

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
FRICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

May 12, 2022

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040



Re: Lot Split/Boundary Line Adjustment
1235 and 1235 (rear) Washington Street (Parcel ID 00041420-000000)
Lot 11 and Lot 12

Dear Katie:

Our client, Cobo Washington St, LLC, a Florida limited liability company ("Applicant"), is the owner of the above-referenced parcels located at the corner of Washington Street and Tropical Avenue within the HMDR zoning district. The Applicant is requesting to adjust the boundaries of the two parcels, pursuant to section 118-169 of the Land Development Regulations, to reflect a new configuration. Enclosed with this letter are surveys reflecting the existing and proposed layouts of the parcels.

Existing: Currently on the property is one historic structure, constructed c. 1950's, which serves as a legal duplex. Originally a single-family home, this structure has an interior alteration which created a second unit. Both of these units have city issued business tax receipts for non-transient rentals. The current lot line separating Lots 11 and 12 divides the existing historic home and orients both lots to Tropical Avenue. However, the historic home fronts on Washington Street and is situated across the east half of both lots.

Proposed: The boundary line adjustment proposes to split the lots in the opposite (north/south) direction correcting the orientation of the existing home fronting Washington Street. This proposed adjustment will give the existing historic structure its own parcel (Lot 12) fronting Washington Street. The proposed, Lot 11, will also front on Washington Street and will conform to the minimum lot dimensions as directed by the Land Development Regulations.

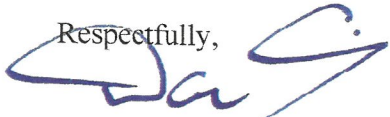
The duplex will be converted back to a single-family home and the second unit will be moved to the vacant Lot 11. No variances are requested. Any construction of the residential unit on Lot 11 shall meet all

requirements enumerated within the Code of Ordinances and Land Development Regulations.

HMDR Zoning	Required	Lot 11 (proposed)	Lot 12 (proposed)
Lot Size:	4,000 sf	4,001.80 sf	5,348.20 sf
Width:	40 ft.	42.80 ft.	57.20 ft.
Depth:	90 ft.	93.50 ft.	93.50 ft.
Setbacks:			
Front	10 ft.	10 ft.	10 ft.
Side	5 ft.	5 ft.	9.4 ft.
Rear	15 ft.	15 ft.	15.0 ft.
Street Side	7.5 ft.	7.5 ft.	9.8 ft.

Please contact my office should you have any questions.

Respectfully,



Donald Leland Craig, AICP
Land Use Director

enclosures

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, Luis E. Cobo as Manager of L&A Cobo Real Estate, LLC as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Cobo Washington St, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Spottswood, Spottswood, Spottswood & Sterling, PLC
Please Print Name of Representative

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

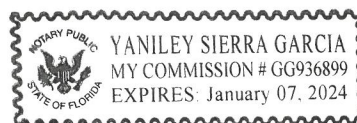
Luis E. Cobo
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 05/10/2022
Date

by Luis E. Cobo
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal



Yaniley Sierra Garcia
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Verification Form



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

I, Don L. Craig, in my capacity as Director of Planning
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling
(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:

1235 Washington Street

Street address of subject property

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

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


Signature of Applicant

DONALD CRAIG

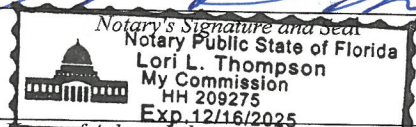
Subscribed and sworn to (or affirmed) before me on this 5/11/22 by
date

DON L. CRAIG

Name of Applicant

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





Name of Notary Public, typed, printed or stamped

Commission Number, if any



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

I, Richard McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling
(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:

1235 Washington Street

Street address of subject property

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

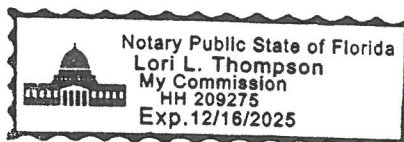
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 5/11/22 by
date
Richard McChesney
Name of Applicant

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 907-21.0594 EC
Will Call No.:

Doc # 2365849 Bk# 3160 Pg# 2477
Recorded 3/15/2022 11:09 AM Page 1 of 6

Deed Doc Stamp \$7,350.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

\$1,050,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of February, 2022 between Robert K. Mosley, Robert A. Mosley, a/k/a Robert Alexander Mosley Beverly A. Mosley McKethan f/k/a Beverly Allison Mosley and Beverly A. Mosley and Melanie R. Mosley, a/k/a Melanie Rand Mosley whose post office address is 5219 Lookout Mountain Drive, Houston, TX 77069, grantor, and Cobo Washington St, LLC, whose post office address is 1101 Johnson Street, Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

SEE EXHIBIT "A"

Parcel Identification Number: 00041420-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2022 and subsequent years.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. .

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

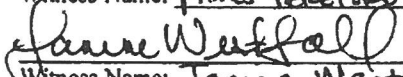
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:


Witness Name: JAMES WESTFALL


Witness Name: Janne Westfall

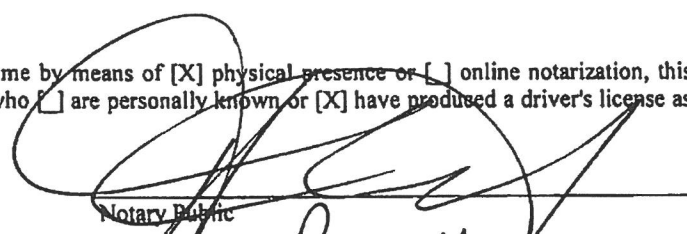


Robert A. Mosley (Seal)

State of TEXAS
County of TRAVIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2022 by Robert A. Mosley, who ☐ are personally known or ☒ have produced a driver's license as identification.

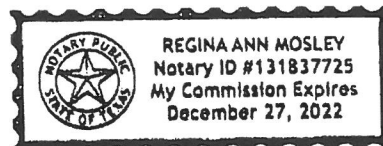
[Notary Seal]



Notary Public

Printed Name: REGINA MOSLEY

My Commission Expires: 12/27/2022



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:

John Henry
Witness Name: Tom Idar

Brook Fowler
Witness Name: Brook Fowler

Melanie R. Mosley (Seal)
Melanie R. Mosley

State of TEXAS
County of HARRIS

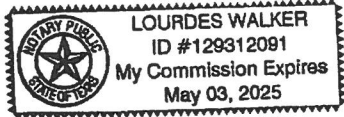
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2022 by Melanie R. Mosley, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Louderes Walker

My Commission Expires: May 3, 2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:

John Healy
Witness Name: John Healy
Brock Fowler
Witness Name: Brock Fowler

Robert K. Mosley (Seal)
Robert K. Mosley

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of February, 2022 by Robert K. Mosley, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

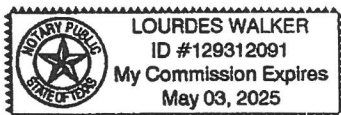
LOURDES WALKER
Notary Public

Printed Name:

LOURDES WALKER

My Commission Expires:

May 3, 2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:

Tom Healy

Witness Name: Tom Healy

Brook Fowler

Witness Name: Brook Fowler

Beverly A. Mosley McKethan (Seal)

Beverly A. Mosley McKethan

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of February, 2022 by Beverly A. Mosley McKethan, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Louedes Walker

My Commission Expires: May 3, 2025

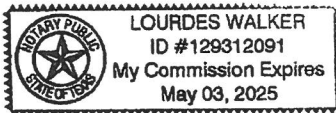


EXHIBIT "A"

On the Island of Key West and known as Lots 11 and 12, in Square 5, of SUBDIVISION OF TRACT 19 BY THE TROPICAL BUILDING AND INVESTMENT COMPANY, according to the map or plat thereof, as recorded in Plat Book 1, Page 34, Public Records of Monroe County, Florida.

Commencing at the corner of Washington Street and Tropical Avenue and running along Washington Street, in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 93 feet, 6 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 93 feet, 6 inches to the Point of Beginning.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COBO WASHINGTON ST, LLC

Filing Information

Document Number L22000033777
FEI/EIN Number NONE
Date Filed 01/31/2022
State FL
Status ACTIVE

Principal Address

1101 JOHNSON STREET
KEY WEST, FL 33040

Mailing Address

1101 JOHNSON STREET
KEY WEST, FL 33040

Registered Agent Name & Address

STERLING, ERICA H
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

L&A COBO REAL ESTATE, LLC
1101 JOHNSON STREET
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[01/31/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
L&A COBO REAL ESTATE, LLC

Filing Information

Document Number L15000128435
FEI/EIN Number 47-4317248
Date Filed 07/28/2015
State FL
Status ACTIVE

Principal Address

1101 JOHNSON STREET
KEY WEST, FL 33040

Mailing Address

1101 JOHNSON STREET
KEY WEST, FL 33040

Registered Agent Name & Address

COBO, LUIS E
1101 JOHNSON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

COBO, LUIS E
1101 JOHNSON STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2020	06/18/2020
2021	04/22/2021
2022	01/03/2022

Document Images

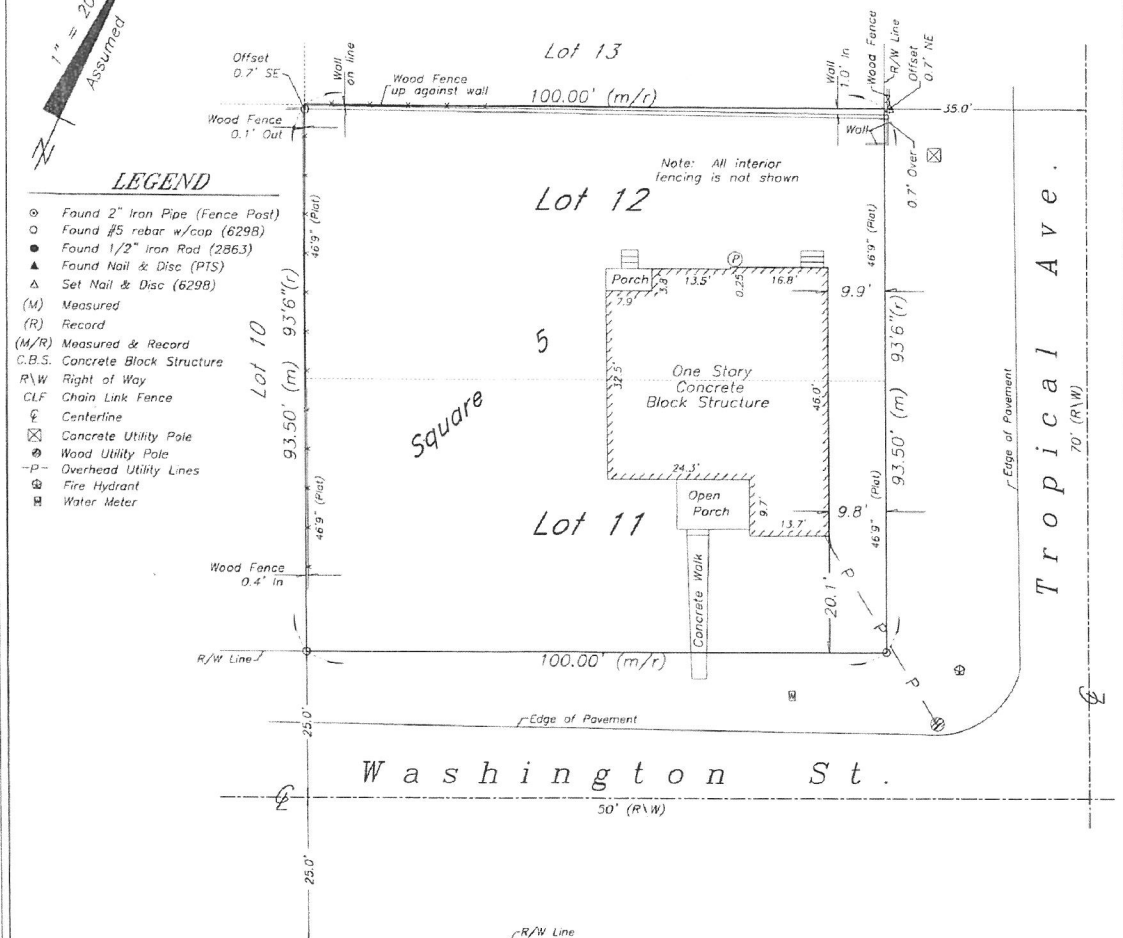
[01/03/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Boundary Survey

Survey (Existing)

Boundary Survey Map of Lots 11 & 12, Square 5, of Tract 19, Wm. A. Gwynn's Plat of Tract 19



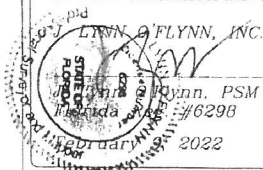
NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1235 Washington Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: February 4, 2022
10. Ownership of fences is undeterminable, unless otherwise noted

BOUNDARY SURVEY OF: On the Island of Key West and known as Lots 11 and 12 of Square 5 of Tract 19, according to Wm. A. Gwynn's Plat of said Tract 19, recorded by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County, Florida, commencing at the corner of Washington Street and Tropical Avenue and running along Washington Street, in a Southwesterly direction 100 feet, thence at right angles in a Northwesterly direction 93 feet 6 inches, thence at right angles in a Northeasterly direction 100 feet, thence at right angles in a Southeasterly direction 93 feet 6 inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Cobo Washington St LLC, a Florida limited liability company;
Spottswood, Spottswood, Spottswood & Sterling;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

5430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Survey (Proposed)

Business Tax Receipt

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name MOSLEY, ROBERT
Location Addr 1235 WASHINGTON ST
Lic NBR/Class 27261 PROPERTY RENTAL
Issued Date 7/28/2021 Expiration Date: September 30, 2022
NON TRANSIENT RESIDENTIAL

Comments: TWO NON-TRANSIENT RENTAL UNITS

Restrictions:

MOSLEY, ROBERT
5219 LOOKOUT MT. DR
HOUSTON, TX 77069

This document must be prominently displayed.

MOSELEY, ROBERT

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 00041420-000000
 Account# 1042099
 Property ID 1042099
 Millage Group 10KW
 Location 1235 WASHINGTON St, KEY WEST
 Address
 Legal LOTS 11 12 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34
 Description OR92-345-346 OR1066-2336/2339(WILL) OR1119-2310/2312(AGREE) OR1121-2046P/R OR2451-2097/98P/R OR2948-0480
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property MULTI-FAMILY DUPLEX (0802)
 Class
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1042099 1235 WASHINGTON ST 6/11/19

Owner

MOSLEY ROBERT K
 5219 Lookout Mountain Dr
 Houston TX 77069
 MOSLEY VIRGINIA R ESTATE
 5219 Lookout Mountain Dr
 Houston TX 77069

MOSLEY ROBERT A
 1235 Washington St
 Key West FL 33040
 MOSLEY MELAINE R
 1235 Washington St
 Key West FL 33040

MCKETHAN BEVERLY A MOSLEY
 1235 Washington St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$169,749	\$172,209	\$172,209	\$177,129
+ Market Misc Value	\$1,741	\$1,750	\$1,760	\$1,770
+ Market Land Value	\$491,436	\$464,134	\$438,141	\$461,487
= Just Market Value	\$662,926	\$638,093	\$612,110	\$640,386
= Total Assessed Value	\$582,113	\$529,194	\$481,085	\$437,350
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$662,926	\$638,093	\$612,110	\$640,386

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	9,350.00	Square Foot	93.5	100

Buildings

Building ID	3241	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1953	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1997	
Gross Sq Ft	1602	Foundation	CONCR FTR	
Finished Sq Ft	1506	Roof Type	IRR/CUSTOM	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	170	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	32	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,506	1,506	0
OPU	OP PR UNFIN LL	96	0	0
TOTAL		1,602	1,506	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1973	1974	1	400 SF	3
CONC PATIO	1994	1995	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/6/2019	\$85,000	Quit Claim Deed	2205526	2948	0480	16 - Unqualified	Improved
11/27/2009	\$0	Warranty Deed		2451	2097	19 - Unqualified	Improved

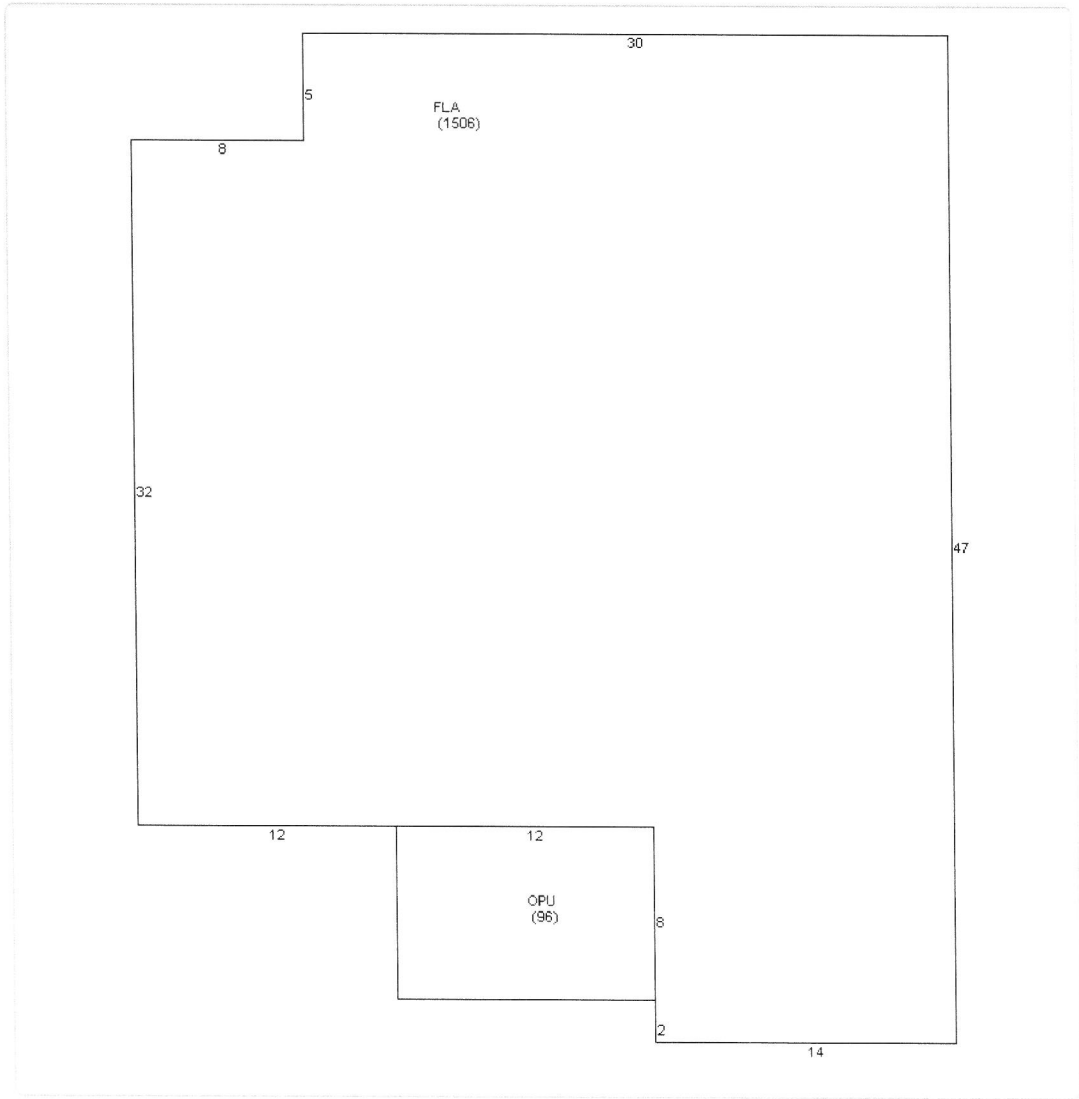
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-0565	3/4/2008	7/11/2008	\$2,200		REMOVE & REPLACE 3 WINDOWS WITH IMPACT SINGLE HUNG WINDOWS, STUCCO OVER SIDING TO MATCH EXISTING HOUSE STUCCO 400SF IN REAR PROPERTY.
03-3058	8/29/2003	10/13/2003	\$2,400		PHASE 2 SEWER LEAK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



1042099 1235 WASHINGTON ST 6/11/19

Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

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

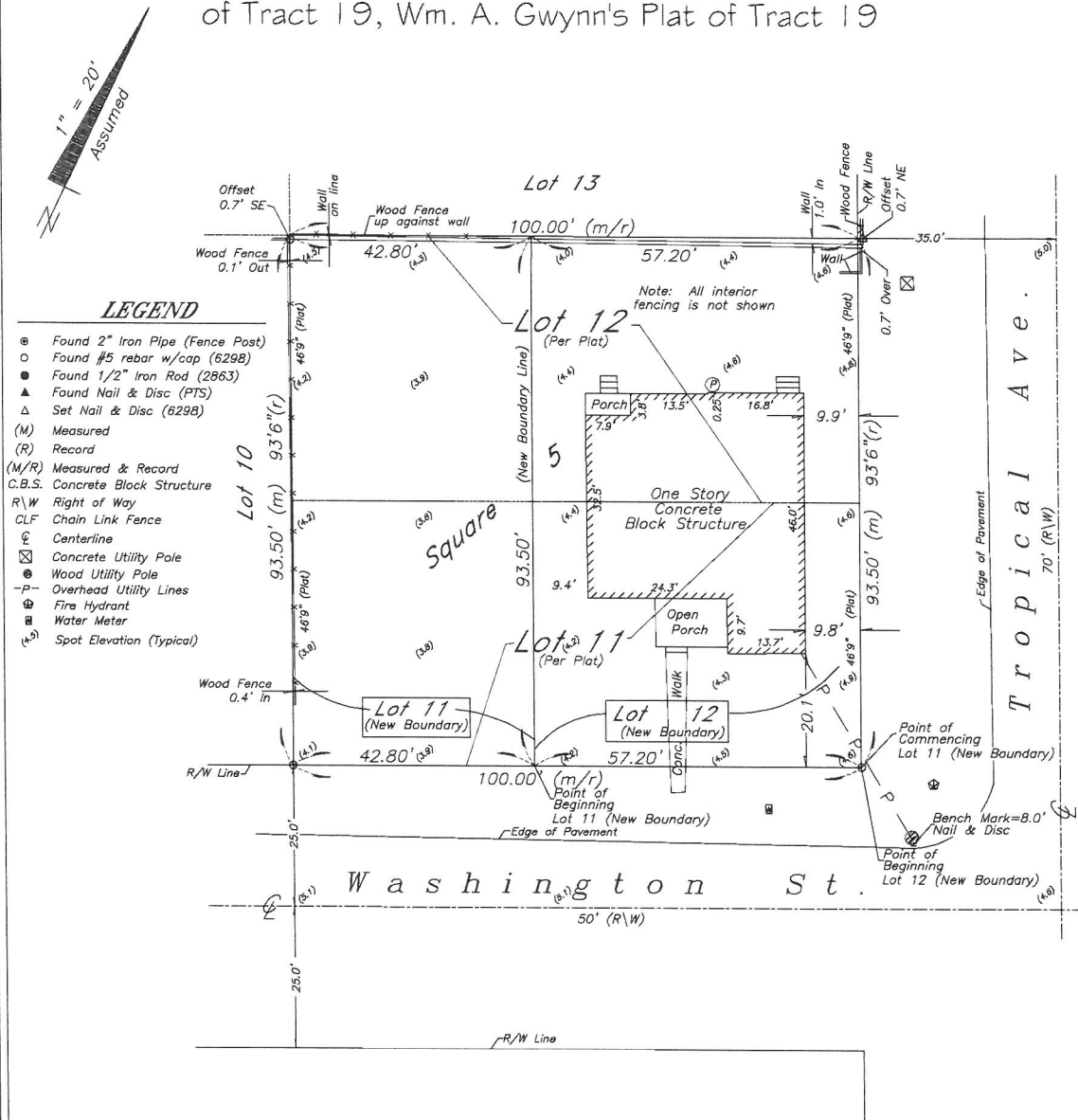
Last Data Upload: 3/23/2022, 2:28:16 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.130

Site Plan

Boundary Survey Map of Lots 11 & 12, Square 5, of Tract 19, Wm. A. Gwynn's Plat of Tract 19



NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1235-1237 Washington Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
9. Date of field work: February 4, 2022 and May 3, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Benchmark utilized: 872 4557 TIDAL 4

NOTE:

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of Lots 11 & 12, Square 5,
of Tract 19, Wm. A. Gwynn's Plat of Tract 19

BOUNDARY SURVEY OF:

Lot 11 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 42.80 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 42.80 feet; thence Southeasterly and at right angles for a distance of 93.50 feet back to the Point of Beginning, containing 4002 square feet, more or less.

Lot 12 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 57.20 feet to the Southwesterly right of way line of the said Tropical Avenue; thence Southeasterly and along the Southwesterly right of way line of the said Tropical Avenue for a distance of 93.50 feet back to the Point of Beginning, containing 5348 square feet, more or less.

BOUNDARY SURVEY FOR: Cobo Washington St LLC, a Florida limited liability company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

February 9, 2022
May 9, 2022 -Subdivide, add Elevations

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



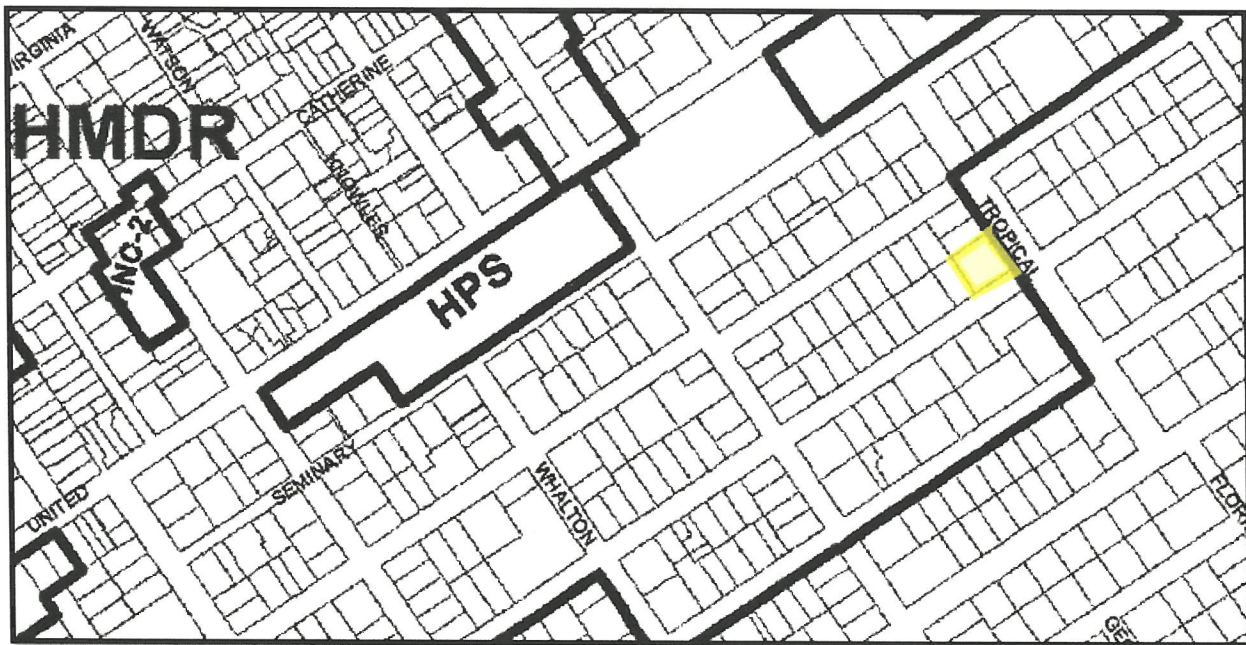
Professional Surveyor & Mapper
PSM #6298

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

Zoning Map

1235 Washington Street

HMDR Zoning District



Plat Map



SUBDIVISION OF TRACT 19
By The
TROPICAL BUILDING & INVESTMENT COMPANY.
Organized by M. A. Carpenter.

Deed prepared
June 15, 1900
by H. O. R. R. R.
Clerk of Court

Know all men by these presents, that the TROPICAL BUILDING & INVESTMENT COMPANY, a corporation organized under the laws of the State of Florida, for and in consideration of the sum of \$100,000, to it in cash paid by the subscribers to its capital stock, have granted, sold, conveyed, confirmed, released, quitclaimed, and otherwise assured unto the said subscribers, their heirs, assigns, and assigns forever, all that certain lot or lots of land, situate, lying, and being in the County of Duval, State of Florida, and more particularly described as follows, to-wit:

(1) Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

311

Photographs

Intersection of Tropical Avenue and Washington Street

1235 Washington Street



1235 Washington Street



1235 Washington Street & Vacant Lot



1235 Washington Street
(Tropical Avenue)



1235 Washington Street
(Tropical Avenue)



Vacant Lot
1235 Washington Street



Vacant Lot
1235 Washington Street



- Access Standards Chapter 114, ARTICLE VII.

Pursuant to the Land Development Code (LDC) the access proposed through the FDOT property to the north would not be permitted.

Please apply for a Planning Commission Variance to Access standards or revise plans to remove the access from US-1.

Sec. 114-199. Nonconforming Access.

No use fronting on U.S. 1 or County Road 905 shall receive a permit for a change of use, expansion or substantial improvement unless it is brought into conformance with this article by provision of combined drives or parallel access, and with any access standards or requirements of FDOT

Sec. 114-195. US-1/County Road 905 Access.

No structure or land shall be developed, used or occupied unless direct access to U.S. 1 or County Road 905 is by way of a curb cut that is spaced at least four hundred (400) feet from any other curb cut that meets the access standards of the Florida Department of Transportation, as contained in Chapter 14-97, F.A.C., or an existing street on the same side of U.S. 1 or County Road 905. Proposed developments with access on U.S. 1 that are designated as Class 5 or Class 6 access control classifications, as defined by FDOT, where the posted speed limit is 45 MPH or less may deviate from 400 foot standard, in accordance with the standards contained in Chapter 14-97, F.A.C., State Highway System Access Control Classification System and Access Management Standards. Proposed developments on a U.S. 1 segment of roadway with a speed limit of 50 mph or higher (segments with speeds of 50 mph or greater are defined as FDOT as a high speed facility) shall provide an exclusive right and/or left turn lane into the development, unless otherwise determined by FDOT.

Sec. 114-197. Access within 250 Feet of Bridges Prohibited.

No development shall be permitted that has access to U.S. 1 by way of a curb cut that is located within two hundred fifty (250) feet of a U.S. 1 bridge abutment.

- Parking Chapter 114, ARTICLE III.

Sec. 114-67. - Required Off-Street Parking. Attached dwelling units require 2 parking spaces per 1 bedroom (studio apartment) dwelling unit. The plans are stating one space per unit, 16 are required.

Please show parking space dimensions on site plan or floor plan of parking spaces under units to confirm compliance with LDC Sec. 114-67.

Ferry Boat capacity required to be accounted for within parking totals at 0.3 spaces per passenger per the total capacity of the Ferry Boat.

114-67 (c) Boat ramps requires 6.0 trailer spaces, all spaces shall be a minimum of 14 feet by 55 feet to accommodate trailers and oversized vehicles.

- Please provide letters of coordination for FDOT for use of property.
- Please provide a statement in the project description in regard to ROGO allocation (i.e. applying for 6-8 affordable) and what is programed for the 2 market rate units.
- Inclusionary housing Section 139-1

Please provide inclusionary housing tables and calculations pursuant to Section 139-1 for the floor area of the entire hotel including the BOH. All floor area must be counted when calculating the affordable housing generated.

- Please revise the following plans to include correct unit numbers A4.1.1, A7.1.0, A7.1.1, A7.1.2

Monroe County Environmental Resources has reviewed the submitted plans and offer the following:

In general, please revise the Landscape Plans, Architectural Plans and Civil Engineering Plans as necessary for consistency with regard to:

- Open Space calculations
- Upland area
- Pervious/impervious surface
- Gross Vehicular Use (parking lot and associated areas)

Provide revised calculations for stormwater management facilities and parking lot landscaping as necessary once the areas above have been rectified.

Landscaping (Sheets L-1 through L-4)

1. A Class B District Boundary Buffer is required along the south property line.
2. A Class C major street buffer is required along US. 1 frontage
3. Parking Lot Landscaping
 - a. All off-street parking areas containing more than six (6) spaces shall be landscaped in accordance with the following standards:(1)Interior landscaping shall be installed in landscape areas designated for the purposes of controlling traffic, providing shade, screening unnecessary views into and within the vehicular use areas, and separating parking circulation and service areas.(2)Parking lots shall be designed to be sustainable

and to function as part of the development's stormwater management system, utilizing vegetated islands as bioretention/swale areas, at/or below grade and with curb cuts. Existing natural drainage ways and vegetated channels shall be incorporated into the design, rather than the standard soil mounding, continuous concrete curb and gutter configuration, to decrease flow velocity and allow for stormwater infiltration.

- b. Verify the square footage associated with parking and access (vehicular use area). 20% of the VUA is required to be landscaped.
- c. Relocation of vegetation is not recognized as mitigation. Mitigation will be required for the removal of native vegetation. Based on the table provided on Sheet L-1, mitigation for tree removal is as follows:

Species to be mitigated	Quantity (Small)	2:1 Mitigation	Quantity (X-Large)	2:1 Mitigation	TOTAL FEES
Buttonwood	0	\$0.00	2	\$566.67	\$566.67
Florida Thatch Palm	1	\$46.33	5	\$2,383.33	\$2,429.67
Gumbo Limbo	0	\$0.00	6	\$1,635.00	\$1,635.00
Seagrape	0	\$0.00	1	\$283.33	\$283.33
			AMOUNT DUE		\$4,914.67

- d. Coconut palms are a Category II exotic and must be removed from the site.
- e. Revise the tables to specify plants (species and size) to be installed in each buffer
- f. Provide plant specifications for parking lot landscaping

} *TABLE*



Irrigation plans are per 114-101.

All proposed commercial irrigation systems shall meet the requirements of this section.

- (a) Water can be conserved through the use of a properly designed, managed, maintained, and timed irrigation system. Irrigation systems shall only provide coverage to target areas, and shall be installed in such a manner as to minimize spray upon public sidewalks, streets, or adjacent properties. Irrigation systems shall include the use of low volume, low pressure, subsurface irrigation systems, and other such methods which encourage water conservation. All automatic lawn or landscape irrigation systems shall be equipped with and operate a moisture sensor or approved automatic switch which overrides the irrigation cycle when adequate rainfall and/or soil moisture level has occurred.
- (b) Irrigation plans must be designed to recognize differential irrigation requirements of the landscape. The irrigation plan shall be designed by a Registered Landscape Architect and/or a Certified Irrigation Specialty Contractor. The irrigation plan shall include the following:
 - (1) Irrigation point(s) of connection (POC) and design capacity;
 - (2) Water service pressure at irrigation POCs;
 - (3) Water meter size;

- (4) Reduced-pressure-principle backflow-prevention devices for each irrigation POC on potable water systems;
- (5) Major components of the irrigation system shall include, but not be limited to; smart controller, rain sensors, pumps, filters, valves, mainline pipes, lateral pipes, controllers, flow sensor, spray heads, drip, low-volume irrigation equipment, tubing, and pipe sizes;
- (6) Precipitation rate expressed in inches per hour for each valve circuit. The preparer must attach calculations for deriving precipitation rates for each irrigation valve circuit;
- (7) Total flow rate (flow velocity not to exceed five (5) feet per second) in gallons per minute (gpm) and operating pressure (PSI) for each individual overhead and bubbler circuit, and gallons per hour (GPH) and operating pressure for low-flow point irrigation circuit;
- (8) Irrigation legend must have the following elements: Separate symbols for irrigation equipment. For each irrigation head type the legend shall show coverage patterns, precipitation rates, operation pressure requirements, gallons required and associated time periods, brand and model names, and pressure compensating devices (if applicable) and a general description of other equipment, including brand name and model number, sizes, special features, and materials. For all specified equipment for low-flow systems, the legend shall contain recommended operating pressure, brand name and model names, precipitation rates, distribution patterns, and spacing of emitters or drip tubing;
- (9) The same requirements for use of a recycled water irrigation system shall apply. Reclaimed water, gray water, or other nonpotable water shall be used for irrigation provided an acceptable source for that water is available;
- (10) Identify location of the rain shut-off devices and any soil moisture sensors; and
- (11) The irrigation system must account for slopes over ten percent (10%) and elevation differences over five (5) feet. If the irrigation plan does not show design for these situations, a grading plan is required which shall indicate finish grades by either spot elevations or contours or both along with drainage patterns within the developed irrigated areas.



AECOM
3201 West Commercial
Boulevard
Suite 134
Fort Lauderdale, FL 33309
www.aecom.com

561-994-6500 tel
561-994-6524 fax

March 24, 2022

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Dolphin Marina Resort, Little Torch Key, FL – Traffic Statement (File No. 2021-248)

Dear Ms. Sclafani:

We have reviewed the comment responses (dated 3/10/2022) associated with the subject development. Please see below for the follow-up comments/ questions, for your consideration:

1. Please provide a rationale for the average trip length assumption of 20 Miles East / 15 Miles West.
Applicant Response: The project is located at MM 28.5. When we look at trip lengths, we typically address the average trip length which is assumed to be one-half of the likely maximum trip length. It's roughly 30 miles to Key West hence 15 miles to the west. It's about 20 miles to Marathon hence 10 miles to the east.
AECOM Response: The traffic statement shows trip length as 20 miles to the east. The above response says the trip length is 10 miles to the east. Please clarify.
2. Trip generation rates were not included for the proposed land use "Shore Station and Back of House Facilities for Little Palm Island". Please explain.
Applicant Response: Trip generation information for the shore station and back of house is not required because they are ancillary / supportive to the actual hotel use.
AECOM Response: Response acknowledged.
3. We understand that the traffic from/to the off-shore "Little Palm Island" Resort uses parking at the "Little Palm Dolphin" Resort. If prior approval was not received, trips associated with "Little Palm Island" Resort should be included in this study.
Applicant Response: Regarding the trips associated with Little Palm Resort, those trips were already on the US1 corridor because Little Palm was rebuilt to the same number of units as were present prior to their destruction by Hurricane Irma.
AECOM Response: Response acknowledged.
4. Please confirm whether there is adequate parking to accommodate traffic associated with the re-development.
Applicant Response: Please see the attached Level 3 Traffic Impact Study completed at the time the Dolphin Resort was contemplated to be a larger facility, inclusive of a restaurant. This report was completed when the project was at 41 units. It analyzed the traffic from that development which included a restaurant and Little Palm Resort. It also included a shared parking analysis that showed even with the restaurant and



larger number of units, parking was sufficient because of the number of trips to Little Palm that came by taxi or boat. That is why the County allowed the resort to be rebuilt, including the shore station which is operating today.

When you look at the number of spaces to be provided with the current project which is smaller with no restaurant, there are surplus spaces on the site plan considering it provides parking for both Little Palm and the Dolphin project as presently configured.

AECOM Response: Response acknowledged. The parking spaces shown on the site plan from "Little Palm Dolphin Resort - Level 3 Traffic Study, Little Torch Key – Monroe County", dated May 2019, and the parking spaces shown in the site plan submitted as part of "Dolphin Marina - Little Torch Key - Traffic Statement" dated January 9, 2022 are not the same. Please clarify. Also, mention the number of parking spaces proposed as part of this new development.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner