

APPLICATION

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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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

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 the existing 17 spaces to accommodate the proposed total consumption area of 2,144 sq. ft. allowing a total of 143 seats. The proposed request for restaurant seats is below the calculated occupancy load as determined by the Key West Fire Department at 170 persons. The breakdown of seats is based on the following:

Interior consumption area: 713 (48 seats)
Exterior consumption area: 1,431 (95 seats)
TOTAL consumption area: 2,144 (143 seats)

This property was granted a parking variance of 36 parking spaces by Resolution 2023-021 based on a total of 1,163 sq. ft. of consumption area and therefore allowing 42 interior seats and 30 exterior seats. Since the business has done very well, this new application seeks to more accurately document the existing consumption area. The business has become a popular spot to "dock and dine" where customers arrive by vessel and not vehicle. Pursuant to code Sec. 108-572, 1 parking space is required for every 45

Received 4/18/2025
Not reviewed for
completeness.
Thank you,
Katie Halloran
KH

April 17, 2025

sq. ft. of consumption area. Existing parking on site provides for 8 spaces dedicated to the restaurant use. There are a total of 17 parking spaces for the entire property. Additional ample public parking is available along Leon Street at Bay View Park, just a short walk away. The below table illustrates the parking demands of the property.

USE	CODE REQUIREMENT	EXISTING	PROPOSED	PARKING SPACES REQUIRED	PROPOSED
Restaurant	1 sp/45 sq. ft. consumption area	1 163 sq. ft.	2144 sq. ft.	47	2
Charter Boats 6-pack	1 sp/3 passengers	8	8	16	6
Retail/Office	1 sp/300 sq. ft.	3600 sq. ft.	3600 sq. ft.	12	9
TOTAL				75	17

This application seeks to amend the previous variance approval for an additional 22 parking spaces (58 total) in recognition of the 2,144 sq. ft. of consumption area for the existing restaurant.

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 therefore did not create the existing layout of the Property. The business demand requires more seating for customers.

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 members and business owners in this community. Alternative modes of transportation are a necessity of living on a small island with limited parking. There is a new draw of boating customers who are encouraged to tie their vessel at the Property's docks and dine dockside.

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 supply and demand; the supply of parking spaces restricted by the confines of the site and the business demand. There is ample parking across the street along Jose Marti Drive and easily accessible by customers of the restaurant.

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 to meet the demands of the restaurant.

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.

The application form and required supplemental documents are enclosed herein. 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 'R. McChesney', written in a cursive style.

Richard J. McChesney, Esq.

RJM/LT

Enclosures As stated



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	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions **(existing and proposed)** of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions **(existing and proposed)**.
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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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: GC

Real Estate (RE) #: 00023280-000000

Property located within the Historic District?

☐ Yes

☒ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Richard McChesney/Spottswood Law Firm

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 Inc

Mailing Address: 18 Allamanda Terrace

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

Amending consumption area from a total of 1,163 sq. ft. to 2,144 sq. ft. allowing for 143 total seats.

Interior consumption area is amended to 713 sq. ft. (48 seats) and exterior to 1,431 sq. ft. (95 seats)

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

Code Sec. 108-572: Request to amend the previous parking variance to a total of 58 spaces to accommodate 2,144 sq. ft. of existing 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	GC			
Flood Zone	NA			
Size of Site	6167 sq. ft.			
Height				No Change
Front Setback				No Change
Side Setback				No Change
Side Setback				No Change
Street Side Setback				No Change
Rear Setback				No Change
F.A.R	0.8 (4933.6 sq. ft.)	3576 sq. ft.	3576 sq. ft.	No Change
Building Coverage				No Change
Impervious Surface				No Change
Parking	1 SP/45 sq. ft. (75)	17	17	58 spaces
Handicap Parking				No Change
Bicycle Parking				No Change
Open Space/ Landscaping				No Change
Number and type of units				No Change
Consumption Area or No. of seats	12,144 sq. ft.	72	143	In Compliance

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

PROPERTY CARD

Monroe County, FL

****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 00023280-000100
 Account# 1024074
 Property ID 1024074
 Millage Group 10KW
 Location 1605 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal KW BENJ ALBURY 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 RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

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

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$233,831	\$181,787	\$181,787	\$187,381
+ Market Misc Value	\$23,506	\$23,506	\$23,506	\$23,375
+ Market Land Value	\$1,763,762	\$1,763,762	\$1,763,762	\$749,599
= Just Market Value	\$2,021,099	\$1,969,055	\$1,969,055	\$960,355
= Total Assessed Value	\$1,278,231	\$1,162,029	\$1,056,390	\$960,355
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,021,099	\$1,969,055	\$1,969,055	\$960,355

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,763,762	\$233,831	\$23,506	\$2,021,099	\$1,278,231	\$0	\$2,021,099	\$0
2023	\$1,763,762	\$181,787	\$23,506	\$1,969,055	\$1,162,029	\$0	\$1,969,055	\$0
2022	\$1,763,762	\$181,787	\$23,506	\$1,969,055	\$1,056,390	\$0	\$1,969,055	\$0
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
 Style GROUND LEVEL
 Building Type RESTAURANT & CAFETR / 21C
 Building Name
 Gross Sq Ft 3576
 Finished Sq Ft 2240
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 204
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1976
 EffectiveYearBuilt 1997
 Foundation CONCRETE SLAB
 Roof Type FLAT OR SHED
 Roof Coverage MEMBRANE
 Flooring Type
 Heating Type FCD/AIR DUCTED
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 350
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,240	2,240	204
OPF	OP PRCH FIN LL	456	0	236
PDO	PATIO DIN OPEN	320	0	96
PDE	PTO DIN ENCL	560	0	108
TOTAL		3,576	2,240	644

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
7/30/2015	\$0	Quit Claim Deed		2757	1514
11/15/2011	\$100	Quit Claim Deed		2544	2092
10/13/2011	\$100	Quit Claim Deed		2544	2096
7/1/1983	\$360,000	Warranty Deed		885	1027

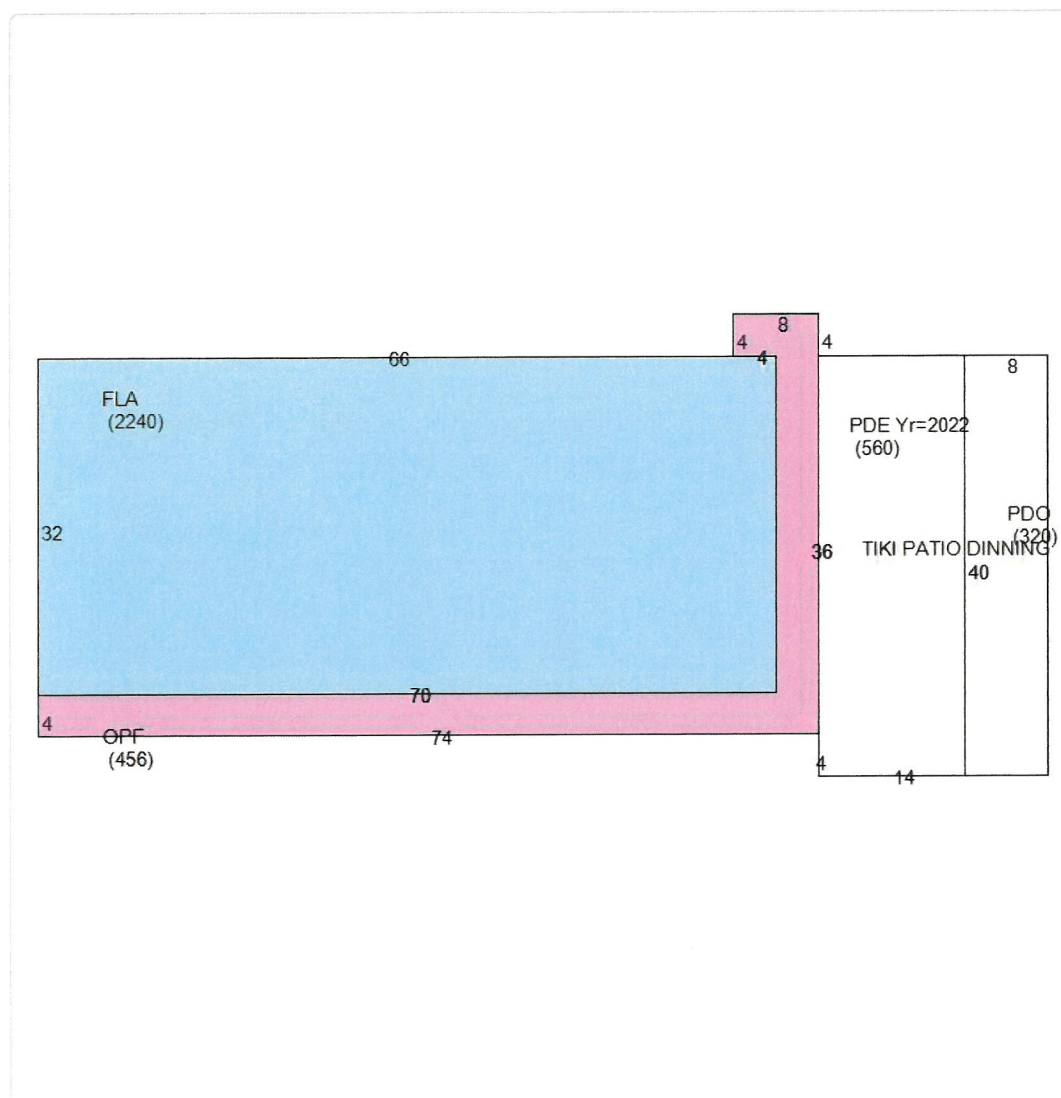
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-1660	06/27/2024	Active	\$2,300	Commercial	Connect new generator to existing tanks. Run gas piping from new generator to existing 120 gallon propane tanks.
BLD2024-1616	06/14/2024	Active	\$15,000	Commercial	Structural and mounting of generator per engineered drawings Mechanical, electrical and propane by other.
BLD2023-3055	12/06/2023	Completed	\$11,500	Commercial	TO change out A 2-TON unit / install a walk-in cooler/freeze RHEEM AIR HANDLER MODEL#RH1T2417STANJA RHEEM CONDENSER MODEL#RA14az24AJ1N with new ducting
BLD2023-3299	12/01/2023	Completed	\$8,500	Commercial	INSTALL FIRE SUPPRESSION - MASTER - BLD2023-2533. *
BLD2023-3258	11/30/2023	Completed	\$41,850	Commercial	INSTALL HOOD SYSTEM MASTER PERMIT# - BLD2023-2533
BLD2023-2771	10/20/2023	Completed	\$1,200		Install a printed vinyl sign over an existing sign board
BLD2023-2689	09/27/2023	Completed	\$11,000	Commercial	Interior renovation per attached electrical plans. Conductors and branch circuitry to comply with latest
BLD2023-2533	09/25/2023	Completed	\$45,000	Commercial	Reframe one 2x4 NON Load bearing wall with pressure treated lumber. Openings per plan. Frame walls and install flooring system for four bathrooms. Tile, drywall, or other finish surfaces on all rough lumber. Patch any openings in exterior walls. All MEP's by other. *****Revision 1***** 65FT OF NEW FLOOR FRAMING AND INTERIOR WALL CONSTRUCTION REPLACEMENT OF MAIN BAR TP & MEMBERS AS NEEDED. ENGINEERING REVISION TO ETRAKIT ON 10-09-2023
BLD2023-2631	09/22/2023	Completed	\$18,000	Commercial	bathroom remodel and remove and reset fixtures
BLD2023-2290	08/16/2023	Completed	\$10,000	Commercial	DEMOLITION OF DRYWALL AND NON LOAD BEARING INTERIOR WALLS. Decorative Walls are non-load bearing. All work is in the interior.
BLD2021-2939	10/18/2021	Completed	\$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	09/28/2021	Completed	\$13,680	Commercial	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	02/09/2015	Completed	\$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	12/01/2014	Completed	\$5,000	Commercial	NEW FIXTURES FOR WASTE WATER DISTRIBUTION CARPENTMENT SINK DISHWATER SINK AND FLOOR DRAIN INSTALL GREASE TRAP ADDITIONAL HAND SINK AND 1 WATER CLOSET

Number	Date Issued	Status	Amount	Permit Type	Notes
14-3487	07/30/2014	Completed	\$1,900	Commercial	RELOCATE EXISTING CONDUIT AND OUTLETS RECONFIGURE LIGHTING. NO NEW NET LOADS. N.O.C. EXEMP
14-2317	05/28/2014	Completed	\$15,000	Commercial	NEW 2X4 PARTITIONS WITH 1/2 SHEETROCK AND DOORS, PAINT INTERIOR
9900203	01/15/1999	Completed	\$5,200	Commercial	REPLACE A/C
9900053	01/06/1999	Completed	\$15,400	Commercial	REOOF
9803503	11/09/1998	Completed	\$250	Commercial	REPLACE RISER & WIRE
9802521	08/26/1998	Completed	\$2,394	Commercial	REPLACE ROOF
9701915	06/01/1997	Completed	\$275	Commercial	8X8 GATE
9701382	05/01/1997	Completed	\$2,000	Commercial	REPAINT SIGN
9500074	12/01/1995	Completed	\$1	Commercial	SIGN
9604089	10/01/1995	Completed	\$2,000	Commercial	SIGN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 4/10/2025, 1:40:29 AM

AUTHORIZATION FORM

**VERIFICATION
FORM**



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

I, Richard J. McChesney, in my capacity as Member
(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.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 17, 2025 by
Richard McChesney
Name of Applicant

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

8.18.25
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 RA/RO 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
2022	04/05/2022
2023	01/30/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
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,

885 PAGE 1027

314274

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 "heir" shall include all the heirs 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, 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.

D3 Paid 1620.00 Date 7-8-83

MONROE COUNTY

RALPH WHITE, CLERK OF CIR.

By [Signature]

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

FILED FOR RECORD

83 JUL -8 P4:39

RALPH WHITE, CLERK OF CIR.
MONROE COUNTY, FLA.

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 this day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature] WM. LEON SANDS
[Signature] CONSTANCE M. SANDS

State of Florida

County of Monroe

I, [Signature] Notary Public, 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

THIS INSTRUMENT
PREPARED BY:

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 Northwesterly boundary line of Division Street extended: from said POINT OF BEGINNING run Northwesterly and along the Northwesterly 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 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.

APPROVED BY OFFICIAL RECORDS BOOK
OF MONROE COUNTY, FLORIDA
RECORDED
RALPH W. WHITE
CLERK MONROE COUNTY

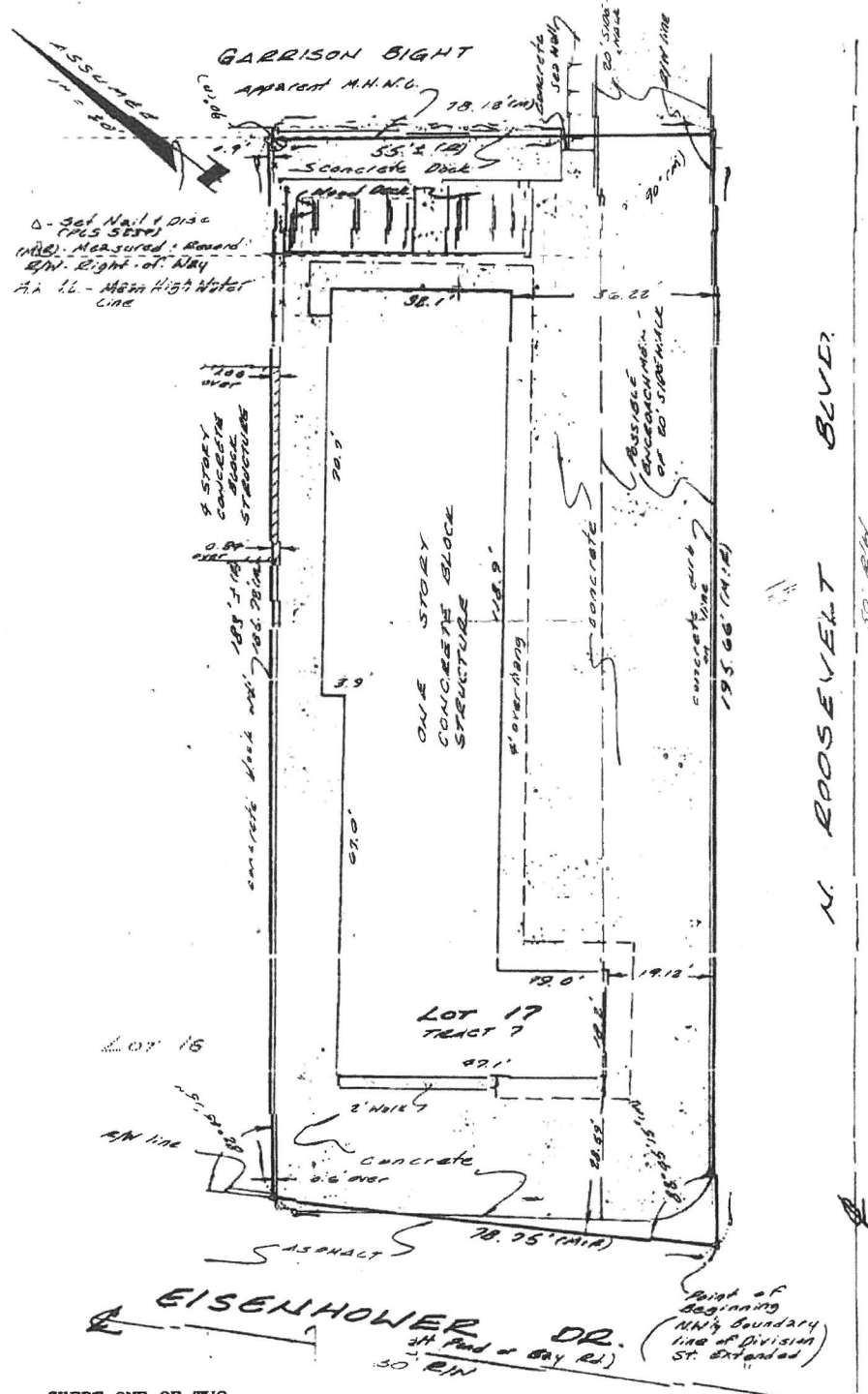
SURVEY

3104 Fingler Avenue

Key West, FL 33040

Reg. No. 5234

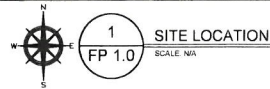
(303) 296-7422 FAX (303) 293-9924



SHEET ONE OF TWO

SITE PLAN

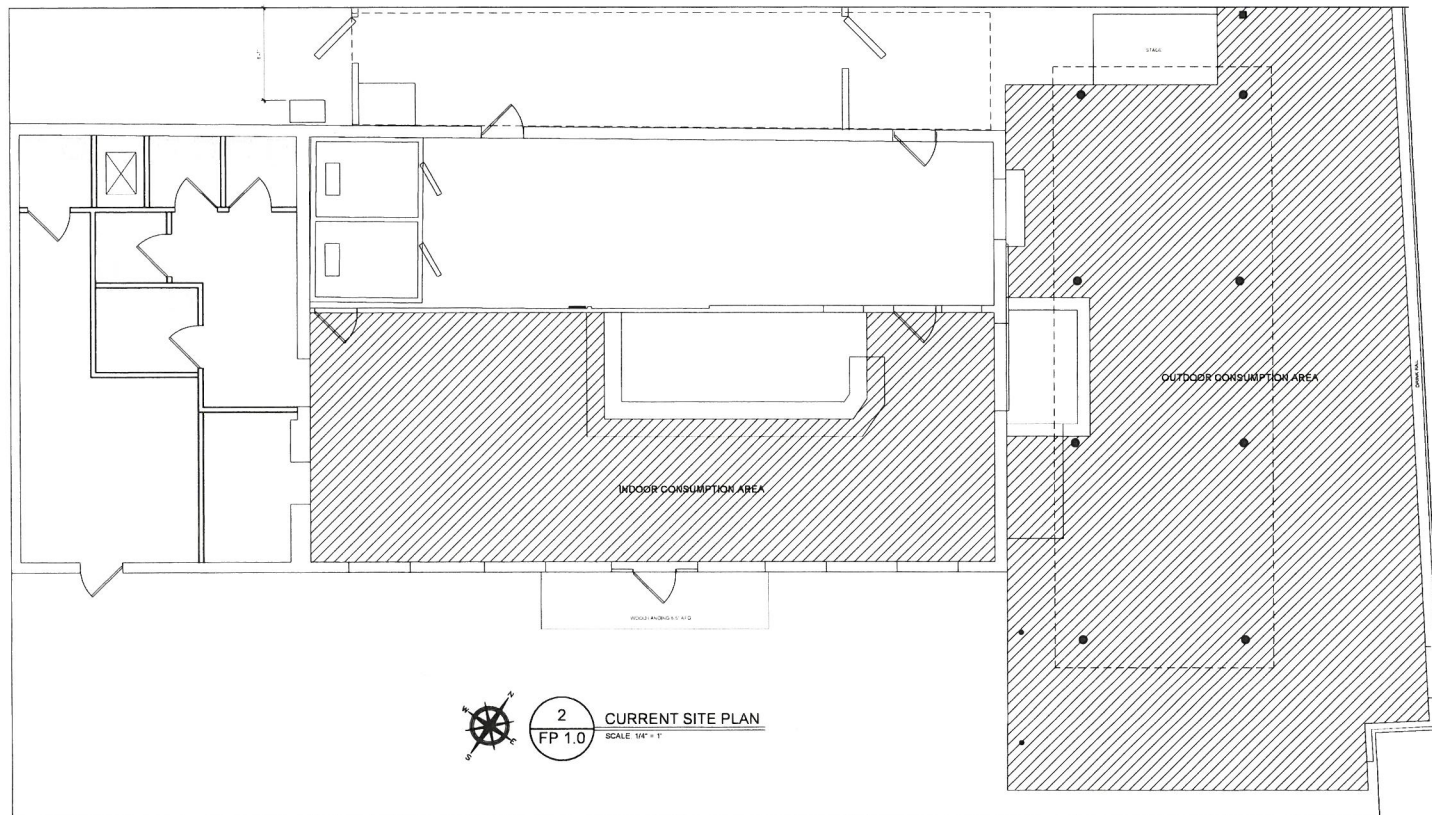
1605 N. ROOSEVELT FLOOR PLAN



1 SITE LOCATION
SCALE: N/A

PROPOSED CONSUMPTION AREAS:

INDOOR CONSUMPTION AREA: 713 SF
OUTDOOR CONSUMPTION AREA: 1,431 SF
TOTAL AREA: 2,144 SF



2 CURRENT SITE PLAN
SCALE: 1/4" = 1'

SCALE 1/4" = 1'

THIS PROJECT IS A PROFESSIONAL ENGINEERING DESIGN. THE ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING STATUTE AND RULES. THE ENGINEER HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING STATUTE AND RULES.

ROBERT HULEC, P.E.
LIC # 95937

LAKEWOOD ENGINEERING
P.O. BOX 1000
KEY WEST, FL 33040

LAKEWOOD ENGINEERING
1111 10th Street
Key West, FL 33040
239.243.1111

DATE	REV	DESCRIPTION	PROPOSED CONSUMPTION AREAS
3/28/25	1		

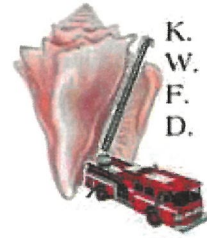
MAC'S PLACE
1605 N. ROOSEVELT
KEY WEST, FL 33040

FLOOR PLAN

FP
1.0

DESIGN BY BH APPROVED BY N/A

Licenses



THE CITY OF KEY WEST

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

To: Mac's Place

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

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

Date: 12/11/2023

Reference: At the time of inspection, the occupancy was unoccupied /Occupancy Load

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

EMPLOYEES: 7

TOTAL INTERIOR OCCUPANCY LOAD: 50

TOTAL EXTERIOR OCCUPANCY LOAD: 113

TOTAL MAXIMUM OCCUPANCY LOAD: 170

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

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

326 LSN 132

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 MAC'S PLACE
Location Addr 1605 N ROOSEVELT BLVD
Lic NBR/Class LIC2023- FOOD SERVICE
 000575
Issued Date 7/18/2024 **Expiration Date: September 30, 2025**
RESTAURANT WITH 61 TO 120 SEATS

Comments: AUTHORIZED FOR 72 SEATS

Restrictions: SEA5428267 (10/1/25) CANNOT EXCEED 42 IN OR 30 OUT

MAC'S PLACE
MAC'S PLACE LLC
1401 TROPICAL ST
KEY WEST, FL 33040

This document must be prominently displayed.

MAC'S PLACE LLC

PHOTOS

Mac's Place Photos
1605 N Roosevelt Blvd.

