

APPLICATION



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1605 N Roosevelt Blvd.

Zoning District: General Commercial (CG)

Real Estate (RE) #: 00023280-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Spottswood Law Firm/Richard McChesney Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-3884 Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Garrison Bight Investors LLC Mailing Address: 18 Allamanda Terr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: _____

Existing restaurant

List and describe the specific variance(s) being requested:

Variance to the parking requirements in code Sec. 108-572 from the required 25 spaces to the existing 8 spaces based on 1120 sq. ft. of consumption area

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	CG			
Flood Zone				
Size of Site	6,167.0 sq ft			
Height				NA
Front Setback				NA
Side Setback				NA
Side Setback				NA
Street Side Setback				NA
Rear Setback				NA
F.A.R				NA
Building Coverage				NA
Impervious Surface				NA
Parking	1 sp/45 sq ft (26)	8	8	Yes - 18 spaces
Handicap Parking				NA
Bicycle Parking	25% (6)		6	NA
Open Space/ Landscaping				NA
Number and type of units				Commercial
Consumption Area or Number of seats	1163 sf/77 seats	9	74	NA

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

SEE ATTACHED COVER LETTER

- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

SEE ATTACHED COVER LETTER

- 3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

SEE ATTACHED COVER LETTER

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

SEE ATTACHED COVER LETTER

- 5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

SEE ATTACHED COVER LETTER

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

SEE ATTACHED COVER LETTER

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

SEE ATTACHED COVER LETTER

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

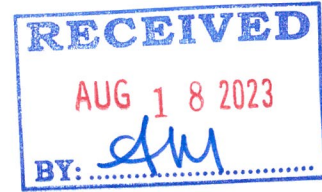
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

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



August 18, 2023

VIA HAND DELIVERY AND
ELECTRONIC MAIL

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

RE: Parking Variance – 1605 N Roosevelt, Key West, Florida 33040
RE# 00023280-000100

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Garrison Bight Investors, LLC, ("Applicant"), application for a parking variance at 1605 N Roosevelt Blvd, Key West, Florida 33040 (the "Property") located in the General Commercial ("CG") zoning district. This variance request is made pursuant to Code Sec. 108-572, Schedule of off-street parking requirements by use generally, to allow for 17 spaces to accommodate the existing 1120 sq. ft. (74 seats) of consumption area.

This property is currently licensed for 9 seats. Existing parking on site provides for 8 spaces dedicated to the restaurant use. Additional ample public parking is available across the street along Bay View Park.

Pursuant to code Sec. 90-395, the following standards, findings shall be considered before variances may be granted.

1. Existence of special conditions or circumstances. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Response: The Property is located on a commercial lot with limited parking. Special conditions exist in the location of the property as it sits along a high-trafficked thoroughfare on one side and water on another. There is no available open space to add parking.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Response: The Applicant purchased an existing business and existing code case for having more seats than they were licensed for and therefore did not create the existing layout of the Property or lack of parking. The business demand requires more seating for customers, if not, the business will fail.

3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Response: Special privileges are not conferred. The granting of the variance will not confer upon the applicant any special privilege. Parking is an issue faced by all residents and business owners in this community. Alternative modes of transportation are a necessity of living on a small island with limited parking.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Response: The hardship faced by the Applicant is the existing parking limitations of the site. There is ample parking across the street along Jose Marti Drive and easily accessible by customers of the restaurant. The restaurant has been functioning well with customers parking at the alternative location.

5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Response: The variance requested is the minimum variance required based on the existing amount of consumption area on site and provides for a reasonable number of restaurant patrons.

6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

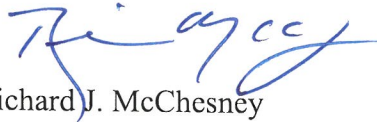
Response: The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. This property has been functioning with the use of the parking area across the street for many years now.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Response: The Applicant did not consider other nonconforming uses of other property in developing this application.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard J. McChesney". The signature is stylized and cursive.

Richard J. McChesney

Enc.

As stated

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 5/3/2023 Zoning District: CG

Address/Location: 1605 N. Roosevelt Blvd

Request: Parking Variance

Type of Application: Variance

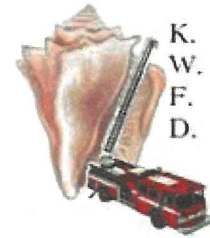
Attendees: Thomas Francis-Siburg, Zoe Porter

Notes:

Parking variance necessary due to increase in existing consumption area

Active Code Case on the property for additional seats - CC2023-00274

Property licensed as a food service with 9 seats (62 seats counted during Code Department inspection), 10 charter boats for up to 6 passengers each, paddle board rental, and commercial retail up to 500 square feet.



THE CITY OF KEY WEST

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

To: Mellow Cafe

Address: 1605 N Roosevelt Blvd. Key West, Fl. 33040

From: The City of Key West Fire Dept. Fire Prevention Bureau

Date: 7/21/2023

Reference: Occupancy Load

This is to advise you that based on our inspection of your property your occupancy load is as follows:

TOTAL EMPLOYEE: 5

TOTAL INTERIOR OCCUPANCY LOAD: 42

TOTAL EXTERIOR OCCUPANCY LOAD: 113

TOTAL MAXIMUM OCCUPANCY LOAD: 160

A sign must be posted in plain view within the establishment stating this maximum allowable occupancy load. The sign shall have dimensions of not less than six inches in height and eighteen inches in length. The statement "Occupancy Load" followed by the number assigned above shall be printed clearly in red letters and numerals upon a white background.

Your cooperation in this matter of public safety is greatly appreciated. If you have any questions regarding this occupancy load, please contact our office.

Jason Barroso, Fire Marshal

Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office

jbarroso@cityofkeywest-fl.gov

Serving the Southernmost City

326E US30W BX

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

PROPERTY 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 provided information 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 00023280-000100
 Account# 1024074
 Property ID 1024074
 Millage Group 10KW
 Location 1605 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal KW BENJ ALBURY'S SUBD PB1-3 THE ELY PORTION OF LOT 17 OF TR 7 OR579-998
 Description OR885-1027/28 OR2544-2092/95 OR2544-2096/98 OR2757-1514/16
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[GARRISON BIGHT INVESTORS LLC](#)
 18 Allamanda Ter
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$181,787	\$181,787	\$187,381	\$187,381
+ Market Misc Value	\$23,506	\$23,506	\$23,375	\$23,375
+ Market Land Value	\$1,763,762	\$1,763,762	\$749,599	\$749,599
= Just Market Value	\$1,969,055	\$1,969,055	\$960,355	\$960,355
= Total Assessed Value	\$1,162,029	\$1,056,390	\$960,355	\$960,355
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,969,055	\$1,969,055	\$960,355	\$960,355

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$749,599	\$187,381	\$23,375	\$960,355	\$960,355	\$0	\$960,355	\$0
2020	\$749,599	\$187,381	\$23,375	\$960,355	\$960,355	\$0	\$960,355	\$0
2019	\$812,502	\$195,771	\$23,375	\$1,031,648	\$1,031,648	\$0	\$1,031,648	\$0
2018	\$812,502	\$181,443	\$22,541	\$1,016,486	\$1,016,486	\$0	\$1,016,486	\$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
COMMERCIAL WATERFRON (100W)	6,167.00	Square Foot	0	0

Buildings

Building ID	39863	Exterior Walls	C.B.S.
Style		Year Built	1976
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	2696	Roof Type	
Finished Sq Ft	2240	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	204	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,240	2,240	0
OPF	OP PRCH FIN LL	456	0	0
TOTAL		2,696	2,240	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1961	1962	19 x 70	1	1330 SF	2
CON DKS/CONPIL	1975	1976	52 x 4	1	208 SF	5
SEAWALL	1975	1976	2 x 43	1	86 SF	2
CONC PATIO	1984	1985	0 x 0	1	1994 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/30/2015	\$0	Quit Claim Deed		2757	1514	11 - Unqualified	Improved		
11/15/2011	\$100	Quit Claim Deed		2544	2092	11 - Unqualified	Vacant		
10/13/2011	\$100	Quit Claim Deed		2544	2096	11 - Unqualified	Vacant		
7/1/1983	\$360,000	Warranty Deed		885	1027	M - Unqualified	Improved		

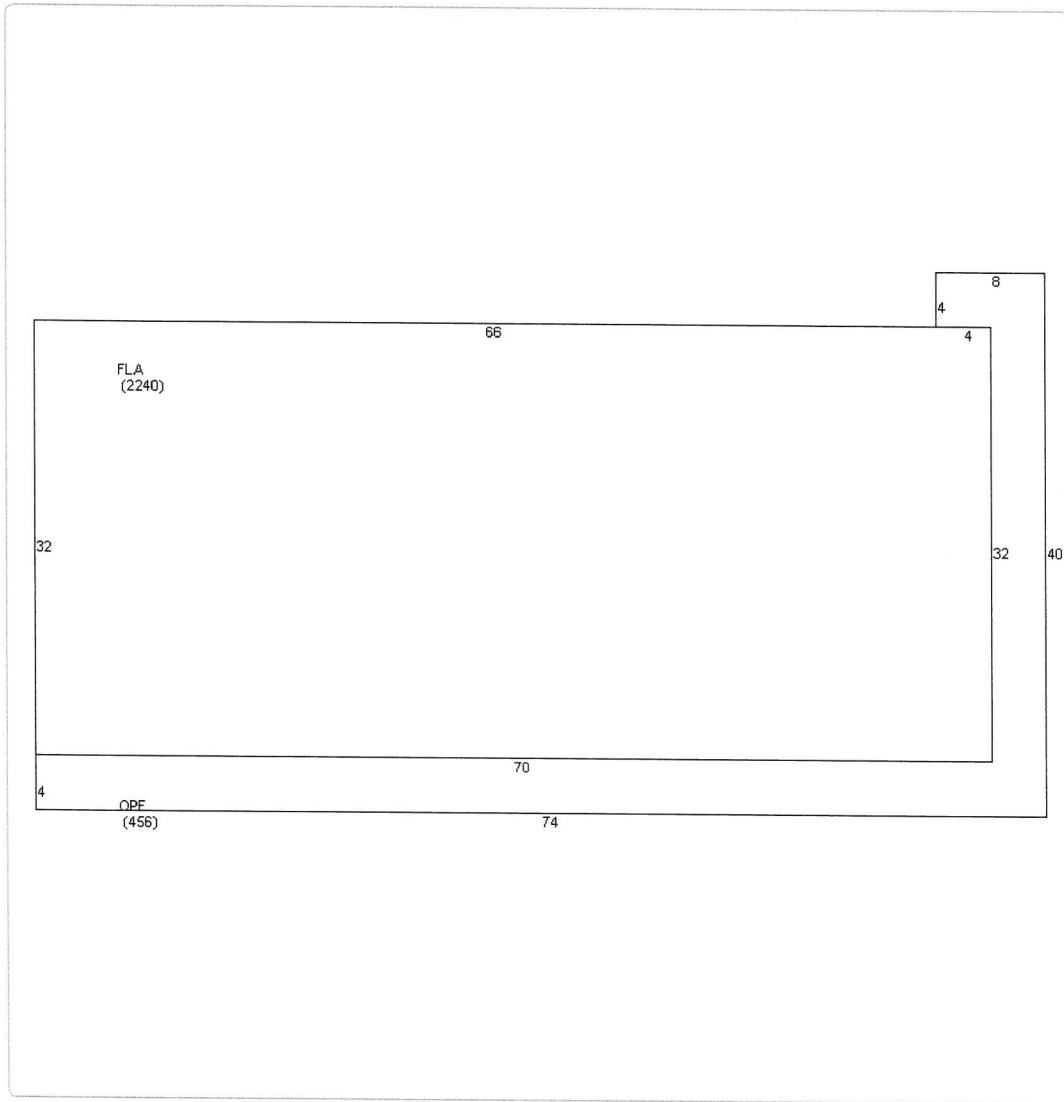
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2939	10/18/2021		\$7,000	Commercial	INSTALL 6SQ HYDROSTOP RUBBER MEMBRANE TO DECK. N.O.C. REQUIRED. GH REVISION #1: TYPE OF DECK BEING CHANGED TO: 6SQ 5/4" ROUNDED DECKING OVER 2X8 FRAMING ANCHORED WITH STAINLESS TAP CONS TO THE CONCRETE SLAB. TO BE FREE-STANDING FROM THE BUILDING. **NOC REQUIRED**
BLD2021-2665	9/28/2021		\$13,680		TIKI HUT INSTALLATION INSTALLATION OF NEW TIKI HUT - AS PER PLANS 14'X40' REVISION1 ADDING TWO ADDITIONAL POSTS. **NOC REC'D 10/1/2021**
15-0374	2/9/2015	3/18/2015	\$8,500	Commercial	ADD 70A SUB-PANEL, ADD RECP., FOR BAR AREA, ADD TRACK LIGHTING, REPLACE TRACK LIGHTING, ADD 3 FANS, REPLACE SIGN LIGHTS & ADD TWO NEW SIGN LIGHTS, ADD CIRCUITS FOR DOCK POWER, ADD FIXTURES IN RESTROOMS (EXHAUST FANS, CAN LIGHTS).
14-5364	12/1/2014	3/18/2015	\$5,000		NEW FIXTURES FOR WASTE WATER DISTRIBUTION CARPENTMENT SINK DISHWATER SINK AND FLOOR DRAIN INSTALL GREASE TRAP ADDITIONAL HAND SINK AND 1 WATER CLOSET
14-3487	7/30/2014	5/13/2017	\$1,900	Commercial	RELOCATE EXISTING CONDUIT AND OUTLETS RECONFIGURE LIGHTING. NO NEW NET LOADS. N.O.C. EXEMP
14-2317	5/28/2014	10/15/2014	\$15,000	Commercial	NEW 2X4 PARTITIONS WITH 1/2 SHEETROCK AND DOORS, PAINT INTERIOR
9900203	1/15/1999	11/17/1999	\$5,200		REPLACE A/C
9900053	1/6/1999	11/17/1999	\$15,400		REOF
9803503	11/9/1998		\$250	Commercial	REPLACE RISER & WIRE
9802521	8/26/1998		\$2,394	Commercial	REPLACE ROOF
9701915	6/1/1997	8/1/1997	\$275		8X8 GATE
9701382	5/1/1997	8/1/1997	\$2,000		REPAINT SIGN
9500074	12/1/1995	12/1/1996	\$1		SIGN
9604089	10/1/1995	12/1/1996	\$2,000		SIGN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 Notices Only



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 8/9/2023, 3:17:23 AM

**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, Robert Lockwood as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Garrison Bight Investors LLC
Name of office (President, Managing Member) Name of owner from deed

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

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

[Handwritten Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this August 10 2023
Date

by Robert Lockwood
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.

[Handwritten Signature]
Notary's Signature and Seal

[Notary Seal]
Name of Notary Public, My Commission No. 1466702, Exp. 10/14/2025

Commission Number, if any

**VERIFICATION
FORM**



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

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

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

1605 N Roosevelt Blvd.

Street address of subject property

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

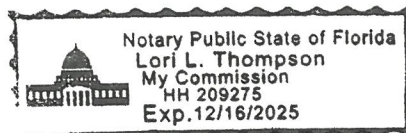
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/15/23 by
RICHARD McCHESNEY *date*
Name of Applicant

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

[Handwritten Signature]
Notary's Signature and Seal
Lori Thompson



Name of Acknowledger typed, printed or stamped

Commission Number, if any

**SUNBIZ
INFORMATION**



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

Detail by Entity Name

Florida Limited Liability Company
 GARRISON BIGHT INVESTORS, LLC

Filing Information

Document Number L15000015920
FEI/EIN Number 59-2355371
Date Filed 01/27/2015
Effective Date 07/01/1983
State FL
Status ACTIVE
Last Event LC STMNT OF RAVRO CHG
Event Date Filed 07/13/2015
Event Effective Date NONE

Principal Address

18 Allamanda Ter
 KEY WEST, FL 33040-6203

Changed: 01/25/2016

Mailing Address

18 Allamanda Ter
 KEY WEST, FL 33040-6203

Changed: 01/25/2016

Registered Agent Name & Address

LOCKWOOD, ROBIN
 18 ALLAMANDA TER
 KEY WEST, FL 33040-6203

Address Changed: 07/13/2015

Authorized Person(s) Detail

Name & Address

Title MGR

LOCKWOOD, ROBIN
 18 Allamanda Ter
 KEY WEST, FL 33040-6203

Title AMBR

LOCKWOOD, ROBERT
18 ALLAMANDA TERRACE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2021	02/05/2021
2022	04/05/2022
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
02/18/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
07/13/2015 -- CORLCRACHG	View image in PDF format
01/27/2015 -- Florida Limited Liability	View image in PDF format

DEED

This Indenture,
314274

REC 885 PAGE 1027

930.00
1620.00
7029.00

Wherever used herein, the word "party" shall include the heirs, personal representatives, executors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the word "and" shall include all the nouns herein described if more than one.

Made this 8th day of July A. D. 1983,
Between WM. LEON SANDS and CONSTANCE M. SANDS, his wife,

of the County of Monroe in the State of Florida
party of the first part, and GARRISON BIGHT INVESTORS, LTD., a limited
partnership in the State of Florida,

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~of money~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1983 and subsequent years.
2. Conditions, limitations, restrictions and easements of record.

ROBERT T. FELDMAN
Attorney at Law
417 Babon Street
Key West, FL 33040

FILED FOR RECORD
73 JUL -8 P 4:39
RALPH W. WHITE, CLERK
MONROE COUNTY, FLA.

DS Paid 1620.00 Date 7-8-83
MONROE COUNTY
RALPH WHITE, CLERK OF CIR.
By [Signature] D.C.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:
[Signature] [Signature]
WM. LEON SANDS
[Signature]
CONSTANCE M. SANDS

THIS INSTRUMENT
PREPARED BY:

State of Florida
County of Monroe

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

WM. LEON SANDS and CONSTANCE M. SANDS, his wife,
to me well known and known to me to be the individual described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West
County of Monroe and State of Florida, this 8th
day of July, A. D. 1983.

My Commission Expires 4-1-87

[Signature]
Notary Public

SCHEDULE "A"

On the Island of Key West and known as Lot 17, of Tract 7 as shown on BENJAMIN ALBURY'S SUBDIVISION of Part of Tract 7, recorded in Plat Book 1, Page 8, Monroe County, Florida Records. Said Lot 17 being more particularly described by metes and bounds as follows: BEGINNING at a point on the Northeasterly side of Salt Pond or Bay Road at the intersection of the Northeasterly boundary line of said Salt Pond or Bay Road with the Northeasterly boundary line of Division Street extended; from said POINT OF BEGINNING run Northeasterly and along the Northeasterly boundary line of said Salt Pond or Bay Road a distance of 78.75 feet; thence run Northeasterly and parallel to the line of Division Street extended a distance of 185 feet more or less to the high water mark of the Bay of Florida; thence meandering in a Southeasterly direction along the said high water mark of the said Bay of Florida a distance of 55 feet more or less to the sloping retaining seawall of Roosevelt Boulevard; thence continue in a Southeasterly direction in a straight line to a point on the Northeasterly line of Division Street extended, said point being 195.66 feet Northeasterly from the POINT OF BEGINNING; thence in a Southwesterly direction and along the line of Division Street extended a distance of 195.66 feet to the POINT OF BEGINNING; SUBJECT to the existing encroachment, if any, of the certain street or public thoroughfare known as Roosevelt Boulevard upon the Southeasterly 20 feet more or less of said land.

RECORDED IN OFFICIAL RECORDS BOOK
OF MONROE COUNTY, FLORIDA
RECORD VALUE \$1000
RALPH W. WHITE
CLERK COUNTY CLERK

Return Instrument to Preparer:)
)
Robin Roy Lockwood)
18 Allamanda Terrace)
Key West, FL 33040)
)
)
Parcel Identification Number:)
1024074)

Doc# 2042967
Bk# 2757 Pg# 1514

) Above This Line Reserved for Official Use Only

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$0.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Garrison Bight Investors, LTD, a Florida Limited Partnership with an address of 18 Allamanda Terrace, Key West, Florida 33040 (the "Grantor"), hereby remises, releases, and quitclaims unto Garrison Bight Investors, LLC, a Florida Limited Liability Company with an address of 18 Allamanda Terrace, Key West, Florida 33040 (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Monroe County, Florida, described as follows:

KW BENJ ALBURY'S SUBD PB1-3 THE ELY PORTION OF LOT 17 OF TR 7
OR579-998 OR885-1027/1028 OR2544-2092/2095Q/C OR2544-2096/2098Q/C

The Easterly portion of Lot 17, of Tract 7, as shown on BENJAMIN ALBURY'S SUBDIVISION of Part of Tract 7, recorded in Plat Book 1, Page 3, Monroe County, Florida Records. Said Lot 17 being more particularly described by metes and bounds as follows: BEGINNING at a point on the Northeasterly side of Salt Pond or Bay Road at the intersection of the Northeasterly boundary line of said Salt Pond or Bay Road with the Northwesterly boundary line of Division Street extended; from said Point of Beginning run Northwesterly and along the Northeasterly boundary line of said Salt Pond or Bay Road a distance of 78.75 feet; thence run Northeasterly and parallel to the line of Division Street extended a distance of 183 feet more or less to the high water mark of the Bay of Florida; thence meandering in a Southeasterly direction along the said high water mark of the said Bay of Florida a distance of 55 feet more or less to the sloping retaining seawall of Roosevelt Boulevard; thence continue in a Southeasterly direction in a straight line to a point on the Northwesterly line of Division Street extended, said point being 195.66 feet Northeasterly from the Point of Beginning; thence in a Southwesterly direction and along the line of Division Street extended a distance of 195.66 feet to the Point of Beginning. SUBJECT to the existing encroachment,

if any, of the certain street or public thoroughfare known as Roosevelt Boulevard upon the Southeasterly 20 feet more or less of said land.

This conveyance is subject to: (1) taxes and assessments for the current year and subsequent years; (2) zoning and other governmental regulations; and (3) any restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record.

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property

Taxes for the current year are assumed by the Grantee.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee, and Grantee's successors and assigns, forever.

Signed by the Grantor, Garrison Bight Investors, LTD, on July 30,
2015.

Signed, sealed and delivered in our presence: GARRISON BIGHT INVESTORS, LTD

Ruth S. Marsden
Print Witness Name: Ruth S. Marsden

Michelle Prodes
Print Witness Name: Michelle Prodes

Robin Lockwood
By: Robin Lockwood
Its: General Partner

STATE OF FLORIDA
COUNTY OF COUNTY OF MONROE

The foregoing instrument was acknowledged before me on July 30th,
2015 by Robin Lockwood, as General Partner of Garrison Bight Investors, LTD, a Florida
Limited Partnership, on behalf of the Limited Partnership. He/she is personally known to me or
has produced _____ as identification.



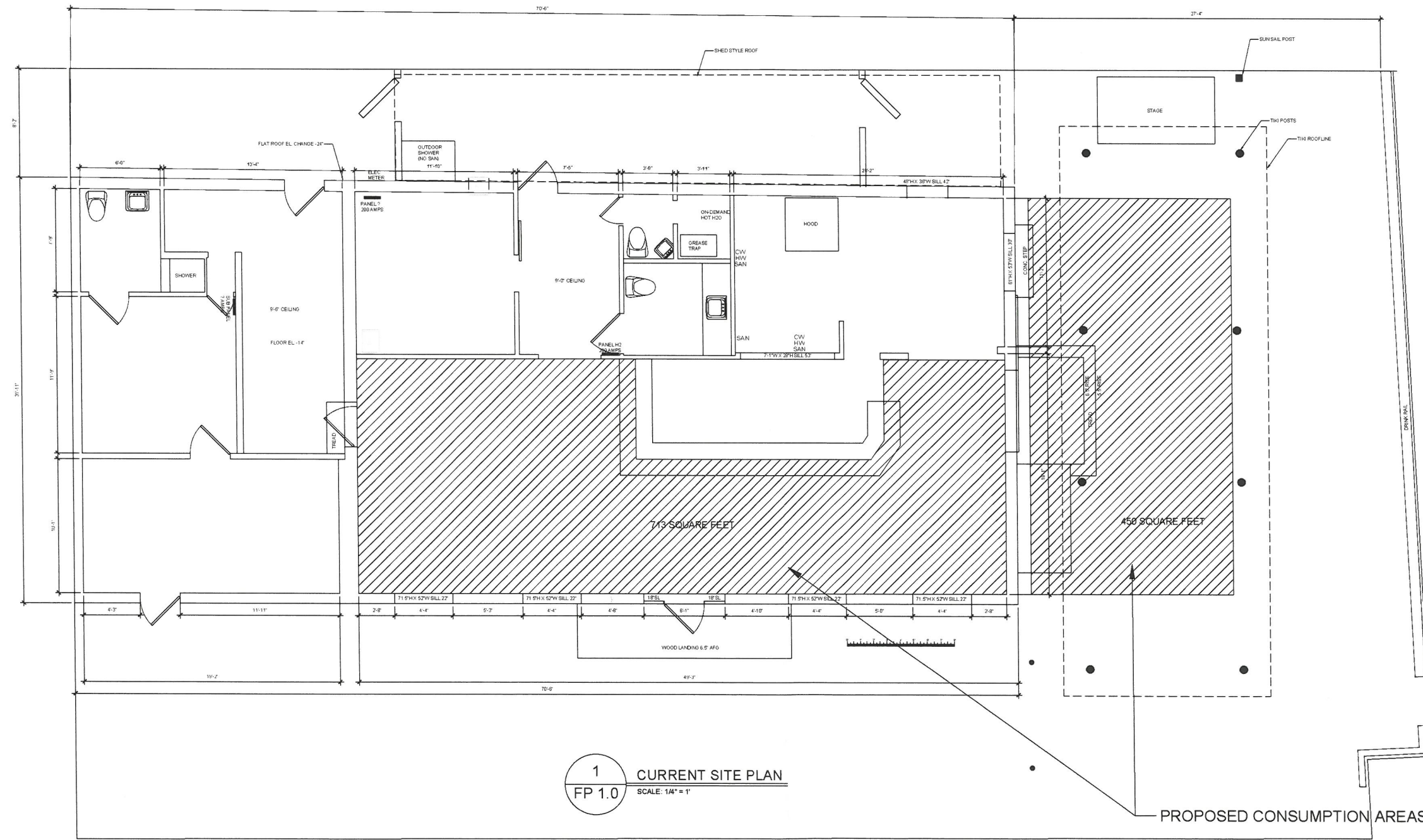
CCH

Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)

SURVEY

SITE PLAN

1605 N. ROOSEVELT FLOOR PLAN



1
CURRENT SITE PLAN
FP 1.0
SCALE: 1/4" = 1'

DATE	REV. SET	DESCRIPTION	ISSUED FOR REVIEW
8/17/23	1		

SEAL

 Erica Helen Poole
 Pooler
 13:11:15-0400'
 NOT VALID FOR CONSTRUCTION UNLESS
 BOUND AND SEALED IN THIS BLOCK.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND
 SEALED BY ERICA HELEN POOLE USING A DIGITAL
 SIGNATURE
 PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE SIGN
 AUTHENTICATION CODE MUST BE VERIFIED ON
 ANY ELECTRONIC COPIES

ERICA HELEN POOLE - ARCHITECT
 #AR98525

SANDBAR DESIGN STUDIO
 2910 CAMELLIA LANE
 810 PINE KEY, FL 33042
 WWW.SANDBARDESIGNSTUDIO.COM
 813.933.3334

LAKEWOOD ENGINEERING
 DESIGN & CONSULTING, INC. FLORIDA
 LAKEWOOD ENGINEERING
 1211 WINDSOR ST
 KEY WEST, FL 33040
 305-850-6204

MAC'S PLACE
 1605 N. ROOSEVELT
 KEY WEST, FL 33040

SHEET
 TITLE
 FLOOR PLAN

FP
 1.0

PROJECT
 NO.
 1605ROOS
 DRAWN BY:
 BH
 APPROVED BY:
 DB