 1 KITCHEN SINK
07-5210	11/28/2007		\$2,400	Commercial	RE-WIRE MOBILE HOME & INSTALL NEW 150 AMP PANEL & POSSIBLE UP-GRADE
07-0794	2/27/2007		\$11,900	Commercial	INSTALL NEW 14'x60' MOBILE HOME IN EXIST'G SPACE
06-6798	12/21/2006		\$1,200	Commercial	EMERGENCY REPAIR TO SERVICE BUILDING 100 AMP SERVICE
06-12347	2/28/2006		\$600	Commercial	HURRICANE DAMAGES-PLACE ELECTRIC INSIDE FOR LOT-29
06-0351	2/23/2006		\$500	Commercial	REPLACE EXISTING FLOORS FOR LOT-F
06-0453	2/23/2006		\$500	Commercial	REPLACE EXISTING ROOF 8'x30'-STORM DAMAGE
06-0892	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT221
06-0893	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT222
06-0894	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT223
06-0895	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT224
06-0470	1/31/2006		\$35,000	Commercial	DEMO & REMOVE TRAILER & INSTALL NEW TRAILER 14' x 66'
05-5700	12/14/2005		\$4,000	Commercial	HURRICANE REPAIRS INSTALL NEW MOBILE HOME IN THE SAME FOOT PRINT
05-5701	12/14/2005		\$1,000	Commercial	HURRICANE REPAIRS RECONNECT PLUMBING TO MOBILE HOME
05-5702	12/14/2005		\$1,000	Commercial	HURRICANE REPAIRS RECONNECT ELECTRIC TO MOBILE HOME
05-5358	11/29/2005		\$3,000	Commercial	REPLACE 3 TON PACKAGE UNIT AND DUCT
05-3469	9/26/2005		\$1,500	Commercial	INSTALL WHEELCHAIR RAMP
05-3213	8/2/2005		\$300	Commercial	INSTALL 100 AMP SEVICE FOR NEW MOBILE LOT-42
05-2950	7/15/2005		\$1,000	Commercial	MOVE EXISTING SERVICE TO NEW LOCATION
05-2348	6/15/2005		\$475	Commercial	REPAIR 148'x4' CHAINLINK FENCE
02-3157	11/27/2002	12/31/2002	\$300,000	Commercial	REPLACE WATER SYSTEM
02-02526	9/17/2002	12/18/2002	\$500	Commercial	REPLACE SHED
02-02526	9/17/2002	12/18/2002	\$800	Commercial	RELOCATE W/ D
02-2526	9/17/2002	12/18/2002	\$500	Commercial	ELECTRICAL
02-2497	9/11/2002	9/11/2002	\$8,001	Commercial	EMER.,REPAIRS ELECTRIC
00-4352	12/14/2000	12/28/2001	\$2,000	Commercial	A/C REPLACEMENT
96-3999	10/1/1996	12/1/1996	\$2,485	Commercial	ROOF
9603629	9/1/1996	10/1/1996	\$1		ADDITION/CONVERSION
9603859	9/1/1996	10/1/1996	\$1		ROOF

Sketches (click to enlarge)







### Photos



**Map**

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

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Monroe County, FL

## Summary

**Parcel ID** 00054310-000000  
**Account #** 1054925  
**Property ID** 1054925  
**Millage Group** 10KW  
**Location** 3215 DUCK AVE , KEY WEST  
**Address**  
**Legal** KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 3 & 11 ALL LOTS 4 TO 10 SQR 21 & A  
**Description** PARCEL OF LAND LYING NW OF PT BLK 21 KWFWD CO PLAT 2 PB1-189 PT  
 PARCEL 1 OR26-328/330 OR642-214/219  
 (Note: Not to be used on legal documents)  
**Neighborhood** 31060  
**Property Class** MULTI FAMILY 10 OR MORE UNITS (0300)  
**Subdivision** Key West Foundation Co's Plat No 2  
**Sec/Twp/Rng** 33/67/25  
**Affordable** No  
**Housing**



## Owner

ISLAND-WEST INVESTMENT CORPORATION  
 1213 GLYNN R ARCHER JR DR OFFICE  
 KEY WEST FL 33040

## Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000
= Just Market Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000
= Total Assessed Value	\$3,247,270	\$2,952,064	\$2,683,695	\$2,439,723
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI FAMILY DRY (030D)	189,921.60	Square Foot	0	0

## Buildings

**Building ID** 4456  
**Style**  
**Building Type** APARTMENTS / 03C  
**Gross Sq Ft** 3625  
**Finished Sq Ft** 3625  
**Stories** 1 Floor  
**Condition** AVERAGE  
**Perimeter** 340  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 38  
**Interior Walls** MASONRY/MIN  
**Exterior Walls** CONC BLOCK  
**Year Built** 1945  
**EffectiveYearBuilt** 1987  
**Foundation** CONCR FTR  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 9  
**Full Bathrooms** 9  
**Half Bathrooms** 0  
**Grade** 300  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,625	3,625	0
<b>TOTAL</b>		<b>3,625</b>	<b>3,625</b>	<b>0</b>

**Building ID** 4457  
**Style**  
**Building Type** APARTMENTS / 03C  
**Gross Sq Ft** 3625  
**Finished Sq Ft** 3625  
**Stories** 1 Floor  
**Condition** AVERAGE  
**Perimeter** 340  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 38  
**Interior Walls** MASONRY/MIN  
**Exterior Walls** CONC BLOCK  
**Year Built** 1945  
**EffectiveYearBuilt** 1987  
**Foundation** CONCR FTR  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 0  
**Full Bathrooms** 9  
**Half Bathrooms** 0  
**Grade** 300

Number of Fire Pl 0				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,625	3,625	0
TOTAL		3,625	3,625	0

Building ID	4458	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4459	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4460	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4461	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4462	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4463	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4464	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4465	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4466	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	6
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4467	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4468	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1959	1960	1	1485 SF	3
ASPHALT PAVING	1983	1984	1	22680 SF	2
FENCES	1983	1984	1	558 SF	2
CH LINK FENCE	1990	1991	1	1976 SF	1

## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Sales.

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

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Schneider

Developed by  
The Schneider  
Corporation

ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northerly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 foot, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F.E.C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F.E.C. Rwy., 1.0 foot, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.

IN WITNESS WHEREOF, the said party of the first part has caused these

presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Executed in the Presence of:

Robert R. Lauer  
Henry G. Alling

STADIUM MOBILE HOME PARK, INC.

By Robert R. Lauer

President.

Attest: (Corporate Seal)

Henry G. Alling  
Secretary.

STATE OF FLORIDA, ss.  
COUNTY OF MONROE.

I HEREBY CERTIFY, That on this 1st day of February, A. D. 1976, before me personally appeared Vincent Conkey and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.



Robert R. Lauer  
Notary Public, State of Florida at Large.  
My commission expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE

