

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)

April 25, 2025

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

RE: Alcohol Sales Exception - Amended
The Key West Hotel, 325 Duval Street, Rear

Please allow this letter and supporting documentation to serve as The Key West Hotel LLC., a Florida limited liability company's ("Applicant") application for an amended alcohol sales exception at 325 Duval Street, Rear, Key West, Florida 33040 (the "Property"). The Applicant has an approved Alcohol Sales Exception approval to provide sales to guests of the hotel. This application is amended to provide sales to the general public as well and accompanies the Conditional Use application which, if approved, will permit the hotel to sell alcohol to the general public.

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

Sincerely,

Richard J. McChesney, Esq.

Enclosures
As stated

*Rec'd 4/25/25
4pm
Not checked for
Completeness*



ALCOHOL SALES SPECIAL EXCEPTION 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

Alcohol Sales Special Exception Application	\$ 2,680.19
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,166.69

Special Exceptions are Quasi-Judicial Hearings, and it is Improper to Speak to Planning Board Members about the Request Outside of the Hearing.

Please print or type a response to the following:

1. Site Address 325 Duval Street, rear
2. Name of Applicant Richard McChesney/Spottswood Law Firm
3. Applicant is: Owner _____ Authorized Representative X
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 500 Fleming Street, Key West, FL 33040
5. Phone # of Applicant 305-294-9556 Mobile# 305-304-3884
6. E-Mail Address Richard@spottswoodlaw.com
7. Name of Owner, if different than above The Key West Hotel LLC
8. Address of Owner 325 Duval Street, rear
9. Phone Number of Owner 516-318-5209 Mobile# _____
10. Email Address cnventi@optonline.net
11. Zoning District of Parcel HRCC-1 RE# 00004320-000000

12. Description of Use and Exception Requested

This is an existing guesthouse with an existing alcohol sales exception to sell alcohol to guests.

The Property is located on Duval Street and is requesting to sell alcohol to the non-guests as well.

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:

The Property is located within the HRCC-1 zoning district which is designated to house the most intensely vibrant tourist commercial entertainment activities in the city.

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

The hours of operation will meet requirements as set forth in code Sec. 18-27

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

The Applicant will coordinate with St. Paul's church and abide by any hours of operation as requested.

Property Card

Monroe County, FL

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

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



Owner

THE KEY WEST HOTEL LLC
 142 Ralph Ave
 Copiague NY 11726

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

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

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

Building ID	253	Exterior Walls	HARDIE BD
Style		Year Built	2000
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	4852	Roof Type	GABLE/HIP
Finished Sq Ft	2640	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	296	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	550
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	520	0	0
FLA	FLOOR LIV AREA	2,640	2,640	0
PTO	PATIO	1,692	0	0
TOTAL		4,852	2,640	0

Yard Items

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

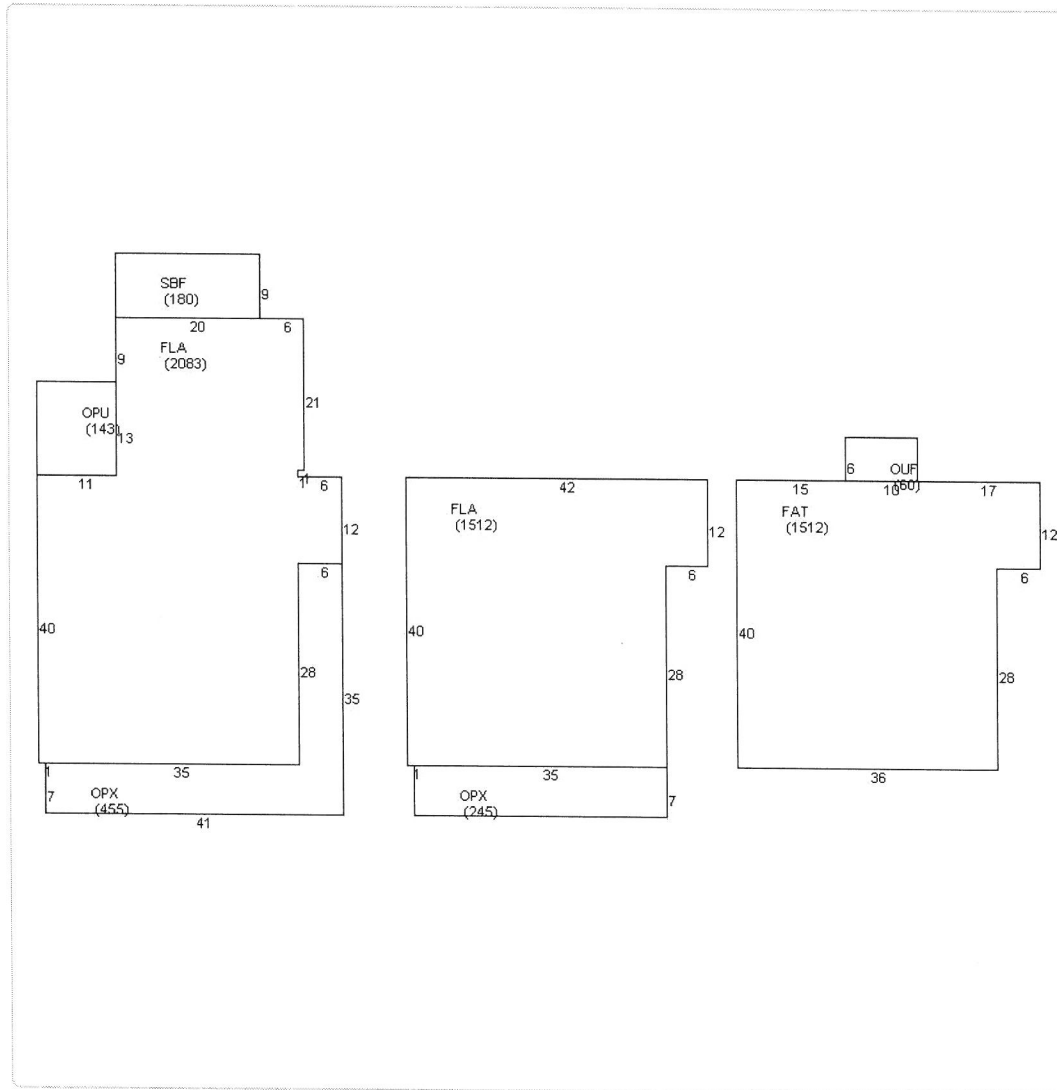
Sales

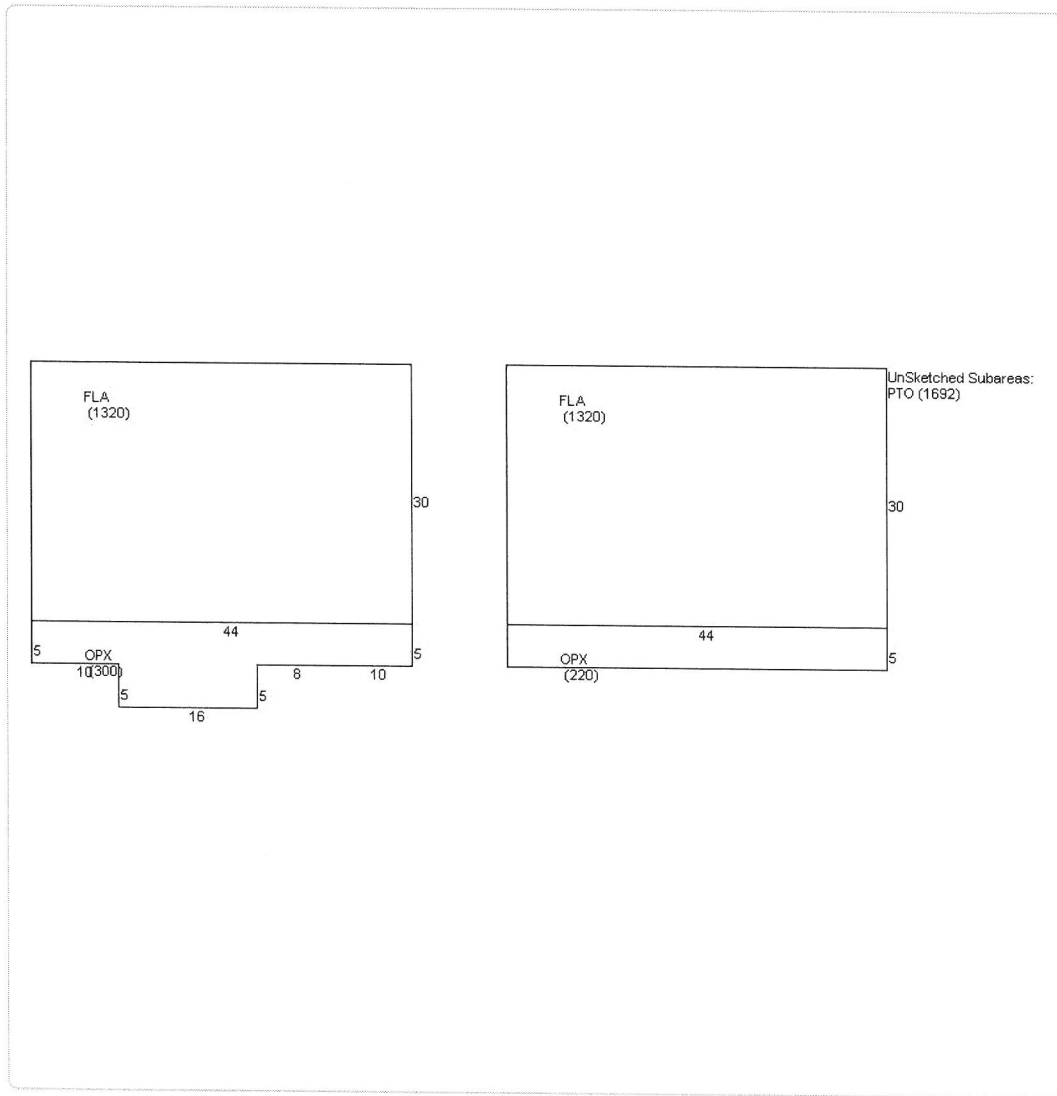
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/15/2023	\$4,899,000	Warranty Deed	2444307	3254	1964	99 - Unqualified	Improved		
11/7/2018	\$100	Warranty Deed	2193863	2935	1200	30 - Unqualified	Improved		
11/7/2018	\$100	Quit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

Permits

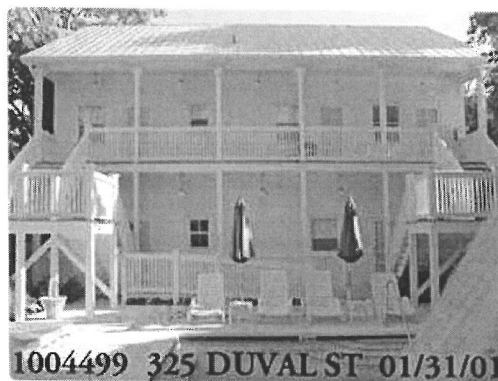
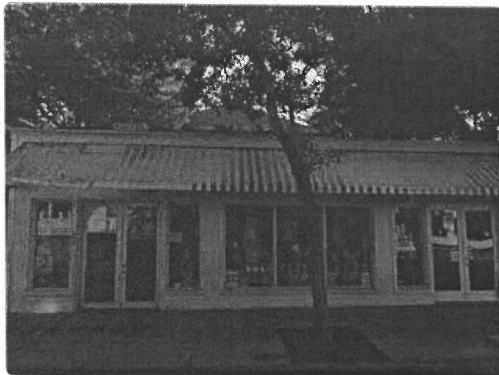
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2238	8/4/2023		\$20,000	Commercial	Replace stagger stepped stairs with new spiral staircase
18-00001819	5/2/2018		\$18,000	Commercial	TEAR OFF OLD METAL SHINGLES ROOF SYSTEM REPLACE ANY ROTTED SHEATHING AND NAIL EXISTING SHEATHING TO CURRENT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

Sketches (click to enlarge)





Photos



Map



TRIM Notice



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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, Richard Pesce as
Please Print Name of person with authority to execute documents on behalf of entity

Richard Pesce of The Key West Hotel LLC,
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney/Spottswood, Spottswood, Spottswood & Sterling
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 December 18th 2023
Date

by Richard Pesce
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented NYS Drivers License as identification.

[Signature]
Notary's Signature and Seal

STEVEN YOW
Notary Public, State of New York
No. 01Y06121063
Qualified in New York County
Commission Expires Jan. 3, 2025

Name of Acknowledger typed, printed or stamped

NYS 01Y06121063
Commission Number, if any



**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
(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:

325 Duval Street, Key West, FL

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.

Richard J. McChesney

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/9/24 by
date

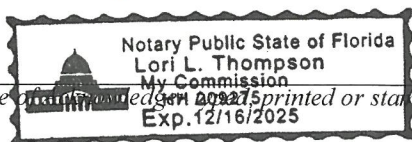
RICHARD J. MCCHESENEY

Name of Applicant

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

Lori L. Thompson

Notary's Signature and Seal



Name of Notary Public, printed or stamped

Commission Number, if any

Survey

Warranty Deed

Doc # 2444307 Bk# 3254 Pg# 1964 Recorded 12/15/2023 at 12:46 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$34,293.00

Prepared by and return to:

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

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 4, in Square 24 and described by metes and bounds as follows:

Begin at a point on Duval Street distance 121 feet from the corner of Duval and Eaton Streets, and running thence along Duval Street in a Northwesterly direction 6.90 feet; thence at right angles in a Northeasterly direction 37.05 feet; thence at right angles in a Northwesterly direction 44.10 feet; thence at right angles in a Southwesterly direction 37.05 feet; thence at right angles in a Northwesterly direction for a distance of 13.00 feet; thence at right angles and in a Northeasterly direction for a distance of 241.25 feet; thence at right angles and in a Southeasterly direction for a distance of 55.00 feet; thence at right angles and in a Southwesterly direction for a distance of 121.25 feet; thence at right angles and in a Southeasterly direction for a distance of 9.00 feet; thence at right angles and in a Southwesterly direction for a distance of 120.00 feet back to the Point of Beginning.

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

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

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

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

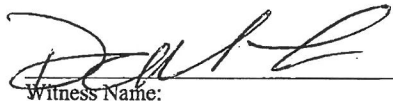
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

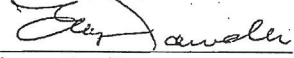
Doc. # 2444307 Page Number: 2 of 2

Signed, sealed and delivered in our presence:


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


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

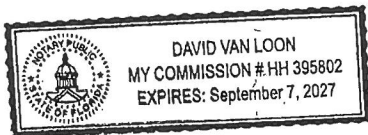
Casa 325 Suites, LLC, a Florida limited liability company

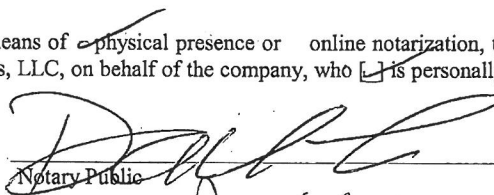
By: 
Thomas Favelli

State of Florida
County of Monroe

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

[Notary Seal]




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