

# **Staff Report**

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Melissa Paul-Leto, Planner Analyst

**Through:** Thaddeus Cohen, Planning Director

**Meeting Date:** July 21, 2016

**Agenda Item:** **Alcohol Sales Exception – 417 Eaton Street (RE # 00004380-000200; AK # 9102622)** – A request for an Alcohol Sales Exception in order to provide beer, wine and liquor sales to the general public at the restaurant/bar, property located within the Historic Residential Commercial Core (HRCC-1) Zoning District.

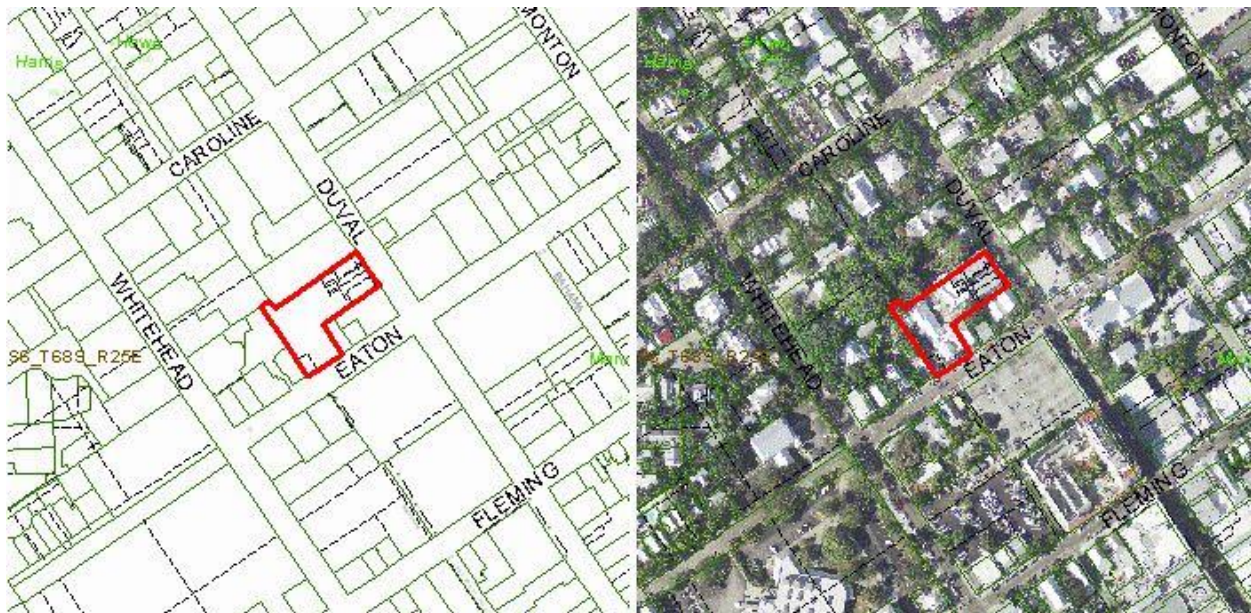
**Request:** To grant a special exception to sell alcoholic beverages to the general public at The Saint’s Hotel restaurant located within 300 feet of a church.

**Applicant:** Seaside Hospitality Corp.

**Property Owner:** David Mark Wyait

**Location:** 417 Eaton Street (RE # 00004380-000200; AK # 9102622)

**Zoning:** The Historic Residential Commercial Core (HRCC-1) Zoning District



**Background and Request:**

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b) (2) are met. The applicant received an Alcohol Exception on September 17, 2015 to serve hotel guests only. On February 17, 2016, The Saint Hotel received a Notice of Code Violation for serving alcohol to the general public. The Saint Hotel recently obtained a food service activities license from the City of Key West on May 31, 2016 to serve up to 30 people. The applicant is now requesting a special exception in order to obtain a 6COPs alcohol license, which would allow on-premises liquor, beer and wine consumption to the general public as an accessory use to the restaurant inside the hotel. The property, is located on the 400 block of Eaton Street. There are no schools, cemeteries or funeral homes within 300 feet of the property. The property is within 300 feet of one church:

- St. Paul’s Episcopal Church, 401 Duval Street

**Process:**

<b>Planning Board Meeting:</b>	July 21, 2016
<b>DRC Meeting:</b>	May 26, 2016
<b>Local Appeal Period:</b>	30 days
<b>DEO Review Period:</b>	up to 45 days

**Evaluation for Compliance with Section 18-28 of the Code of Ordinances:**

(a) Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b) The prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages:

(1) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or

(2) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

**A. Compatibility with surrounding existing uses;**

The property is located within the Historic Residential Commercial Core (HRCC-1) Zoning District which is described in Section 122-686 of the Land Development

Regulations as “which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.” The applicant is requesting that the Planning board allow alcohol to be sold to the general public as an accessory amenity to the restaurant located inside of the hotel.

The applicant took measurements under the supervision of City staff Utilizing a RolaTapeRT312. The result is 165 feet starting from the property line to The Saint Hotel and ending at the property line of the St. Paul’s Episcopal Church.

The measurements confirm the subject site is located within 300 feet of the St. Paul’s Episcopal Church; however, due to the scope of requested accessory alcohol sales; staff submits that the request does not appear to be incompatible with the surrounding existing uses.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;**

As of the date this report is written, the website for St. Paul’s Episcopal Church indicates that general service times are as follows: Sunday 7:30 a.m., and 9:30 a.m.; Monday 8:00 a.m. and 9:00a.m.; Tuesday 8:00 a.m. and 9:00a.m; Thursday 8:00 a.m. and 9:00 a.m.; and Friday 8:00 a.m. and 9:00 a.m..

**C. Mitigation measures agreed to be implemented by the applicant;**

Based on the limited scope and nature of the accessory alcoholic beverage, no additional mitigated measures are suggested by City staff at this time. Nevertheless, the applicant has stated their willingness to consider additional mitigated measures that may be logically presented as part of the good neighbor outreach process.

**D. Public input;**

As of the date of this report, the Planning Department has not received any public comments regarding this application. The applicant has submitted a letter written by Reverend Larry D. Hooper of St. Paul’s Episcopal Church. The letter states that the Executive Committee of the Vestry of St. Paul’s Episcopal Church will not block the application and granting of a liquor license to The Saint Hotel.

**E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;**

As of the date of this report, the applicant has indicated he has attempted to contact all noticing property owners. At this time, no neighbors have expressed any objections.

**F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare;**

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may



be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code Section 18-28(c) requires that the approval be specific to the property owner only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by City Code Section 18-28(b) for special exceptions have been met by the applicant.**

Based on the information provided to the Planning Department, the standards for special exceptions established by City Code Section 18-28(b) have been met by the applicant.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the City Code, the Planning Department recommends the request for special exception be **APPROVED** with the following conditions:

1. The special exception is granted exclusively to Seaside Hospitality Corp. and shall not be transferable.
2. The special exception shall only be effective in conjunction with a 6COPs alcoholic beverage license for on-premises consumption of liquor, beer and wine.
3. That the exception and therefore, the sale of alcohol, is accessory to the restaurant use at the hotel on the site.

# **Application**



RECEIVED

JUL 22 2015

THE CITY OF KEY WEST  
Planning Department

CITY OF KEY WEST  
PLANNING DEPT.

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS  
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD  
MEMBERS ABOUT THE REQUEST  
OUTSIDE OF THE HEARING**

*Alcohol Sales Special Exception  
Application*

Please print or type a response to the following:

1. Site Address 417 Eaton St.
2. Name of Applicant Seaside Hospitality Corp
3. Applicant is: Owner  Authorized Representative   
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 417 Eaton St.  
Key West, FL. 33040
5. Phone # of Applicant 305 294 3200 Mobile# \_\_\_\_\_ Fax# \_\_\_\_\_
6. E-Mail Address info@thesainthotelkeywest.com
7. Name of Owner, if different than above David Mark Wyatt
8. Address of Owner 7151 Hill Forest Dr  
Dallas, TX 75230
9. Phone Number of Owner 214 762 7969 Fax# \_\_\_\_\_
10. Email Address Dmark22@mac.com
11. Zoning District of Parcel HRCC 1 RE# 4380.0001-0003
12. Description of Use and Exception Requested  
We are requesting to upgrade our  
Liquor License from a 2 COP to  
a 6 COPs

# ALCOHOL SALES SPECIAL EXCEPTION APPLICATION INFORMATION SHEET

City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL  
(305) 809-3720



9107 809 3720

RECEIVED AND APPROVED

**Please read the following carefully before filling out the application**

Received and Approved

FUL 23 2015

## Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC).
- **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 Community Affairs (DCA) for rendering. The rendering period is 45 days.

## **PLEASE NOTE:**

- 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.

## FEE SCHEDULE

Alcohol Sales Special Exception	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

**Please include the following with this application:**

1. A **copy of the most recent recorded** 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.
3. Verification and Authorization Forms (available online at [keywestcity.com](http://keywestcity.com) under forms and applications or they can be picked up at the Planning Department)
4. PDF or compatible electronic format of entire application on compact disk.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses.

Use of facility will only be by the hotel's guests therefore compatibility issues will be the same as the hotel itself currently has.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

None - use of the bar will only be with hotel guests and will close with the lobby at 11 p.m.

15. What are the mitigative measures proposed to be implemented by the applicant:

No public access. No use of the bar around pool after 9 p.m. No parking issues as the guests already have parking provided by the hotel. Limited hours of the bar till 11:00 p.m.

# Verification



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Abraham Cox, 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 Eaton St. 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.

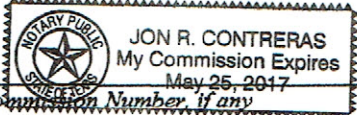
[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/11/15 by  
Abraham Cox by  
Name of Authorized Representative  
date

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

[Signature]  
Notary's Signature and Seal

Jon Contreras  
Name of Acknowledger typed, printed or stamped

  
Commission Number, if any

# **Authorization**

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, David Mark Weyant as  
*Please Print Name of person with authority to execute documents on behalf of entity*  
President of Seaside Hospitality Corp  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Abraham Aaron Cox  
*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*

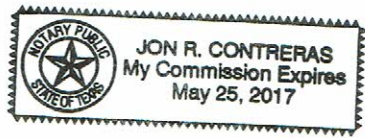
Subscribed and sworn to (or affirmed) before me on this 7.15.16  
*Date*

by David Mark Weyant  
*Name of person with authority to execute documents on behalf on entity owner*

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

[Signature]  
*Notary's Signature and Seal*

Jon Contreras  
*Name of Acknowledger typed, printed or stamped*



Commission Number, if any

**Deed**

Prepared by and return to:

Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 14-084-EJ  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of August, 2014 between Colonial Suites, Inc. a Florida corporation whose post office address is 301 Lincoln Rd, Miami Beach, FL 33139, grantor, and Seaside Hospitality Corporation, a Florida corporation whose post office address is 417 Eaton Street, Key West, FL 33040, grantee:

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

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

**HOTEL UNIT of COLONIAL SAINT CONDOMINIUM, a Commerical Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Monroe County, Florida.**

**Parcel Identification Number:** A portion of 00004380-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, including without limitation the aforesaid Declaration.

**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, 2013**.

Grantee, by acceptance and recordation of this deed, expressly and specifically accepts, covenants and agrees to be bound by and to assume performance of all applicable provisions and requirements set forth in the Declaration, if and when applicable, which provisions and requirements are acknowledged to be reasonable and all of which are incorporated herein by reference.

**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:

*Erica H. Sterling*  
Witness Name: ERICA H. STERLING  
*Jenny S. Perry*  
Witness Name: JENNY S. PERRY

Colonial Suites, Inc., a Florida corporation

By: *Joseph Cohen*  
Joseph Cohen, Director / President

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of August, 2014 by Joseph Cohen, Director / President of Colonial Suites, Inc., a Florida corporation, on behalf of said corporation. He  is personally known or  has produced a driver's license as identification.

[Notary Seal]



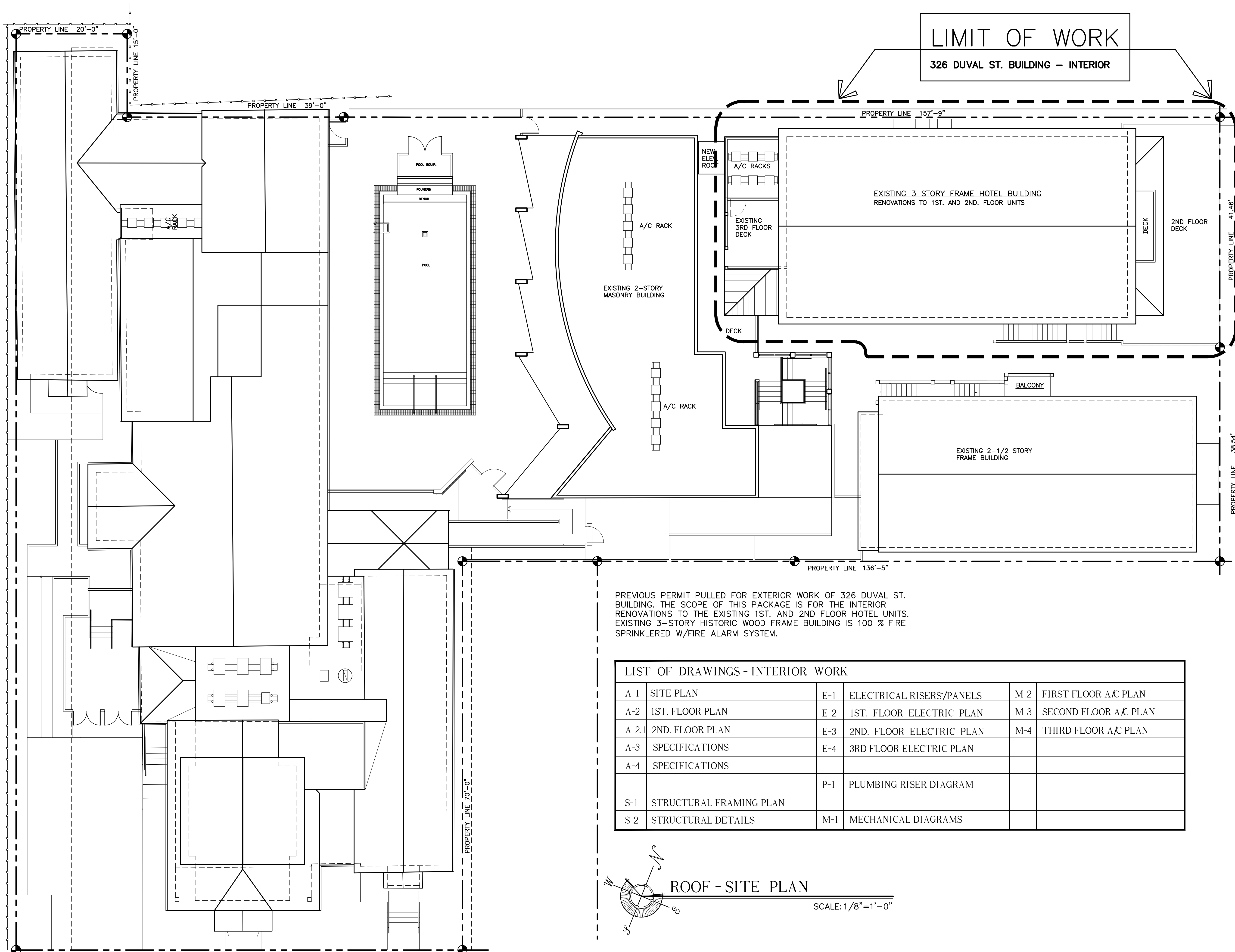
*Jenny S. Perry*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# Site Plan



**LIMIT OF WORK**  
**326 DUVAL ST. BUILDING - INTERIOR**

PREVIOUS PERMIT PULLED FOR EXTERIOR WORK OF 326 DUVAL ST. BUILDING. THE SCOPE OF THIS PACKAGE IS FOR THE INTERIOR RENOVATIONS TO THE EXISTING 1ST. AND 2ND FLOOR HOTEL UNITS. EXISTING 3-STORY HISTORIC WOOD FRAME BUILDING IS 100 % FIRE SPRINKLERED W/FIRE ALARM SYSTEM.

LIST OF DRAWINGS - INTERIOR WORK					
A-1	SITE PLAN	E-1	ELECTRICAL RISERS/PANELS	M-2	FIRST FLOOR A/C PLAN
A-2	1ST. FLOOR PLAN	E-2	1ST. FLOOR ELECTRIC PLAN	M-3	SECOND FLOOR A/C PLAN
A-2.1	2ND. FLOOR PLAN	E-3	2ND. FLOOR ELECTRIC PLAN	M-4	THIRD FLOOR A/C PLAN
A-3	SPECIFICATIONS	E-4	3RD FLOOR ELECTRIC PLAN		
A-4	SPECIFICATIONS				
		P-1	PLUMBING RISER DIAGRAM		
S-1	STRUCTURAL FRAMING PLAN				
S-2	STRUCTURAL DETAILS	M-1	MECHANICAL DIAGRAMS		



WILLIAM P. HORN  
 ARCHITECT, P.A.  
 915 EATON ST.  
 KEY WEST,  
 FLORIDA  
 33040  
 TEL. (305) 296-8302  
 FAX (305) 296-1033  
 LICENSE NO.  
 AA 0003040

**THE SAINT HOTEL  
 KEY WEST**  
 326 DUVAL STREET  
 KEY WEST, FLORIDA.

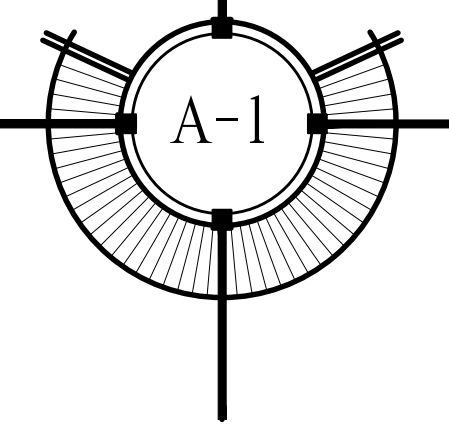
SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE  
 08-21-14 DEMO  
 08-28-14 HARC  
 09-09-14 LOBBY CD'S  
 09-22-14 326 DUVAL EXT. CD'S  
 10-21-14 326 DUVAL INT. CD'S  
 REVISIONS

DRAWN BY  
 EMA

PROJECT NUMBER  
 1406



EATON STREET

**THE SAINT HOTEL KEY WEST**  
 326 DUVAL STREET  
 KEY WEST, FLORIDA.

**THE SAINT HOTEL  
KEY WEST**

326 DUVAL STREET  
417 EATON STREET  
KEY WEST, FLORIDA.

SEAL

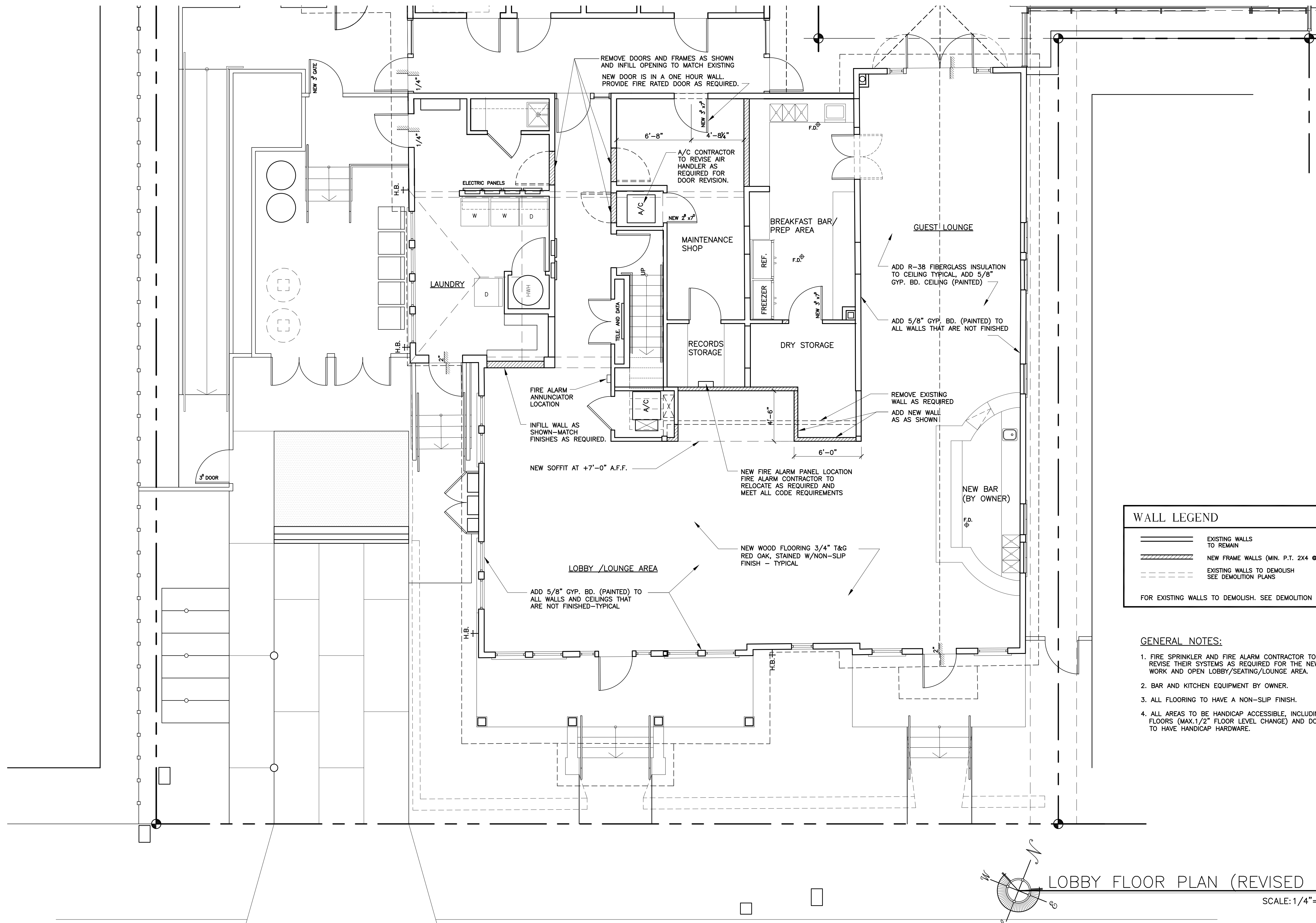
THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE  
06-03-14  
08-21-14 DEMO  
08-28-14 HARC  
09-09-14 LOBBY CD'S

REVISIONS

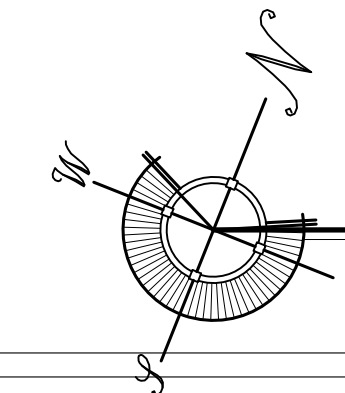
DRAWN BY  
EMA

PROJECT  
NUMBER  
1406



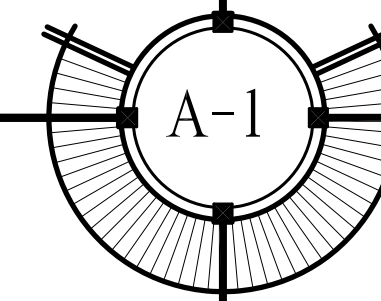
EATON STREET

THE SAINT HOTEL KEY WEST  
326 DUVAL STREET - 417 EATON STREET  
KEY WEST, FLORIDA.



LOBBY FLOOR PLAN (REVISED LAYOUT)

SCALE: 1/4" = 1'-0"



# **Site Photos**































# **Property Appraiser**





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 9102622 Parcel ID: 00004380-000200**

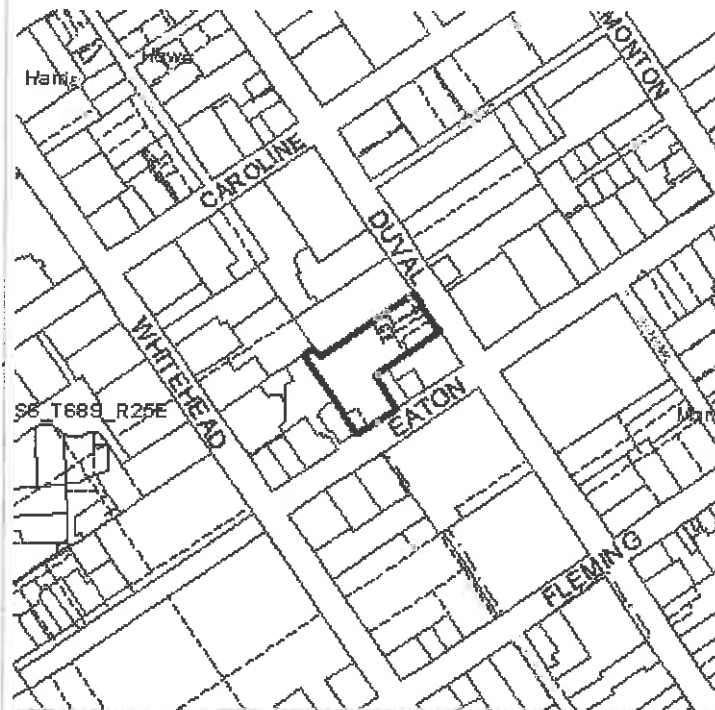
**Ownership Details**

**Mailing Address:**  
SEASIDE HOSPITALITY CORPORATION  
417 EATON ST  
KEY WEST, FL 33040-6511

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 417 EATON ST KEY WEST  
**Legal Description:** HOTEL UNIT COLONIAL SAINT CONDOMINIUM, A COMMERCIAL CONDOMINIUM OR2698-1310/1406DEC OR2698-1416/1417

Click Map Image to open interactive viewer



### Condominium Details

Condo Name: COLONIAL SAINT CONDO  
 Footage: 0      Year Built: 0

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	CON:CONDOMINIUM	1 UT	0	0	0	2014	1	60

## Appraiser Notes

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## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-5595	12/08/2014		2,400		INSTALL DISCONNECT TO LEFT SIDE OF BUILDING APPROX.40 FT
14-5408	12/09/2014		1,000		POUR SLAB TO ELAVATOR
14-5406	12/09/2014		1,000		WIRE ELOVATOR
15-0245	01/28/2015		2,000		ADD METAL LOUVER FENCING ON DUVAL ENTRY
15-0210	02/19/2015		19,900		INSTALL 4" MAIN FOR FIRE LINE CONNECT TO BACKFLOW, INSTALL FIRE SPRINKLER SYSTEM WITH 32- HEADS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	3,530,937	0	3,530,937	3,530,937	0	3,530,937
2014	0	3,530,937	0	3,530,937	2,852,444	0	3,530,937

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/12/2014	2698 / 1416	11,900,000	WD	05

This page has been visited 117,635 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

## **Additional Information**



# THE CITY OF KEY WEST

## Code Compliance Division

P.O. BOX 1409  
KEY WEST, FL 33041  
**(305) 809-3740**

## NOTICE OF CODE VIOLATION

DATE: February 17, 2016  
RE: CASE NUMBER 16-00000175

CERTIFIED MAIL RECEIPT#: 7014 3490 0001 9322 6517

To:  
Seaside Hospitality Corporation  
c/o Mark Wyant  
417 Eaton Street  
Key West, FL 33040

Subject Address:  
417 Eaton Street: *The Saint Hotel*  
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

### **Count 1: Conditional Use Review; Enforcement Sec. 122-63(f)**

(f) A conditional use approval shall run with the land and is transferable to successors in ownership. The use must remain compliant with all applicable rules and regulations, including any specific conditions duly mandated by the city as a condition of the original conditional use approval. At the city's option, it may enforce an alleged violation of a conditional use approval either in a court of law or in the proceedings of the code enforcement special magistrate pursuant to the procedures set forth in chapter 2, article VI of the Code of Ordinances. For the purposes of this subsection, the terms "conditional use" and "special exception" are of equal meaning. Such a violation shall be enforceable under, and subject to the penalties provided in, chapter 86 and section 1-15 of the Code of Ordinances, or in accordance with any other applicable provision of the Code of Ordinances or of state law.

**To Wit:** On February 12, 2016 at approximately 6:00 p.m. I responded to the subject property. I placed an order for an alcoholic beverage at the bar and was served, at which time I paid. I engaged the bartender in conversation while consuming the drink. I told the bartender I was a local and I remembered him when he worked at World of Beers. The bartender advised he had been working at The Saint since World of Beers had closed. He also advised that locals received a discount.

**Corrective Action:** Cease the selling of beer, wine and alcohol to unregistered hotel guests.

**Count 2: Conditional Approval Permit Required Sec. 18-610**

Any development approved after [effective date of this ordinance] operating pursuant to a conditional use approval pursuant to section 122-62, transient unit or transient business tax receipt transfer pursuant to section 122-1340, and minor and major development plan approval pursuant to sections 108-196 and 108-198, when such approvals contain conditions of approval, shall obtain and maintain a conditional approval permit from the city prior to issuance of a certificate of occupancy. No facility required to obtain such permit will operate without a permit and failure to obtain a permit or renew a permit shall be subject to procedures outlined in section 18-615. A 90-day delinquency period for renewal of permits is hereby established.

**To Wit:** Upon returning to work on Wednesday, February 17, 2016 I attempted to locate a Conditional Use Permit in the City's Licensing Records for the subject property with negative results.

**Corrective Action: Obtain a conditional use permit.**

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have five (5) days after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

**IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.**

**PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.**

**FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.**



Jim Young  
Director of Code Compliance  
City of Key West  
(305) 809-3737  
[jjyoung@cityofkeywest-fl.gov](mailto:jjyoung@cityofkeywest-fl.gov)

## Search Results

Seaside Hospitality Corporation

417 EATON ST  
Key West FL 33040-6511

The *Florida Business Tax Application* you submitted online has been approved.  
Your certificate/account number(s):

• Sales & Use Tax Certificate Number : 54-8016511093-1

You will receive certificates of registration or other official notification by mail within ten days. If you registered for sales and use tax or communications services tax and need to make resale purchases before receipt of certificates, your suppliers may use the Department's resale certificate verification system at a transaction authorization code for your resale purchases. or may call 877-FL RESALE (877-357-3725) to obtain

### Comments:

If you did not enroll in the e-Services program to file and pay taxes electronically when you registered, you may wish to do so. Learn more about e-Services at

A start-up kit for new business owners is available for you to view, download or print.

If you are interested in becoming a Florida Lottery Retailer, learn more at <http://www.flottery.com/retailers.do>

If you require further assistance, you may call or visit your local taxpayer service center:

MIAMI SERVICE CENTER  
8175 NW 12TH ST STE 119  
CORAL FL 33126-1828  
305-470-5001

You may also call Taxpayer Services at 800-352-3671. Telephones are staffed from 9:00 a.m. to 5:00 p.m., ET, Monday through Friday.

Restart Search

Print

Close

# 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      SAINT HOTEL KEY WEST, THE      CtlNbr:0021067  
Location Addr      417 EATON ST  
Lic NBR/Class      16-00030478 RENTAL-MOTEL/HOTEL/TIMESHARE  
Issue Date:      July 17, 2015      Expiration Date: September 30, 2016  
License Fee      \$608.00  
Add. Charges      \$608.00  
Penalty      \$0.00  
Total      \$0.00  
Comments:      38 HOTEL ROOMS

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This document must be prominently displayed.

SEASIDE HOSPITALITY CORP

SAINT HOTEL KEY WEST, THE  
417 EATON ST

KEY WEST FL 33040



RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF HOTELS AND RESTAURANTS



**RICENSE NUMBER**

HOT5400103

**NBR. OF UNITS:** 38

The HOTEL (2001)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2015

NON-TRANSFERABLE



SEASIDE HOSPITALITY CORPORATION  
THE SAINT HOTEL KEY WEST  
417 EATON ST.  
KEY WEST FL 33040

ISSUED: 11/30/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L141130000045



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

850-487-1395

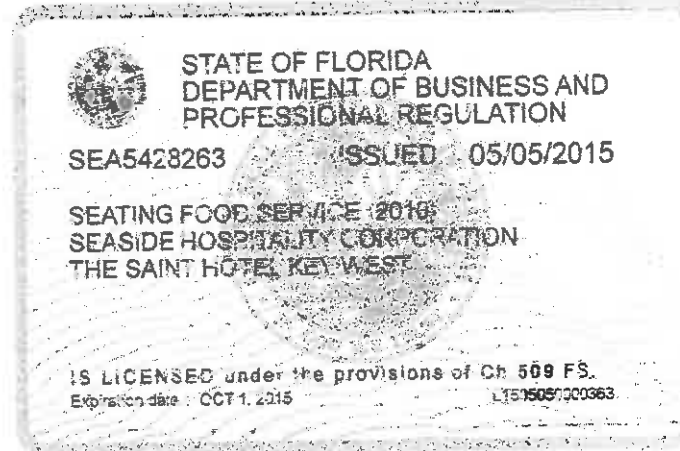
**DIVISION OF HOTELS AND RESTAURANTS  
1940 NORTH MONROE STREET  
NORTHWOOD CENTRE  
TALLAHASSEE FL 32399-1015**

**THE SAINT HOTEL KEY WEST  
THE SAINT HOTEL KEY WEST  
417 EATON ST  
KEY WEST FL 33040**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF HOTELS AND RESTAURANTS**

<b>LICENSE NUMBER</b>	<b>NBR. OF SEATS: 30</b>
SEA5428263	

The SEATING FOOD SERVICE (2010)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2015

**SEASIDE HOSPITALITY CORPORATION  
THE SAINT HOTEL KEY WEST  
417 EATON ST  
KEY WEST FL 33040**



NON-TRANSFERABLE



# 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 SAINT HOTEL KEY WEST (THE) CtlNbr:0026031  
Location Addr 417 EATON ST  
Lic NBR/Class 16-00032024 FOOD SERVICE ACTIVITIES 16-40 SEATS  
Issue Date: May 27, 2016 Expiration Date: September 30, 2016  
License Fee \$84.58  
Add. Charges \$0.00  
Penalty \$0.00  
Total \$84.58  
Comments: 30 SEATS

This document must be prominently displayed.

SEASIDE HOSPITALITY CORP

SAINT HOTEL KEY WEST (THE)

417 EATON ST

KEY WEST FL 33040

Oper: KEYWBLD Type: OC Drawer: 1  
Date: 5/31/16 58 Receipt no: 17911  
2016 32024  
OR LIC OCCUPATIONAL RENEWAL  
1.00 \$84.58  
VM VISA/MASTERC \$84.58  
Total tendered \$84.58  
Total payment \$84.58

Trans date: 5/31/16 Time: 10:36:18



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**No Filing History**

**Fictitious Name Detail**

**Fictitious Name**

THE SAINT HOTEL KEY WEST

**Filing Information**

<b>Registration Number</b>	G15000004036	<b>Annual Report Filing</b>	
<b>Status</b>	ACTIVE	<b>Reinstatement Filing</b>	
<b>Filed Date</b>	01/12/2015	<b>Fictitious Name Registration</b>	
<b>Expiration Date</b>	12/31/2020	<b>Fictitious Name Renewal</b>	
<b>Current Owners</b>	1	<b>Judgment Lien Filings</b>	
<b>County</b>	MONROE	<b>FL Profit Articles of Incorporation</b>	
<b>Total Pages</b>	1	<b>FL NonProfit Articles of Incorporation</b>	
<b>Events Filed</b>	NONE	<b>FL Limited Liability Company Articles of Organization</b>	
<b>FEI/EIN Number</b>	46-4480746	<b>FL Certificate of Limited Partnership</b>	
		<b>Corporation Dissolution (profit and LLC Dissolution)</b>	
		<b>Foreign Corporation Withdrawal (profit and non-profit)</b>	
		<b>Foreign LLC Withdrawal</b>	
		<b>Sunbiz E-filing by FAX</b>	
		<b>Electronic Certification</b>	

**Mailing Address**

417 EATON ST  
KEY WEST, FL 33040

**Owner Information**

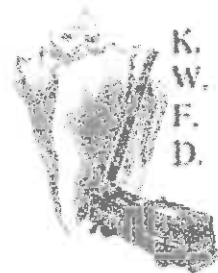
SEASIDE HOSPITALITY CORP  
417 EATON ST  
KEY WEST, FL 33040  
**FEI/EIN Number:** 46-4480746  
**Document Number:** P14000001573

**Document Images**

01/12/2015 -- Fictitious Name Filing  

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**No Filing History**



THE CITY OF KEY WEST

Post Office Box 1400 Key West, FL 33041-1400 (305) 809-3933

To: The Saints Hotel  
417 Eaton St.  
Key West, FL 33040

Date: 04/28/2015

Inspection Date: Fire Inspection – 04/21/2015

This location is compliant with all Life Safety Codes as inspected by  
the Fire Prevention Bureau of the Key West Fire Department.

*Danny Blanco*, Fire Marshal/Division Chief  
Key West Fire Department  
1600 N. Roosevelt Boulevard  
Key West, Florida 33040  
305-809-3933 Office  
305-293-8399 Fax  
dblanco@cityofkeywest-fl.gov

*Serving the Southernmost City*

KEY WEST FIRE

**Carolyn Walker**

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**From:** Mary Anderson  
**Sent:** Tuesday, April 28, 2015 2:22 PM  
**To:** Carolyn Walker  
**Subject:** 417 Eaton St. (The Saints Hotel) - Compliance Letter - KWFD



**KEY WEST FIRE DEPARTMENT  
FIRE MARSHAL'S OFFICE**

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This is to verify that the property known as: **The Saints Hotel**

Located at the address listed: **417 Eaton St.**

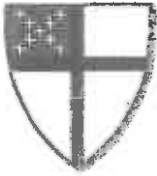
Was inspected by this office on the following date: **4/21/2015**

By the following Fire Inspector: **Kenneth Wardlow**

At the time of the said inspection, all areas concerning life safety were found to be in compliance with all Life 101 (NFPA) codes as required by this office and the City of Key West.

Please do not hesitate to contact this office if you have any questions or if I may be of any further assistance.

*Kenneth Wardlow*, Capt. Fire Inspector  
Key West Fire Department  
1600 N. Roosevelt Boulevard  
Key West, Florida 33040  
305-809-3933 Office  
305-292-8284 Fax  
dblanc@keywestcity.com  
*Serving the Southernmost City*



*The Rev. Larry D. Hooper  
St. Paul's Episcopal Church  
401 Duval Street  
Key West, FL 33040*

4 March 2015

To Whom it May Concern,

A decision was made in recent conversations with the Executive Committee of the Vestry of St. Paul's Episcopal Church to not block the application and granting of a liquor license to The Saint Hotel located at 417 Eaton Street, Key West, FL 33040.

We are happy to have them as neighbors and wish them every success in their business.

Thank you for your consideration.

Sincerely yours,

The Rev. Larry D. Hooper+  
Rector