

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



RECEIVED
JUN 12 2019
BY: NLH

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major
Minor

Conditional Use

Historic District

Yes
No

Please print or type:

- 1) Site Address 417 Southard Street
- 2) Name of Applicant Jessica Moore
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1729 Seminary Street
Key West, FL 33040
- 5) Applicant's Phone # 704-231-3012 Email jessy@annasweetgallery.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above Anna Sweet
- 8) Address of Owner 417 Southard Street
- 9) Owner Phone # 917-242-1069 Email anna@annasweet.com
- 10) Zoning District of Parcel HR1 RE# 00010040-000000
- 11) Is Subject Property located within the Historic District? Yes No
If Yes: Date of approval NA HARC approval # NA
OR: Date of meeting NA
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
The property is currently an art gallery + studio space. The proposal is to convert a small are of the interior into a craft wine bar, and eventually, outside seating for guests. This will be done in 2 Phases. Phase 1: installation of bar/seating inside. Phase 2: landscaping + addition of seating to the outside area.

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13) Has subject Property received any variance(s)? Yes No
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes No

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

CONDITIONAL USE

Chapter 122, Article III, Sections 122-61 and 122-62

Anna Sweet Studios

417 Southard Street, Key West, Florida

(RE# 00010040-000000)

Summary

This application is a request for conditional use approval to be able to provide art gallery and studio guests with wine and beer. This would be done in 2 phases. Phase 1 would be to offer wine and beer to guests indoors. Currently there is about 4,000 square feet of indoor space being used by several local artists as a studio. The guests who come in to enjoy a beverage will also be able to see the work of local artists, potentially in action as it is a working studio on one side. Also inside is a gallery and retail space that represents a number of local artists and craftsmen, which guests will be able to enjoy. Phase 2 would include the beautification of the outside area of the building that is currently not being used for anything other than trash can storage and parking for the owner. We would build an approved trash can storage area if phase 2 comes to fruition to make sure they're accessible but hidden from view. The owner also hopes to install a "living wall" that accentuates the flora of the Keys and would like to use indiginous and/or approved plants to create it. This will replace or disguise the current generic chain link fencing, and add greenery to attract butterflies and other pollinators. Additionally, bench seating with sunshades would be installed to make the area attractive to not just pollinators, but guests as well. Phase 2 would not affect the current parking accessibility or change the number of spots in any way.

SITE DATA

ITEM	EXISTIN G	REQ. PER LDR	PROPOSED	REMARK
District	HRCC-1	HRCC-1	HRCC-1	No change
Site Area	See Survey	4,000 Sq. Ft.	Existing	No change
Lot Size	See Survey	40' x 100' (min)	Existing	No change
Impervious	existing	70% max	existing	No change
Open Space	existing	791 sq. ft. 35% min	existing	No change
Building Cov.	existing	50% max	existing	No change
Accessory Structure Rear Yard Cov.	NA	NA	NA	NA
Front Yard 50% Green Space Cov.	NA	NA	NA	NA

SETBACKS

Front Setback	existing	0'-0"	existing	No change
Rear Setback	existing	10'	existing	No change
Side Setback	existing	2'-6"	existing	No change
Street side setback	existing	0'-0"	existing	No change
Building Height	existing	35' +5' (per HARC)	existing	No change

I. **Existing Conditions**

A. **Survey of site on next page**

1. Size of site

Code	Description	Sketch area	Finished Area	Perimeter
CPF	CARPORT FIN	975	0	0
FHS	FINISH HALF ST	513	0	0
FLA	FLOOR LIV AREA	6459	6459	0
OUU	OP PR UNFIN UL	120	0	0
TOTAL		8,067	6,459	0

2. **Buildings Structures and Parking:** 1st Story of the building, second floor is residential and not our space. The building is located in a parking waiver zone but does have a parking spot for 2 compact cars used by the owner. There will still be room for trash cans and 2 compact car spots if phase 2 happens. We will have a plan in place for covering the trash cans from view if we continue with finishing phase 2.

3. **FEMA Flood Zone:** X

4. **Topography:**

5. **Easements:** There are no easements

6. **Location of Utility Lines (sewer, water, electric, cable):** *see survey on previous page*

B. Currently no trees or plants growing on the property

C. See survey

D. See survey

II. **Proposed Development**

A. Application for use doesn't include a major development plan

III. **Solutions Statement**

Plans for Phase 1 and 2 will not have any negative impact on the immediate surrounding environment; there will be no increase in runoff, no impact on noise, traffic and parking, as we are in the parking waiver zone and only generate foot traffic. There will be minimal increased waste disposal, we will be using reusable glasses for the wine, and glass wine bottles are recyclable. Phase two would include the landscaping of the outside area, which includes the growing of some indigenous Key West plants to highlight the natural beauty of this area. Currently the back area is an eyesore, concrete slab framed with chain link fencing, and we are hoping to have plants that will 'green it up' and attract butterflies as well as look pleasing to passers-by and guests. We will make sure to have a plan for enclosing the trash cans so they remain easily accessible but hidden from view.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific Criteria for Approval

- A. Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations.
- B. Characteristics of use: the following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - 1. Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio:
 - b. Traffic Generation: Because we are in a parking waiver zone, it is mostly foot traffic, so it shouldn't generate any.
 - c. Square feet of enclosed building for each specific use: The proposed consumption area would cover all of the existing indoor and outdoor square footage. We envision our guests being able to move freely throughout the space to enjoy the artwork. The space includes the entryway, gallery, production areas, and back patio.
 - d. Proposed Employment: 1-2 additional employees for bar service
 - e. Proposed number and type of service vehicles: none
 - f. Off-street parking needs: in parking waiver zone
2. On- or off-site improvement needs generated by the proposed conditional use and not identified on the list subsection (b)(1) of this section including the following
- a. Utilities; Impacts of the proposed projects are summarized as follows:
water usage will most likely increase due to having to wash wine glasses and provide people with drinking water
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in ch. 94:
updating the exits to conform to fire codes, being handled by TS Neal Architects, see attached life safety documentation
 - c. Roadway or signalization improvements, or other similar improvements;
NONE
 - d. Accessory structures or facilities; During phase 2 we would like to add a "living wall" of plants to hide the unsightly chain link fencing on the outside of the property. This will be a stand alone structure that houses various plants that are recommended/native to key west such as the soldierbush vine and a skyblue cluster vine to provide food for pollinators.
 - e. Other unique facilities/structures proposed as part of site improvements:
see above "living wall" and additionally, if phase 2 comes to fruition we will have trash enclosure built to hide the cans but leave them accessible
3. On-site amenities proposed to enhance site and planned improvements.
Amenities including mitigative techniques such as:

- a. Open space; no change in open space
- b. Setbacks; no change in existing setbacks
- c. Screening and Buffers; No exterior changes to the structure only landscaping and the addition of outdoor seating, also addition of trash bin covering
- d. Landscaped berms proposed to mitigate against impacts to adjacent sites; berms are not proposed
- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts; the project proposes no use which would induce smoke, odor, noise or other noxious impacts, cigarette smoking will not be allowed anywhere on the premises

C. Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

1. Land use compatibility: as stated previously, this is in a parking-waiver zone and is a heavily foot-trafficked area. It's pedestrian oriented and has many other businesses around providing either retail, bar or galleries for people. We would like to add a unique option for the lively tourist scene and make the area even more dynamic. Showcasing local artists, and opening a creative space for guests and onlookers to enjoy unique wine is our goal.
2. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use: The site definitely has sufficient size, and the necessary safety improvements are part of Phase 1 of this plan, including updating all exits to reflect current codes.
3. Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated, the nature of this area is a mix of retail, restaurant, and art spaces. Community infrastructure will not be burdened by this project.
4. Hazardous Waste; The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
5. Compliance with applicable laws and ordinances; all applicable permits required from agencies other than the City of Key West will be obtained
6. Additional criteria applicable to specific land uses.

- a. Land uses within a conservation area: The proposed use isn't in a conservation area
- b. Residential development: the proposed use isn't residential
- c. Commercial or mixed use development:
- d. Development within or adjacent to historic district: The property is located within the historic district and is subject to HARC approvals and process
- e. Public Facilities or institutional development:
- f. Commercial use structures, uses and related activities within tidal waters: not applicable
- g. Adult entertainment establishments: not applicable

Warranty Deed

06/20/2018 12:09PM
DEED DOC STAMP CL: Krys \$12,250.00

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 851-18.00134 EC
Consideration: \$1,750,000.00

Doc# 2174401
Bk# 2912 Pg# 1800

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2018 between Tapley O. Johnson, III, a single man whose post office address is 2627 Patterson Avenue, Key West, FL 33040, grantor, and 417 Southard Street LLC, a Florida limited liability company whose post office address is PO Box 4147, Key West, FL 33041, grantee:

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

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

PARCEL 2:

On the Island of Key West and known as a part of Lots 1 and 4 of Square 51, according to William A . Whitehead 's Map of said Island delineated in February 1829, and described as follows:

Commencing at a point on the Northwest side of Southard Street 147 feet 9 inches from the corner of Whitehead and Southard Streets; running thence in a Northeasterly direction along Southard Street 52 feet 9 inches; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 52 feet 9 inches; thence at right angles in a Southeasterly direction 50 feet to place of beginning on Southard Street.

PARCEL 3:

On the map or plan of the City of Key West delineated by William A . Whitehead in February 1829 as part of Lots 1 and 4 in Square 51 having a front of 50 feet on Southard Street and extending back at right angles 50 feet, the Southwesterly line of which Lot lies 195 feet 6 inches direct from Whitehead Street.

Parcel Identification Number: 00010040-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

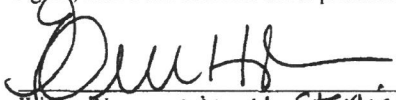
To Have and to Hold, the same in fee simple forever.

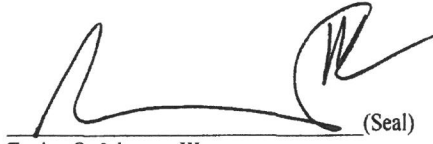
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

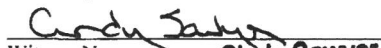
land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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: Erica H. Sterling

 (Seal)
Tapley O. Johnson, III

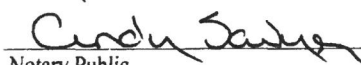

Witness Name: Cindy Sawyer

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 25th day of May, 2018 by Tapley O. Johnson, III, who is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

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 00010040-000000
 Account# 1010324
 Property ID 1010324
 Millage Group 10KW
 Location 417 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LTS 1 AND 4 SQR 51 G39-230/31 OR292-407/08 OR343-377/78 OR819-2299L/E OR914-905 OR1259-203/18F/J OR1504-887/88 OR2569-846/48 OR2912-1800/01
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

417 SOUTHARD STREET LLC
 PO Box 4147
 Key West FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$748,534	\$748,534	\$815,842	\$815,842
+ Market Misc Value	\$469	\$469	\$469	\$408
+ Market Land Value	\$977,500	\$782,000	\$783,877	\$783,877
= Just Market Value	\$1,726,503	\$1,531,003	\$1,600,188	\$1,600,127
= Total Assessed Value	\$1,684,103	\$1,531,003	\$1,600,188	\$1,600,127
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,726,503	\$1,531,003	\$1,600,188	\$1,600,127

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,887.50	Square Foot	97.8	50

Commercial Buildings

Style 1 STORY STORES / 11C
 Gross Sq Ft 8,067
 Finished Sq Ft 6,459
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 4
 Half Bathrooms 0
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 1999

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	975	0	0
FHS	FINISH HALF ST	513	0	0
FLA	FLOOR LIV AREA	6,459	6,459	0
OJU	OP PR UNFIN UL	120	0	0
TOTAL		8,067	6,459	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	528 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/25/2018	\$1,750,000	Warranty Deed	2174401	2912	1800	01 - Qualified	Improved
5/8/2012	\$2,015,000	Warranty Deed		2569	846	37 - Unqualified	Improved
2/1/1996	\$1	Warranty Deed		1504	0887	M - Unqualified	Improved

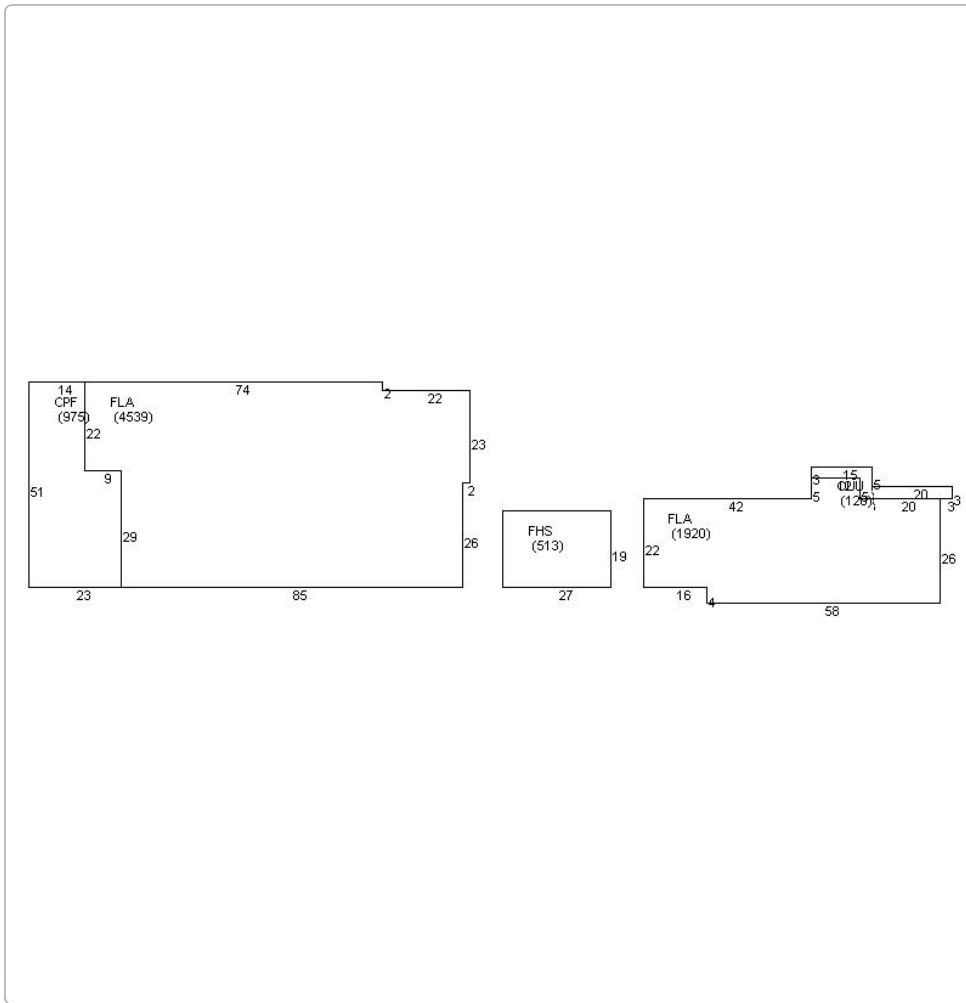
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-00003794	11/6/2009	2/24/2010	\$140		SIGN
9902618	7/28/1999	12/31/1999	\$400		PAINT EXT/REPLACE SIDING
9901625	5/12/1999	12/31/1999	\$4,000		UPGRADE ELECTRICAL
9901618	5/11/1999	12/31/1999	\$4,500		22 SQS V-CRIMP ROOFING
9900511	2/25/1999	12/31/1999	\$700		SIGN
9900257	2/16/1999	12/31/1999	\$70,000		RENOVATIONS/ADDITION
9802834	9/16/1998	12/31/1999	\$18,000		RENOVATIONS
9601471	4/1/1996	8/1/1996	\$5,000		RENOVATIONS
B952906	9/1/1995	8/1/1996	\$2,000		PAINTING
B952440	7/1/1995	8/1/1996	\$3,000		RENOVATIONS
E951290	4/1/1995	8/1/1996	\$950		ELECTRIC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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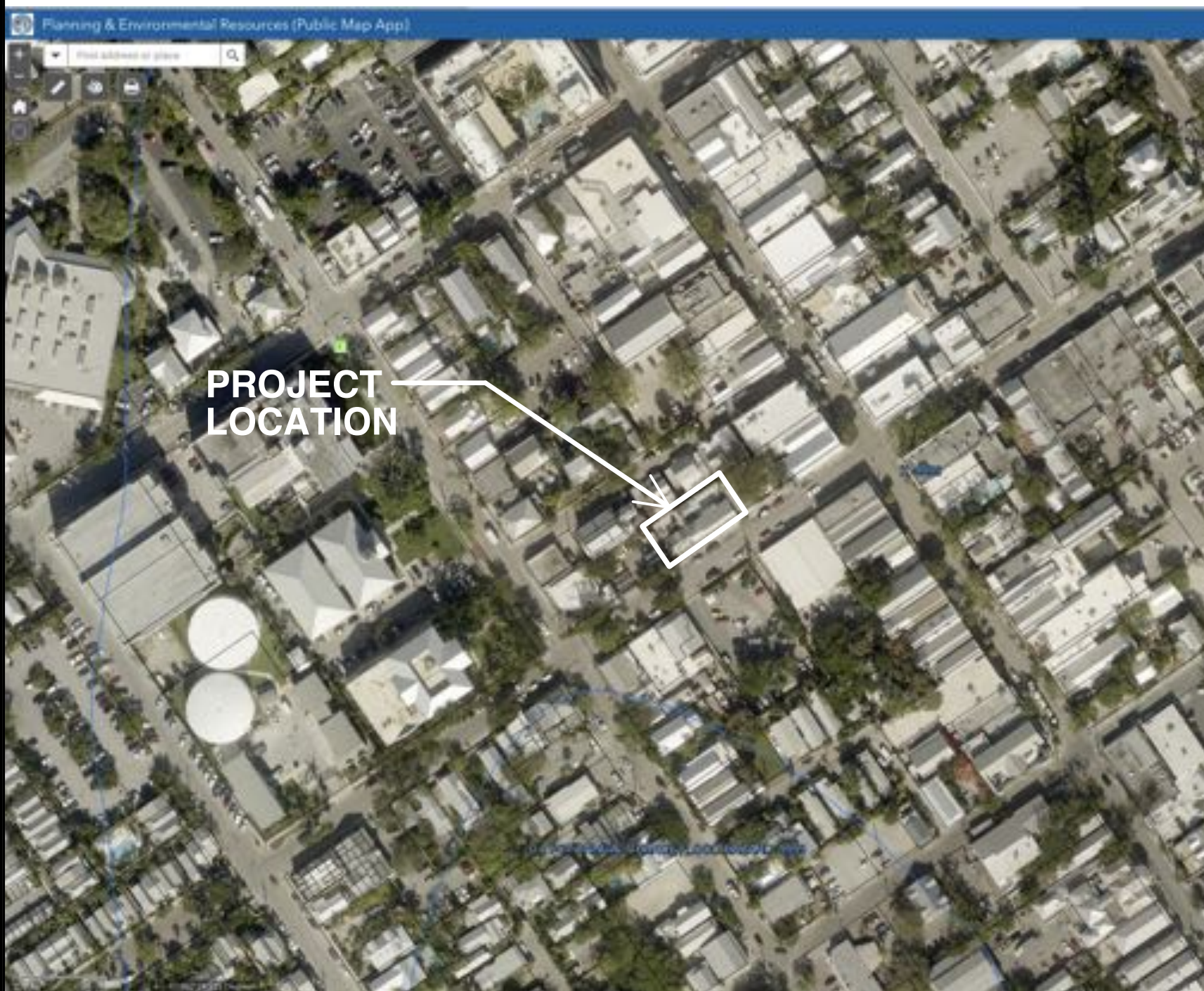
Survey

Life Safety Plan

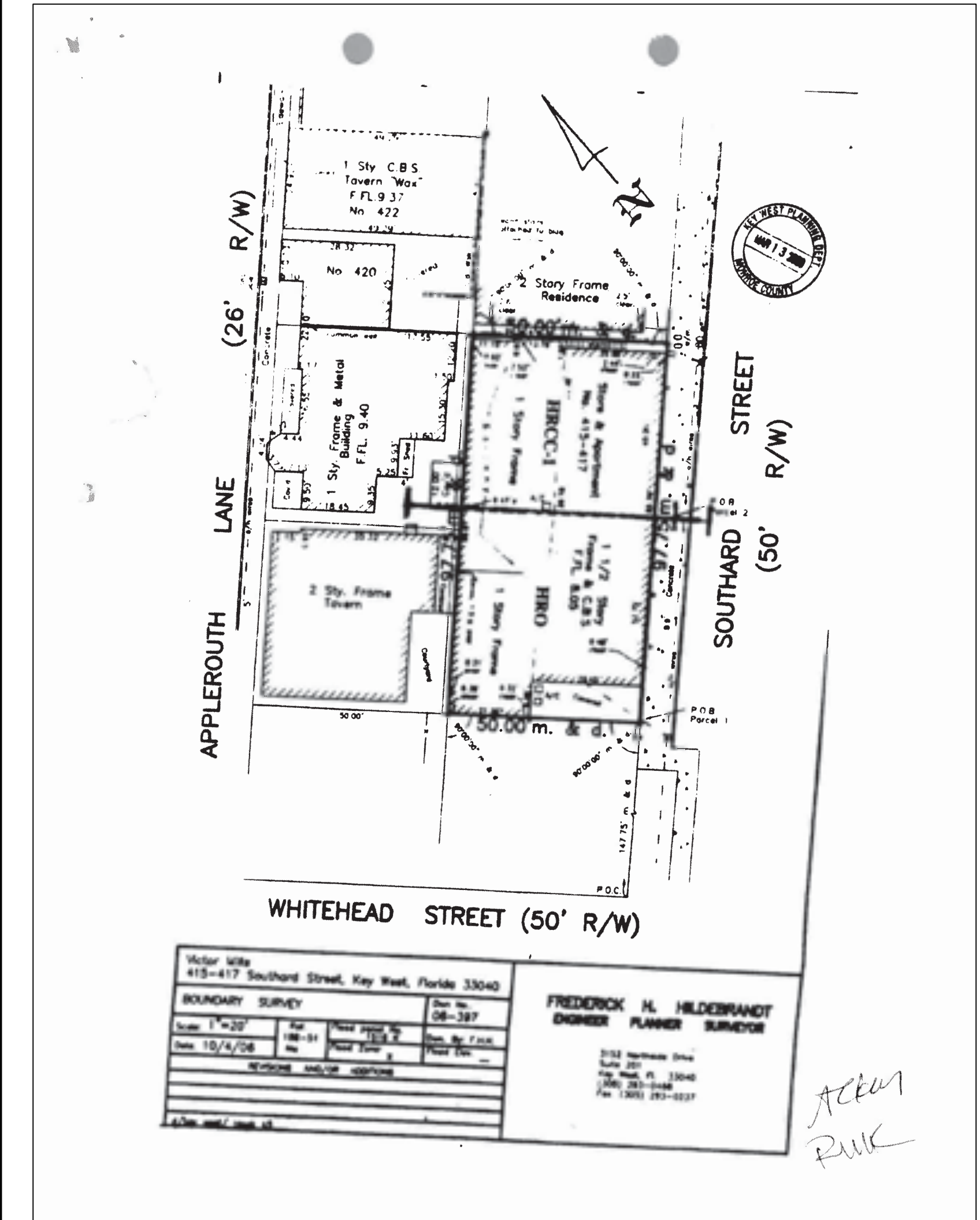
SITE DATA 417 SOUTHARD STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-1	HRCC-1	HRCC-1	NO CHANGE
SITE AREA	SEE SURVEY	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	EXISTING	(70% MAX)	EXISTING	NO CHANGE
OPEN SPACE	EXISTING	791 SQ. FT. (35% MIN)	EXISTING	NO CHANGE
BUILDING COV.	EXISTING	(50% MAX)	EXISTING	NO CHANGE
ACCESSORY STRUCTURE REAR YARD COV.	NA	NA	NA	NA
FRONT YARD 50% GREEN SPACE COV.	NA	NA	NA	NA
SETBACKS				
FRONT SETBACK	EXISTING	0'-0"	EXISTING	NO CHANGE
REAR SETBACK	EXISTING	10'	EXISTING	NO CHANGE
SIDE SETBACK	EXISTING	2'-6"	EXISTING	NO CHANGE
STREET SIDE SETBACK	EXISTING	0'-0"	EXISTING	NO CHANGE
BUILDING HEIGHT	EXISTING	35' + 5' (PER HARC)	EXISTING	NO CHANGE

FEMA MAP FLOOD ZONE X

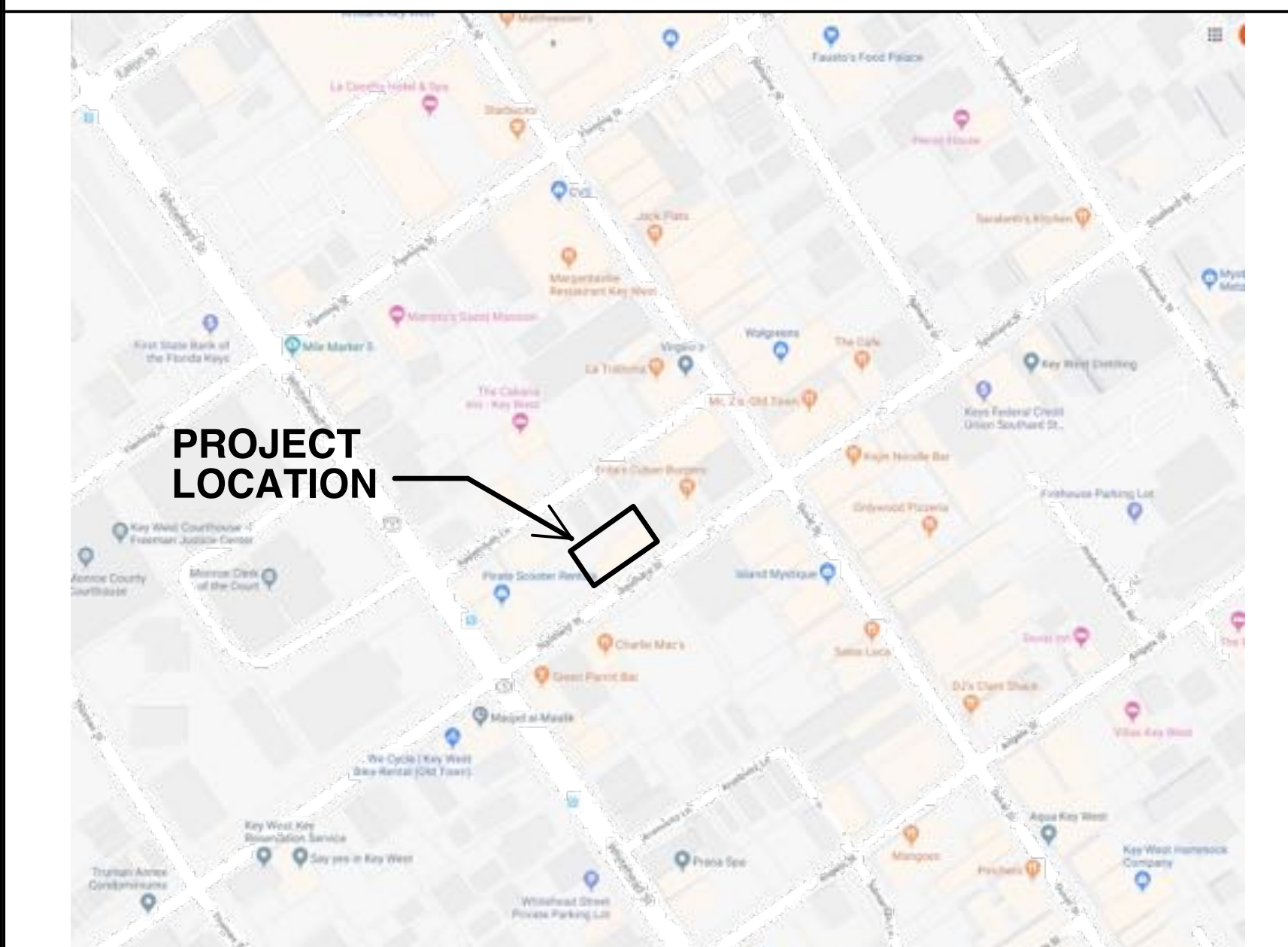


ANNA SWEET STUDIOS 417 SOUTHARD STREET KEY WEST , FL 33040



SURVEY PROVIDED BY OWNER

SITE LOCATION MAP



DESIGN NOTES:

GENERAL NOTES:

DRAWING SCHEDULE:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

- T1.1 TITLE, SITE DATA & PROJECT INFO
- EX1.1 EXISTING FLOOR PLANS
- A1.1 PROPOSED FIRST & SECOND FLOOR PLANS

SCOPE OF WORK:

INTERIOR RENOVATION OF EXISTING ART STUDIO, ADDING A SMALL BAR SPACE WITHIN EXISTING ART GALLERY.

T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
CUDDO KEY, FL 33042
305-340-8857
251-422-9547

A RENOVATION FOR
ANNA SWEET STUDIOS
417 SOUTHARD STREET
KEY WEST, FL 33040

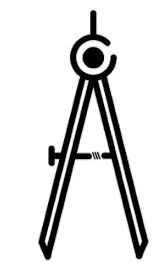
**DRAWING TITLE:
TITLE & PROJECT
INFORMATION**

DRAWN: EDSA
CHECKED: TSN
DATE: 05-28-2019

REVISION #	DATE

T1.1
SHEET #

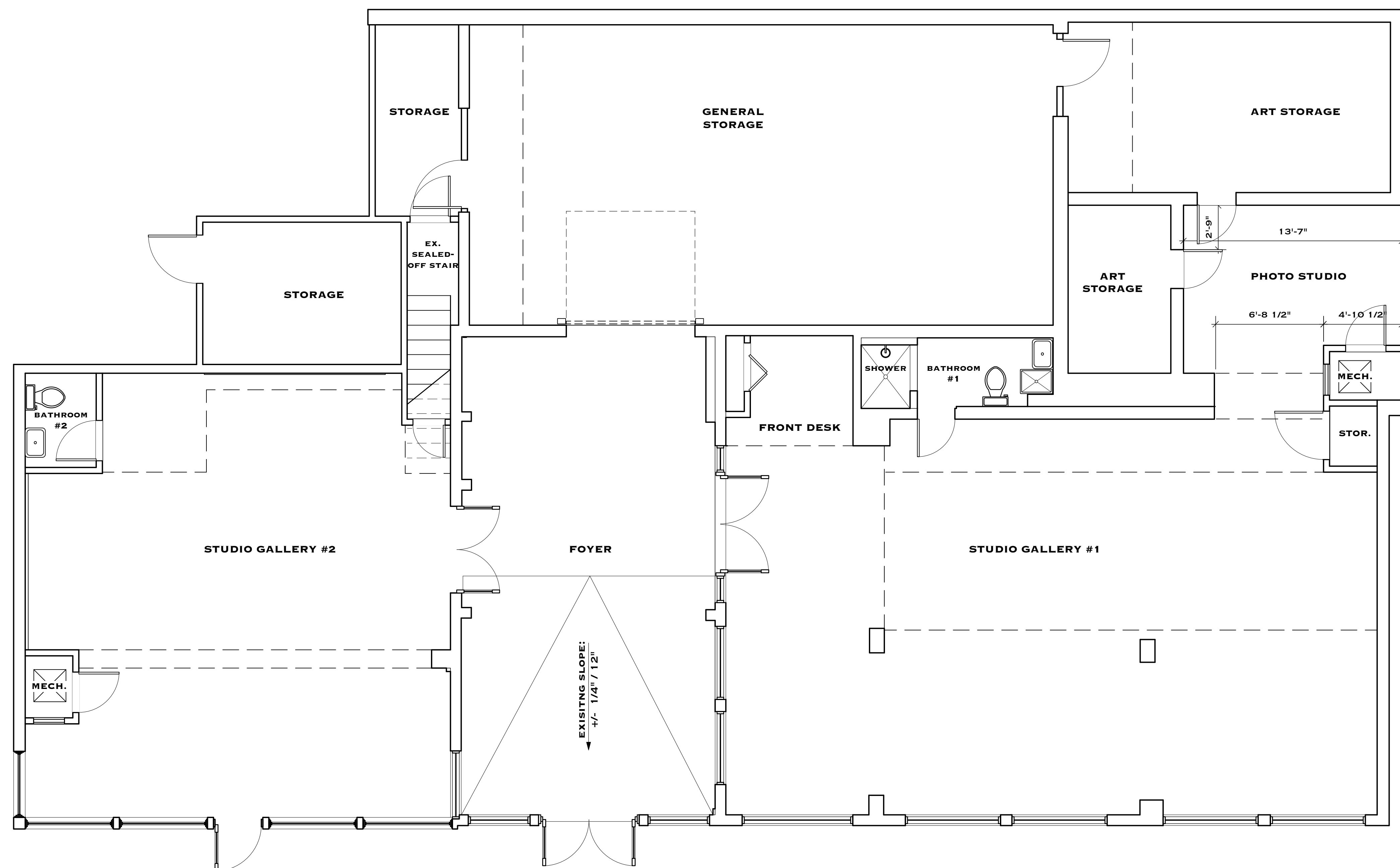
T.S. NEAL ARCHITECTS, INC.



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



1 EXISTING FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

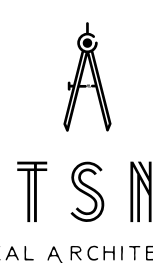
A RENOVATION FOR
ANNA SWEET STUDIOS
 417 SOUTHARD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING FLOOR PLAN

DRAWN: EDSA
 CHECKED: TSN
 DATE: 05-28-2019

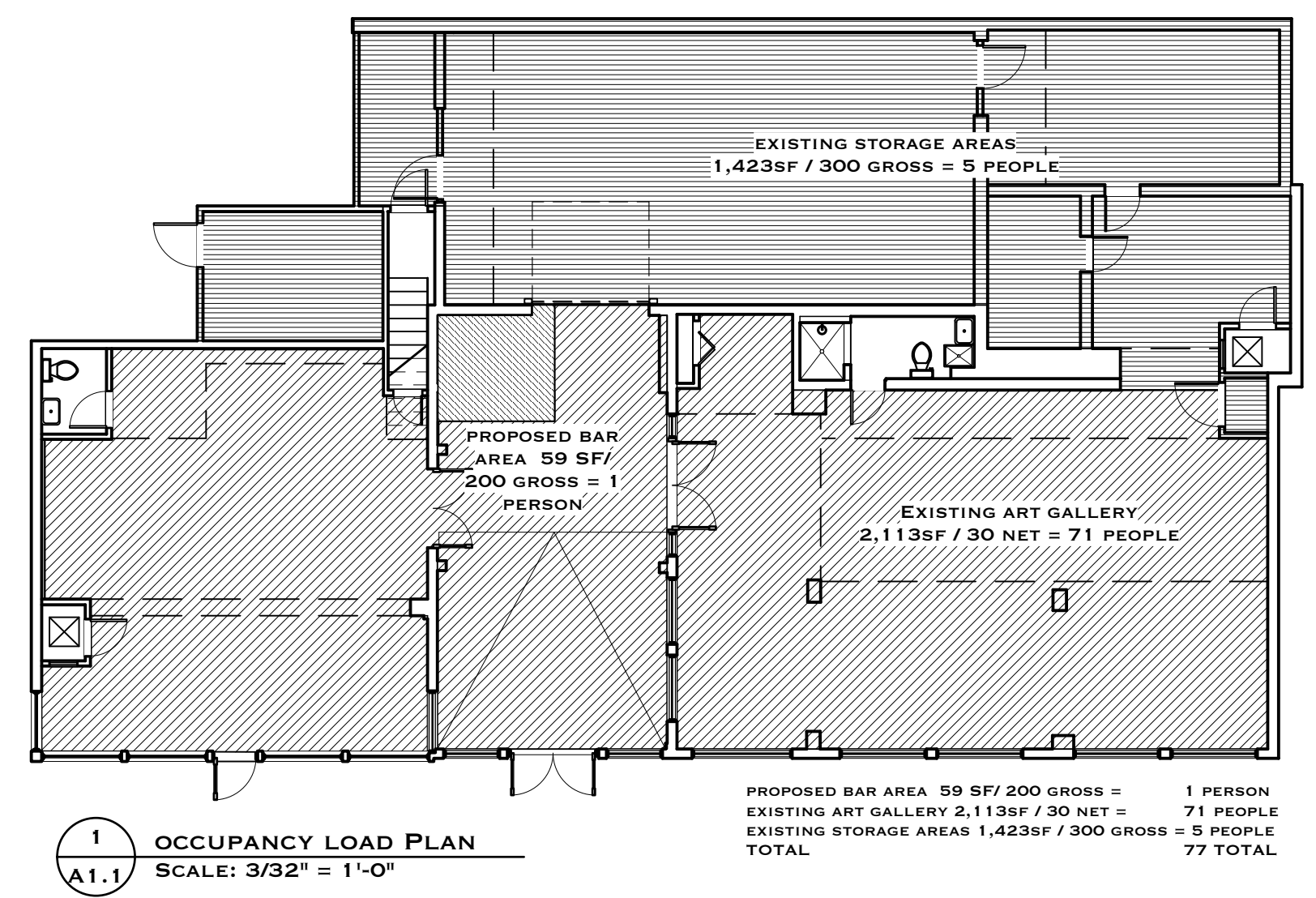
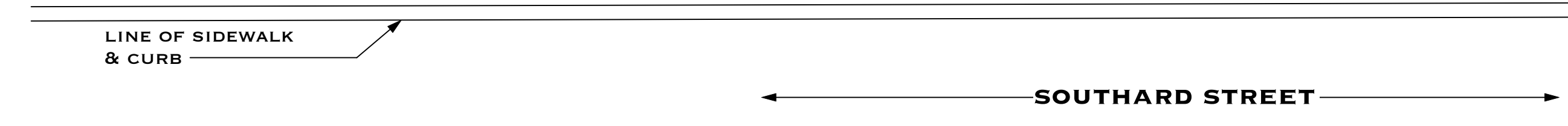
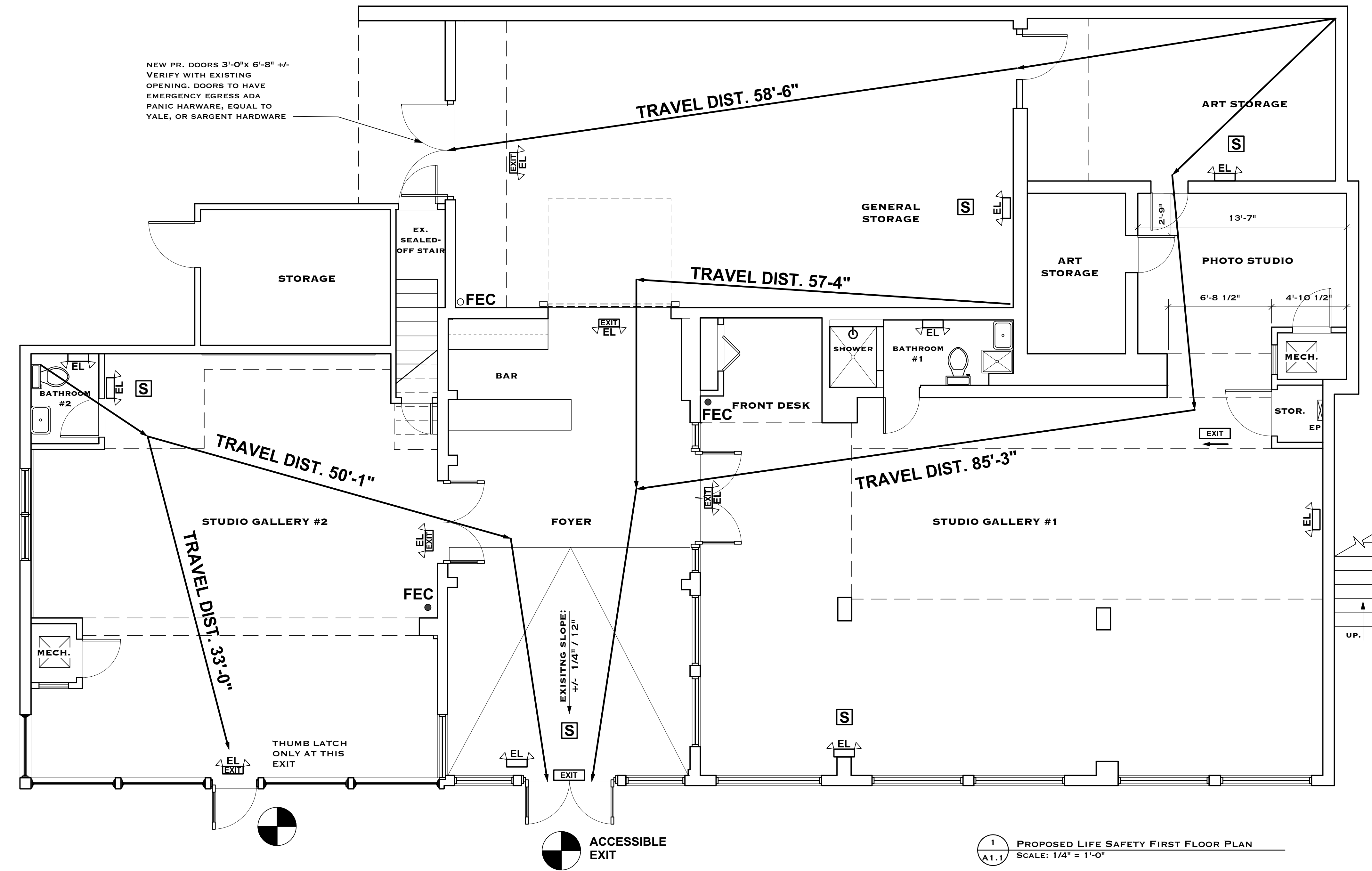
REVISION #	DATE

EX1.1
 SHEET #



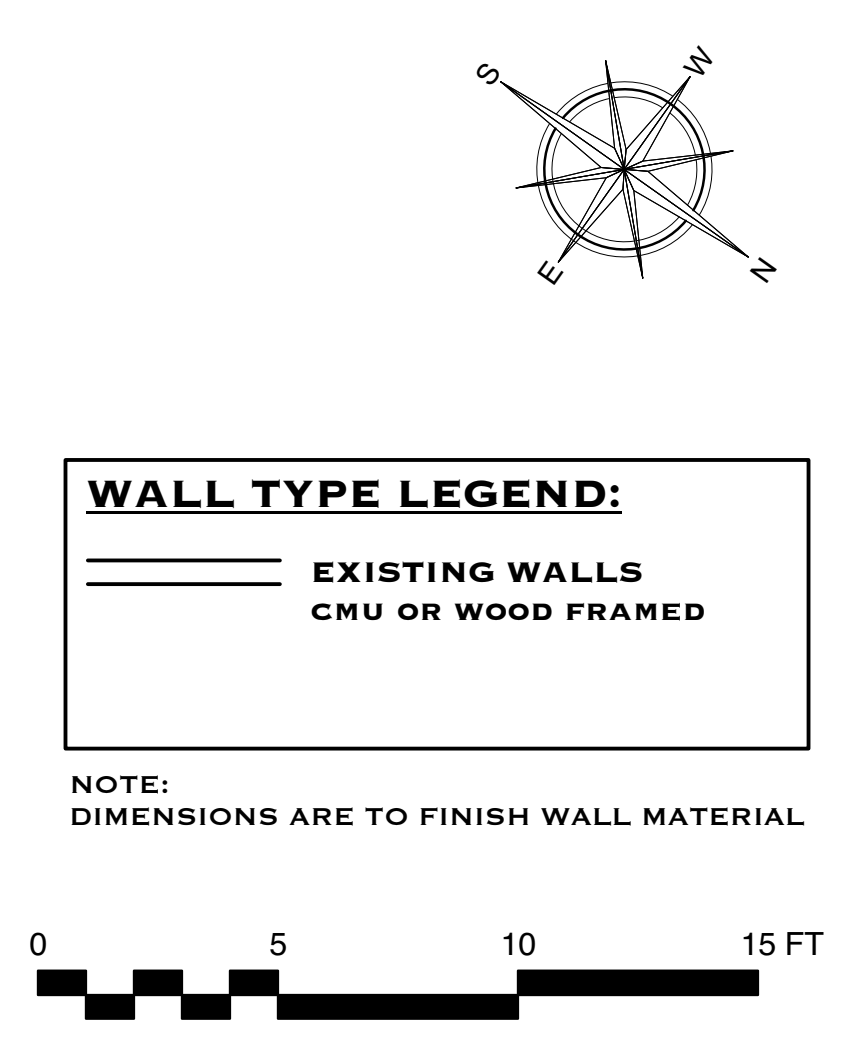
T. S. NEAL ARCHITECTS, INC.

REVISION #	DATE



CODE DATA	
PROJECT ADDRESS: 417 SOUTHARD STREET KEY WEST, FL 33040	
OCCUPANCY CLASSIFICATION: A-3 ASSEMBLY, ART GALLERIES	
BUILDING AREA:	3,989 SF 1ST FLOOR
OCCUPANT LOAD:	
TABLE 1004.1.2	
1ST FLOOR	
EXHIBIT GALLERY AND MUSEUM	2,113 / 30 NET = 71
STORAGE	1,423 / 300 GROSS = 5
PROPOSED BAR AREA	59 / 200 GROSS = 1
TOTAL OCCUPANT LOAD	77
SECTION 1017 EXIT TRAVEL DISTANCE	
TABLE 1017.2	
OCCUPANCY A-3 200' WITHOUT SPRINKLER SYSTEM	
NFPA 101: CHAPTER 7 MEANS OF EGRESS	
FIGURE A.7.5.1.3.2(A) DIAGONAL RULE FOR EXIT REMOTENESS MIN. DISTANCE = 1/2 OF BUILDING DIAGONAL	

LIFE SAFETY LEGEND	
	EXIT
	TRAVEL DISTANCE PATHWAY TO EXIT
	FIRE EXTINGUISHER NAFED CERTIFIED
	EXIT LIGHTS
	SMOKE DETECTOR
	EMERGENCY LIGHTS TWO HEADS, LED
	EXIT & EMERGENCY LIGHT COMBO TWO HEADS, LED



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, George Esbensen as
Please Print Name of person with authority to execute documents on behalf of entity

owner of 417 Southward, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Anna Sweet
Please Print Name of Representative

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

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

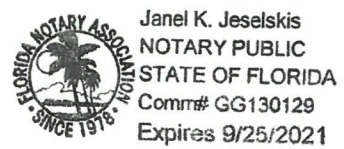
Subscribed and sworn to (or affirmed) before me on this August 12, 2019
Date

by George Esbensen
Name of person with authority to execute documents on behalf on entity owner

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

Janel K. Jeselskis
Notary's Signature and Seal

Janel K. Jeselskis
Name of Acknowledger typed, printed or stamped



GG130129
Commission Number, if any

2019 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

DOCUMENT# L18000128627

Entity Name: 417 SOUTHARD STREET LLC

Current Principal Place of Business:

429 CAROLINE STREET
KEY WEST, FL 33040

Current Mailing Address:

P.O. BOX 4147
KEY WEST, FL 33041 US

FEI Number: 83-0634200

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WALSH, JOSEPH
7 CYPRESS TERRACE
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	WALSH, JOSEPH H	Name	ESBENSEN, GEORGE
Address	7 CYPRESS TERRACE	Address	328 PEACON LANE
City-State-Zip:	KEY WEST FL 33040	City-State-Zip:	KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH WALSH

MGR

08/14/2019

Electronic Signature of Signing Authorized Person(s) Detail

_____ Date

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Jessica Moore, 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:

417 Southard Street Key West, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Jessica Moore
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/12/19 by
date

Jessica Moore
Name of Authorized Representative

He/She is personally known to me or has presented C.O Driver license as identification.

[Signature]
Notary's Signature and Seal

Gretel Mendez Diaz
Name of Acknowledger typed, printed or stamped



GG 318973
Commission Number, if any