

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

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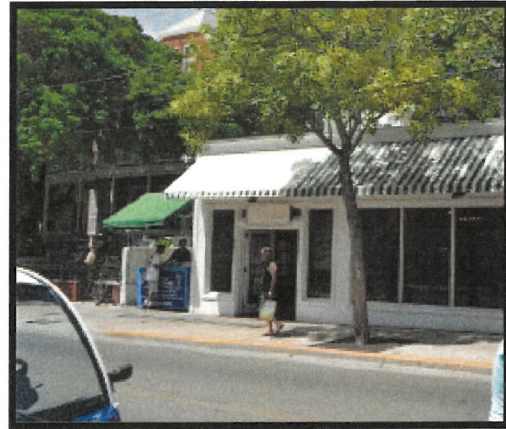
Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

January 17, 2025

Katie Halloran, Director
Key West Planning Department
1300 White Street
Key West, FL 33040



RE: Conditional Use Application – 325 Duval Street, Rear

Please allow this letter and supporting documentation to serve as The Key West Hotel LLC., a Florida limited liability company's ("Applicant") application for Conditional Use at 325 Duval Street, Rear, Key West, Florida 33040 (the "Property"). The Applicant holds a current BTR for a booth at this location. This proposal is to serve alcohol from a beverage cart at the front entrance of the Property to non-guests pursuant to code Sec. 122-688(9) of the Land Development Regulations. The cart will be placed at the same location as the previous cart at a minimum of 5' back from the right-of-way and will be mobile, so it is not intended to be a permanent fixture.

Conditional Use Application

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** No change to existing conditions.
- C. **Existing stormwater retention areas and drainage flows:** No change to existing conditions.
- D. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.
- E. **Building Elevations:** Not applicable.
- F. **Drainage Plan:** Not applicable. No change to impervious surface ratio.
- G. **Landscape Plan:** Not applicable. No change to existing landscape.
- H. **Adjacent land uses, buildings and driveways:** Surrounding land uses consists of a social club, retail, bars and restaurants, and transient lodging.

Conditional Use Criteria Section 122-62:

Characteristics of use described

1. **Scale and intensity of the proposed conditional use as measured by the following:**
 - a. **Floor area ratio:** The floor area ratio will not change as there has been a cart there for prior to the current ownership.
 - b. **Traffic generation:** No additional traffic impacts will be as a result of this proposal. This use will not be a destination but rather service those walking by.
 - c. **Square feet of enclosed building for each specific use:** No change.
 - d. **Proposed employment:** The proposed use will not require fulltime employment but rather will use existing employees as this proposal is intended to be an intermittent service during times of special events and occasions
 - e. **Proposed number and type of service vehicles:** No service vehicles proposed.
 - f. **Off-street parking needs:** The proposed use does not require additional parking since the use was previously established on the site.
2. **On or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:**
 - a. **Utilities:** The property has adequate utilities to support the proposed use.
 - b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
 - c. **Roadway or signalization improvements, or other similar improvements:** Not applicable. Pedestrians will be the customers of this proposal.
 - d. **Accessory structures or facilities:** A portable service cart is proposed.
 - e. **Other unique facilities/structures proposed as part of site improvement:** NA
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
 - a. **Open space:** No change. Cart will be located on an existing impervious surface.
 - b. **Setbacks from adjacent properties:** The cart will be located a minimum of 5' from the front property line.
 - c. **Screening and buffers:** No change.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No change.
 - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** No smoke, odor or noise will be associated with the proposed use.

Criteria for conditional use review and approval

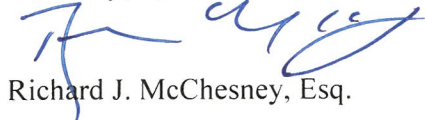
1. **Land use compatibility:** The Property is located within the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the HRCC-1 Duval Street gulf side district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges

and bars with inviting live entertainment, and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.

2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested. As an accessory use, the Applicant feels that all infrastructure currently exists to support the proposed use. The proposed use will seamlessly fold into the current operations.
3. **Proper use of mitigative techniques:** No mitigative techniques are necessary. The bar will comply with City code regarding hours of operation.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
 - b. **Residential development:** Not applicable. This application does not contemplate residential development.
 - c. **Commercial or mixed-use development:** The proposed accessory use is compatible to the existing and surrounding uses.
 - d. **Development within or adjacent to historic district:** HARC approval is required.
 - e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
 - f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
 - g. **Adult entertainment establishments:** Not applicable.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.

Enclosures

As stated

Application

Property Info & Ownership

Monroe County, FL

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 00004320-000000
 Account# 1004499
 Property ID 1004499
 Millage Group 10KW
 Location 325 DUVAL St REAR, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 24 H3-262 G39-327 OR107-365 OR1190-2210 OR1198-1129
 Description OR1235-1123 OR1235-1124 OR1235-1146 OR1236-2011 OR1236-2031 OR1236-2033 OR1304-1938 OR1370-1576 OR1374-458 OR2584-398 OR2587-2044 OR2599-1466 OR2935-1189 OR2935-1200 OR3254-1964
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

THE KEY WEST HOTEL LLC
 142 Ralph Ave
 Copiague NY 11726

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,520,686	\$1,282,184	\$1,498,657	\$1,719,752
+ Market Misc Value	\$217,241	\$184,834	\$166,517	\$171,975
+ Market Land Value	\$2,606,890	\$2,198,030	\$1,665,175	\$1,547,777
= Just Market Value	\$4,344,817	\$3,665,048	\$3,330,349	\$3,439,504
= Total Assessed Value	\$4,029,721	\$3,663,383	\$3,330,349	\$3,266,573
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,344,817	\$3,665,048	\$3,330,349	\$3,439,504

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$2,198,030	\$1,282,184	\$184,834	\$3,665,048	\$3,663,383	\$0	\$3,665,048	\$0
2021	\$1,665,175	\$1,498,657	\$166,517	\$3,330,349	\$3,330,349	\$0	\$3,330,349	\$0
2020	\$1,547,777	\$1,719,752	\$171,975	\$3,439,504	\$3,266,573	\$0	\$3,439,504	\$0
2019	\$1,484,806	\$1,336,325	\$148,481	\$2,969,612	\$2,969,612	\$0	\$2,969,612	\$0
2018	\$1,547,562	\$1,392,806	\$154,756	\$3,095,124	\$2,926,476	\$0	\$3,095,124	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	12,725.00	Square Foot	0	0

Buildings

Building ID	39307	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1933
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	6190	Roof Type	
Finished Sq Ft	3595	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	374	Bedrooms	0

Functional Obs	0			Full Bathrooms	6
Economic Obs	0			Half Bathrooms	0
Depreciation %	40			Grade	450
Interior Walls				Number of Fire PI	1
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	700	0	0	
FAT	FINISHED ATTIC	1,512	0	0	
FLA	FLOOR LIV AREA	3,595	3,595	0	
OPU	OP PR UNFIN LL	143	0	0	
OUF	OP PRCH FIN UL	60	0	0	
SBF	UTIL FIN BLK	180	0	0	
TOTAL		6,190	3,595	0	

Building ID	253			Exterior Walls	HARDIE BD
Style				Year Built	2000
Building Type	M.F. - R2 / R2			EffectiveYearBuilt	2003
Building Name				Foundation	WD CONC PADS
Gross Sq Ft	4852			Roof Type	GABLE/HIP
Finished Sq Ft	2640			Roof Coverage	METAL
Stories	2 Floor			Flooring Type	CONC S/B GRND
Condition	GOOD			Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	296			Bedrooms	4
Functional Obs	0			Full Bathrooms	2
Economic Obs	0			Half Bathrooms	0
Depreciation %	28			Grade	550
Interior Walls	WD PANL/CUSTOM			Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	520	0	0	
FLA	FLOOR LIV AREA	2,640	2,640	0	
PTO	PATIO	1,692	0	0	
TOTAL		4,852	2,640	0	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1979	1980	0 x 0	1	975 SF	2
CONC PATIO	2000	2001	0 x 0	1	206 SF	2
TILE PATIO	2000	2001	0 x 0	1	2736 SF	1
FENCES	2000	2001	5 x 96	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/15/2023	\$4,899,000	Warranty Deed	2444307	3254	1964	99 - Unqualified	Improved		
11/7/2018	\$100	Warranty Deed	2193863	2935	1200	30 - Unqualified	Improved		
11/7/2018	\$100	Quit Claim Deed	2193862	2935	1198	11 - Unqualified	Improved		
11/7/2018	\$100	Quit Claim Deed	2193860	2935	1189	30 - Unqualified	Improved		
9/10/2012	\$0	Quit Claim Deed		2599	1466	11 - Unqualified	Improved		
9/10/2012	\$0	Quit Claim Deed		2587	2044	11 - Unqualified	Improved		
8/13/2012	\$0	Quit Claim Deed		2584	398	11 - Unqualified	Improved		
9/1/1995	\$450,000	Warranty Deed		1370	1576	U - Unqualified	Improved		
11/1/1992	\$1,100,000	Warranty Deed		1235	1146	Q - Qualified	Improved		

Permits

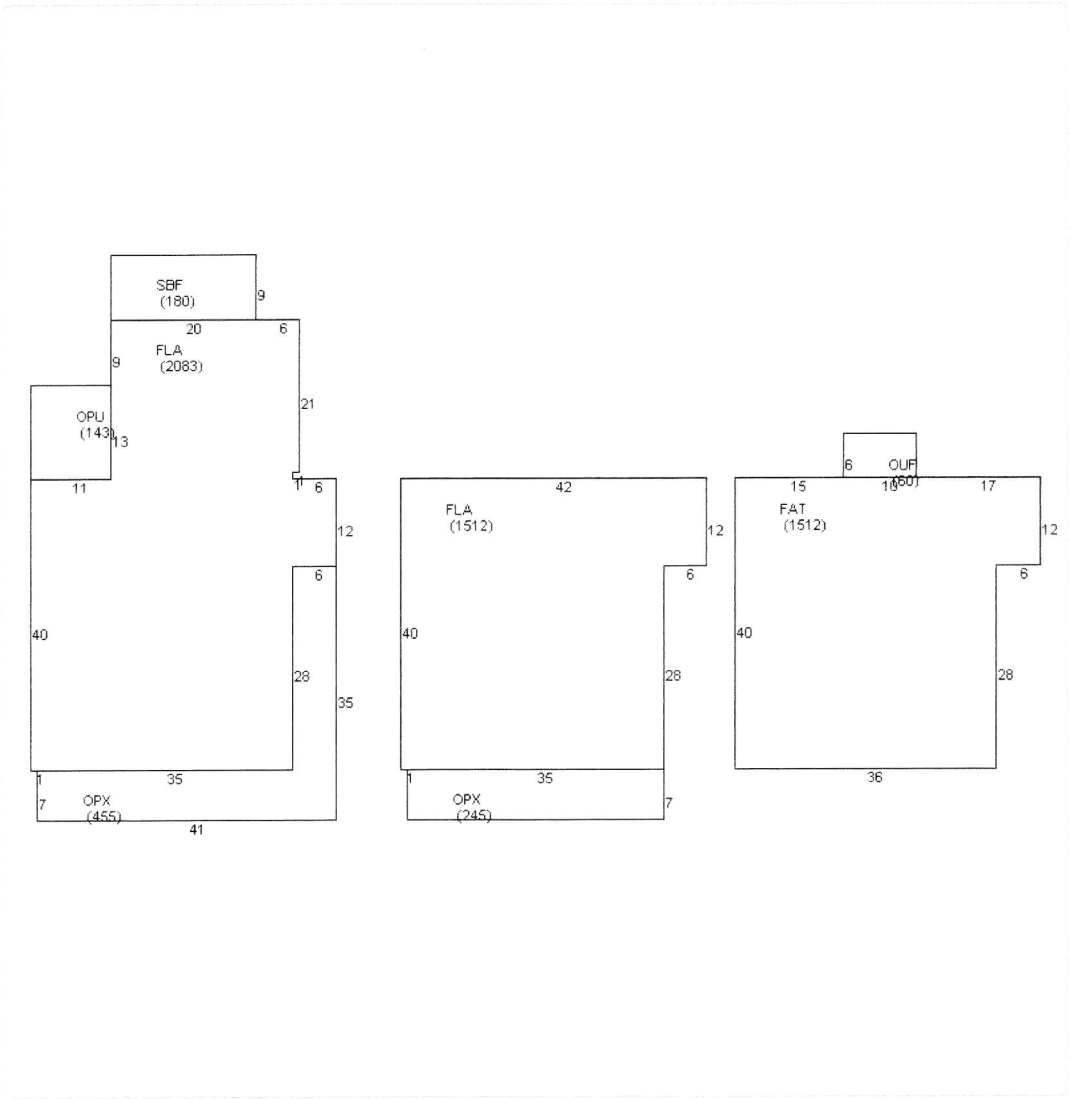
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2238	8/4/2023		\$20,000	Commercial	Replace stagger stepped stairs with new spiral staircase
18-00001819	5/2/2018		\$18,000	Commercial	TEAR OFF OLD METAL SHINGLES ROOF SYSTEM REPLACE ANY ROTTED SHEATHING AND NAIL EXISTING SHEATHING TO CURRENT CODE OF 6" O.C. INSTALL GRACE ICE & WATER SHIELD HT INSTALL BERRIDGE METAL SHINGLES ROOF MEATL SHINGLES SYSTEM TO METAL EXISTING ROOF THAT WAS THERE BEFOER THE REPLACEMENT. N.O.C REQUIRED. HARC INSPECTION REQUIRED. GH
15-4163	10/28/2015	5/13/2017	\$2,400	Commercial	REPAIR EXISTING EXTERIOR STAIRWELL. INSTALL NEW STRINGERS AS NEEDED.
15-2512	7/30/2015	7/29/2017	\$4,500	Commercial	REPLACE PORCH DECKING WITH SAME. 1 X 4 T & G. PAINT GREY.
13-0070	1/11/2013		\$1,400	Commercial	FRABRICATE AND INSTALL NEW AWNING FABRIC ON EXISTING AWNING FRAME 14'w x 11' PROJECTION + 154 SQ FT (FABRIC TO BE SAME COLOR)
02-1071	5/1/2002	8/16/2002	\$8,000		CHANGE 5-TON A/C
01-1773	4/11/2002	8/16/2002	\$7,500		EXTERIOR LIGHTS
01-4039	12/28/2001	8/16/2002	\$2,800		AWNING & SIGN
01-3860	12/6/2001	8/16/2002	\$4,000		ROOFING
9803624	8/11/1999	9/14/2000	\$287,500		NEW 2 STORY BLDG

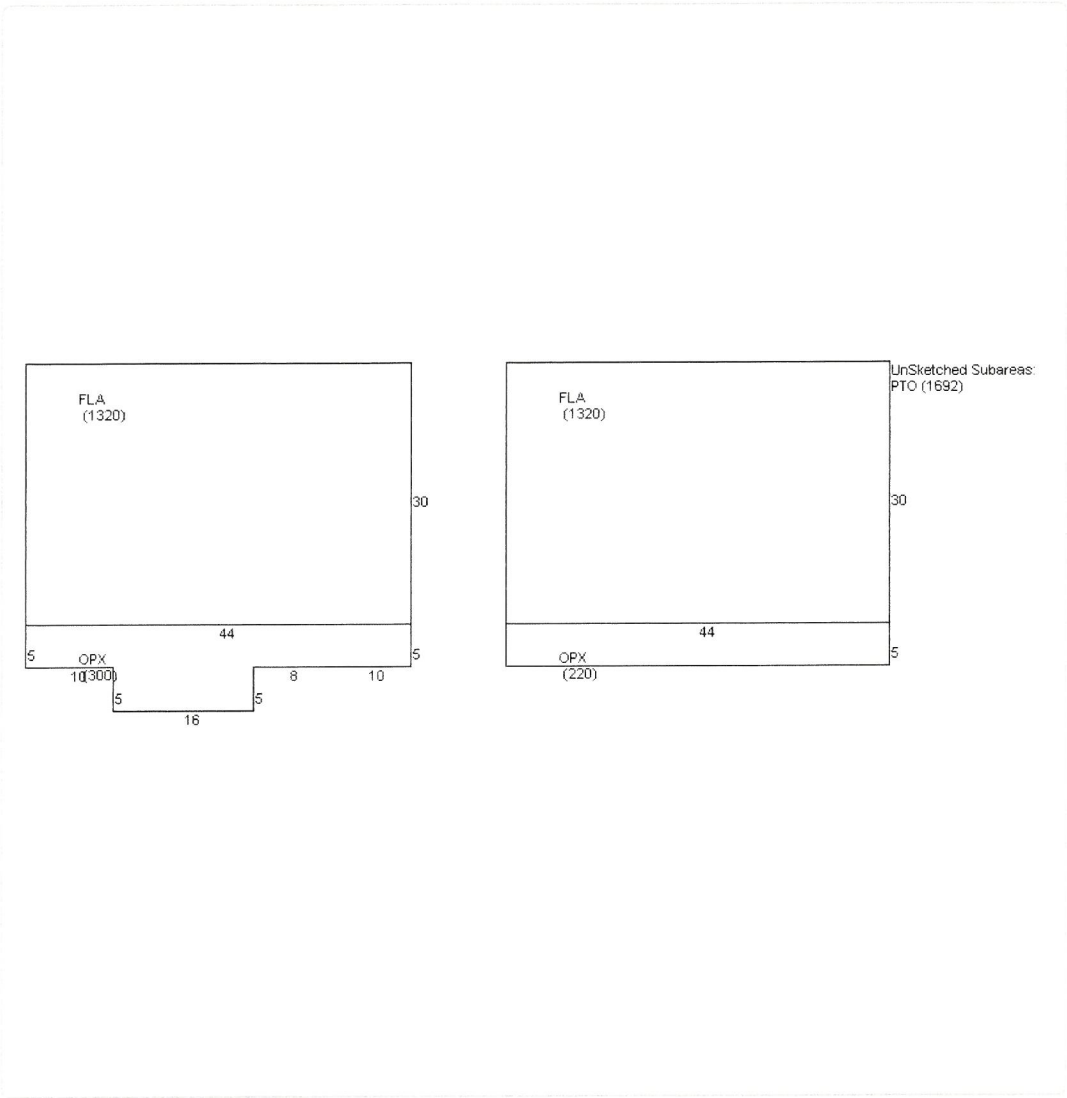
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9902817	8/11/1999	9/14/2000	\$7,500		JOIN UNITS/REDUCE BY 2 UN
9802353	7/31/1998	12/7/1998	\$2,500	Commercial	REPAIR FLOOR
9801862	6/22/1998	12/7/1998	\$200	Commercial	ELECTRICAL
9801238	4/27/1998	12/7/1998	\$1,500	Commercial	HANDICAPP ENTRANCE
9801112	4/6/1998	12/7/1998	\$1,500	Commercial	A/C DUCTS
9801040	3/31/1998	12/7/1998	\$6,000	Commercial	ROOF
9703612	10/23/1997	12/7/1998	\$1,200	Commercial	REMOVE CON. FENCE
9703140	9/19/1997	12/7/1998	\$2,000	Commercial	REPAIR FENCE LEFT SIDE
9702974	9/10/1997	12/7/1998	\$7,000	Commercial	REPAINT BLDG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

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Prepared by and return to:

David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: 22-9-82
Will Call No.:

COPY

Parcel Identification No. 00004320-000000
\$4,899,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2023 between Casa 325 Suites, LLC, a Florida limited liability company whose post office address is 1523 Patricia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and The Key West Hotel, LLC, a Florida limited liability company whose post office address is 142 Ralph Avenue, Copiague, NY 11726 of the County of Suffolk, State of New York, grantee*,

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:

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 4, in Square 24 and described by metes and bounds as follows:
Begin at a point on Duval Street distance 121 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a Northwesterly direction 6.90 feet; thence at right angles in a Northeasterly direction 37.05 feet; thence at right angles in a Northwesterly direction 44.10 feet; thence at right angles in a Southwesterly direction 37.05 feet; thence at right angles in a Northwesterly direction for a distance of 13.00 feet; thence at right angles and in a Northeasterly direction for a distance of 241.25 feet; thence at right angles and in a Southeasterly direction for a distance of 55.00 feet; thence at right angles and in a Southwesterly direction for a distance of 121.25 feet; thence at right angles and in a Southeasterly direction for a distance of 9.00 feet; thence at right angles and in a Southwesterly direction for a distance of 120.00 feet back to the Point of Beginning.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


Subject to a Purchase Money First Mortgage, given by Grantee to Grantor, securing the original principal sum of \$8,000,000.00.

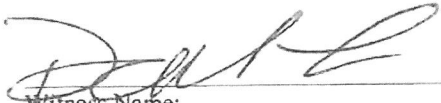
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

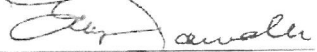
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: **Kim Highsmith**
Witness Address: **3158 Northside Dr, Key West, FL 33040**


Witness Name: _____
Witness Address: **David Van Loon**
3158 Northside Dr, Key West, FL 33040

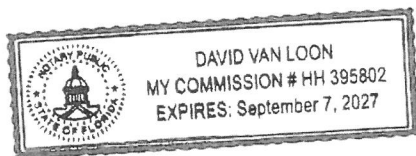
Casa 325 Suites, LLC, a Florida limited liability company

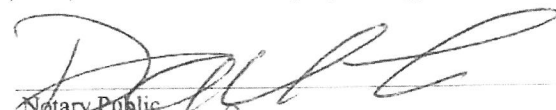
By: 
Thomas Favelli

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2023 by Thomas Favelli of Casa 325 Suites, LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

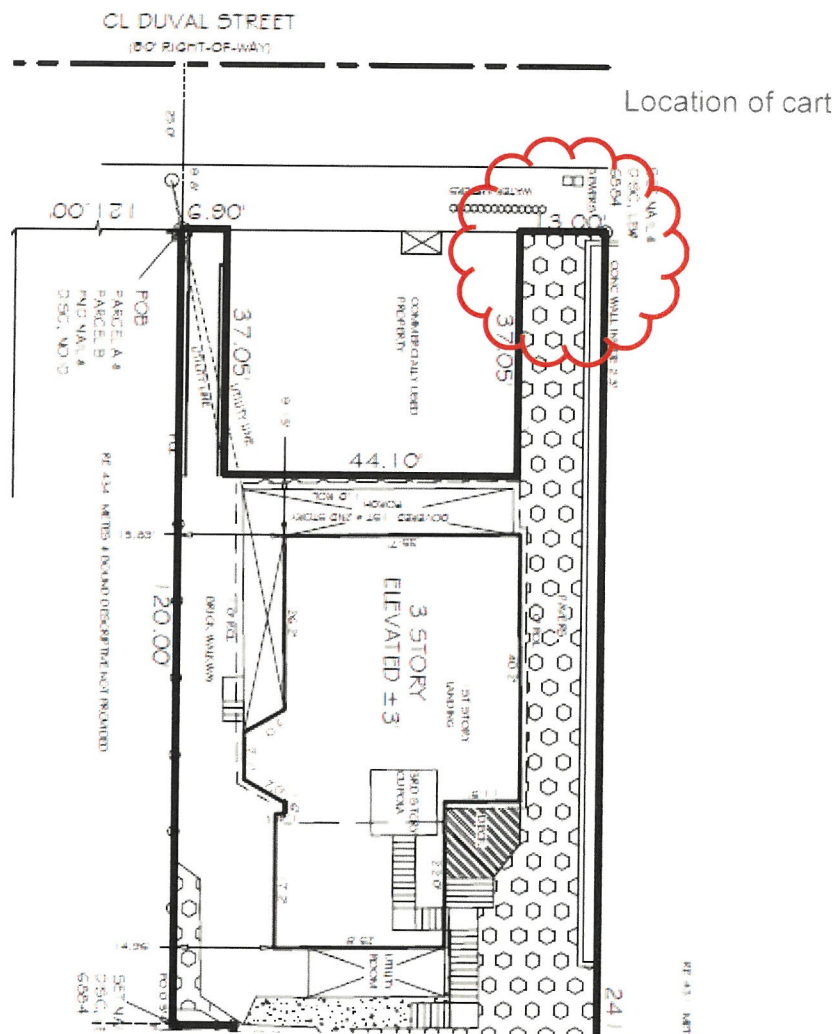
[Notary Seal]



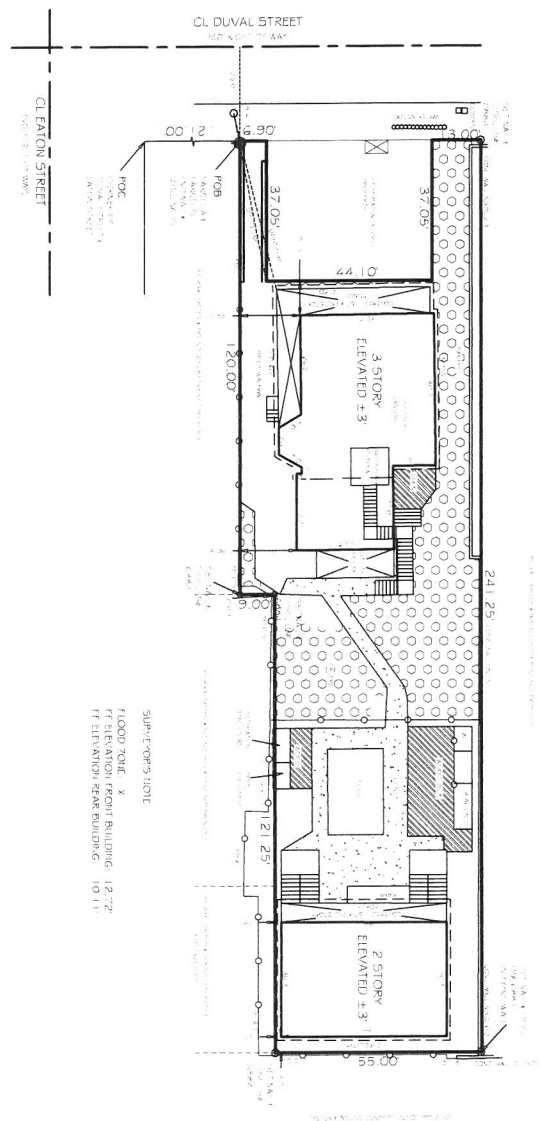

Notary Public
Printed Name: **David Van Loon**
My Commission Expires: **9-7-27**

Site Plan & Survey

Site Plan



LOCATION MAP - N.T.S.



SURVEYOR'S NOTE
FLOOD ZONE: X
FT ELEVATION FRONT BUILDING: 12.72'
FT ELEVATION REAR BUILDING: 10.11'

SCALE: 1" = 20'
BEARING BASE
DERIVED FROM PLAT
ALL ANGLES OBTAINED
APPROXIMATELY INDICATED
OTHERWISE INDICATED
ADDRESS:
325 DUVAL STREET
KEY WEST, FL
33040
ELEVATIONS SHOWN AS
±XX REFER TO NGVD
1929 VERTICAL DATUM
ABOVE SEALEVEL
COMMUNITY NO.: 125129
MAP NO.: 12087C-1716H
MAP DATE: 03/03/97
FLOOD ZONE: X

LEGAL DESCRIPTION -

PARCEL A:

Boundary Survey Of
Square 24 and located on the N. 1/2 of Section 16, Township 24 N., Range 24 E.,
Square 24 and described by metes and bounds as follows:
BEGIN at a point on Duval Street, distance 121 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a
Northwesterly direction 6.90 feet;
thence at right angles in a Southwesterly direction 37.05 feet;
thence at right angles in a Northwesterly direction 24.25 feet;
thence at right angles in a Southwesterly direction for a distance of 120.00 feet;
thence at right angles in a Southwesterly direction for a distance of 121.25 feet;
thence at right angles in a Southwesterly direction for a distance of 9.00 feet;
thence at right angles in a Southwesterly direction for a distance of 120.00 feet back to the Point of Beginning.

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO:
FOR INFORMATIONAL PURPOSES ONLY

AR.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 DUVAL ROAD, SUITE 100, KEY WEST, FL 33043
OFFICE (305) 872-1340
TEL (305) 872-3622

MAP OF BOUNDARY SURVEY
PART OF LOT 4 IN SQUARE 24 OF
WILLIAM A. WHITEHEADS
MAP OF KEY WEST

NO.	DATE	DESCRIPTION	BY	CHKD.
1	03/03/97	ORIGINAL SURVEY	AR.E. REECE	
2	03/03/97	REVISION	AR.E. REECE	
3	03/03/97	REVISION	AR.E. REECE	
4	03/03/97	REVISION	AR.E. REECE	
5	03/03/97	REVISION	AR.E. REECE	
6	03/03/97	REVISION	AR.E. REECE	
7	03/03/97	REVISION	AR.E. REECE	
8	03/03/97	REVISION	AR.E. REECE	
9	03/03/97	REVISION	AR.E. REECE	
10	03/03/97	REVISION	AR.E. REECE	

Photos

Cart Location

