

**1125 Duval Street VAR  
Application**



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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

**PROPERTY DESCRIPTION:**

Site Address: 1125 Duval Street, Key West, Florida 33040

Zoning District: HRCC-3

Real Estate (RE) #: 00027870-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Oropeza, Stones & Cardenas, PLLC Mailing Address: 221 Simonton Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-294-0252 Fax: \_\_\_\_\_

Email: greg@oropezastonescardenas.com

**PROPERTY OWNER:** (if different than above)

Name: Patrick T. Hegarty and Christopher J. Rounds Mailing Address: 1125 Duval Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: c/o (305) 294-0252 Fax: \_\_\_\_\_

Email: c/o greg@oropezastonescardenas.com

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

The proposed development is for the addition of 500 square feet of gross floor area at the Property, commonly known as La Te Da.

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

The Applicant is seeking a variance waiving the requirement for three (3) parking spaces triggered by City of Key West Land Development Regulations Section 108-641.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-3			
Flood Zone	AE 6			
Size of Site	17,736 SF			
Height	35' + 5' for pitched roof		No Change	N
Front Setback	5'		No Change	N
Side Setback	5'		No Change	N
Side Setback Spa Setback	5'	N/A	5'	N
Street Side Setback	7.5'		No Change	N
Rear Setback	15'		No Change	N
F.A.R	1.0	0.39	0.46	N
Building Coverage	50%	57.4%	55.7%	N
Impervious Surface	60%	62.7%	55.8%	N
Parking	3 (Sec. 108-641)	1	1 + 1 Off site	Y
Handicap Parking	N/A	0	1	N
Bicycle Parking	N/A	0	12	N
Open Space/ Landscaping		0.15	0.17	N
Number and type of units	22 du/acre (9)	16 hotel units	No Change	N
Consumption Area or Number of seats		193	No Change	N

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

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

## Standards for Considering Variances

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

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

This Property is located within the HRCC-3 district, which does not require parking within the property lines. However, the modification of the Property with regard to the addition of 877 square feet of non-residential gross floor area triggers Sec. 108-641 of the Land Development regulations and therefore the Property is required to provide three (3) parking spaces. The Property is not increasing in the number of hotel units or consumption seats. Other businesses in the same district which have likewise not seen an increase in seats or units are not required to provide additional parking.

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

No conditions were created by the Applicant.

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

The variance does not confer a special privilege upon the Property Owner. The number of hotel units and consumption seats will not be increased, and therefore the Applicant is not serving an additional number of customers, but rather is modifying the Property to redistribute the existing hotel units and consumption seats to better serve the same number of customers.

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

Other business of likekind which have not increased hotel units or consumption seating are not required to provide parking within the Pedestrian-Oriented area. As such, the additional parking requirement placed upon the Applicant creates a hardship upon the Applicant which is not shared by other likekind property owners.

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

This variance does not seek an unreasonable use of the land, building, or structure. But rather, it seeks to allow for the continued operation of the business at its current capacity while maintaining the integrity of this historic Property. Further, it allows the business to operate under the same conditions as other likekind businesses in the same district.

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

The waiver of three (3) parking spaces will not effect the public welfare as the business will continue to operate at its current capacity and therefore it shall continue to promote the characteristics of the historic commercial pedestrian-oriented area.

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

Existing non-conforming uses of other properties are not the basis for approval of the requested variance.

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

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

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

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



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel  
LISA MARIE KEHOE | KAI A. MURPHY

VIA HAND DELIVERY

January 12, 2024

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

RE: Request for Minor Development Plan Approval for 1125 Duval Street, Key West, Florida 33040

Dear Mrs. Halloran:

Please allow this correspondence to serve as an application for minor development plan approval for 1125 Duval Street, Key West, Florida (the "Property") otherwise known as La Te Da. This application is submitted on behalf of Patrick T. Hegarty and Christopher J. Rounds (the "Owners" or "Applicant"). The Owners intends to renovate and improve the existing site, including the conversion of 877 square feet of non-residential floor area along Duval Street, currently used for guest rooms. As counsel for the Owners, my firm submits the following application and supporting documents for your consideration:

**Title Block:**

- |                               |  |
|-------------------------------|--|
| a. Name of Owner:             | Patrick T. Hegarty and Christopher J. Rounds |
| b. Scale:                     | 1/8" = 1'                                    |
| c. North Arrow:               | As identified on the site plan               |
| d. Preparation/Revision Date: | December 20, 2023/January 8, 2024            |

**Identification of Key Persons:**

- |  |   |
|--|---|
| a. Owner:  | Patrick T. Hegarty and Christopher J. Rounds      |
| b. Owner's Authorized Agent:   | Gregory Oropeza- Oropeza, Stones & Cardenas, PLLC |
| c. Architect:  | Pope-Scarborough-Architects                       |
| d. Engineer:   | Perez Engineering                                 |
| e. Surveyor:   | Florida Keys Land Surveying                       |
| f. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: | Patrick T. Hegarty and Christopher J. Rounds      |

**Project Description:** The proposed project is for the renovation and site improvement of the existing hotel and restaurant including an conversion of 877 square feet of non-residential gross floor area, from guest rooms.

- a. Zoning: HRCC-3
- b. Project Site Size: 17,736.49 Square Feet
- c. Legal Description:

**That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tift's Map of the City of Key West:**

**Commencing at the Northerly corner of Duval and Catherine streets and running along Duval Street in a Northwesterly direction Ninety-One (91) Feet, Eight (8) inches; thence at right angles in a Northeasterly direction parallel to Catherine Street One Hundred Forty-Five (145) feet, Three (3) inches; thence at right angles in a Southeasterly direction Ninety-one (91), Eight (8) inches to Catherine Street; thence at right angles in a Southwesterly direction One Hundred Forty-Five (145) feet, Three (3) inches to the Point of Beginning.**

**AND ALSO:**

**Part of Lot 4, Square 5, Tract 11, according to Charles W. Tift's Map of the Island of Key West, Monroe Country, Florida, but better described by metes and bounds as follows:**

**Commencing at the Northeasterly corner of Duval and Catherine Street, thence run in a Northeasterly direction along Catherine Street for a distance of 145 feet and 3 inches to the Point of Beginning. From said Point of Beginning continue along Catherine Street for a distance of 48 feet to a point; thence at a right angle in a Northwesterly direction 91 feet and 8 inches; thence at a right angle in a Southwesterly direction 48 feet; thence at a right angle in a Southeasterly direction 91 feet and 8 inches back to the Point of Beginning.**

- d. Site Data Table:

Site Data Table	Code Requirement	Existing	Proposed	Variance Requested
Zoning	HRCC-3			
Flood Zone	AE-6			
Size of Site	17,736 SF			
Height	35' + 5' for pitched roof	25.68' (lowest) 27.18' (highest)	26.39' (lowest) 29.94' (highest)	N
Front Setback	5'	4.7'	No Change	N
Side Setback	5'	1.2'/2.2'	No Change	N
Street Side Setback	7.5'	2.0'	No Change	N
Spa Setback	5'	N/A	5'	N
Rear Setback	15'	10.2'	13'	N
F.A.R.	1.0	0.39	0.46	N
Building Coverage	50%	57.4%	55.7%	N
Impervious Surface	60%	62.7%	55.8%	N



Parking	4	1	1 onsite and 1 offsite	Y
Handicap Parking	N/A	0	1	N
Bicycle Parking	N/A	0	12	N
Open Space/Landscaping	Minimum 0.20	0.15	0.17	N
Number and type of units	22 du/acre (9)	17	16	N
Consumption Area or Number of Seats	NA	193 Seats	No Change	N

e. Building Sizes:

<b>Building Square Footage</b>	<b>Existing SF</b>	<b>Proposed SF</b>
Existing 2-Story Structure	2,543	2,543
Existing 2-Story Structure	877	877
Existing 2-Story Structure	846	846
Existing 2-Story Structure	1,134	1,134
Existing 1-Story Structure	1,064	1,064
Equipment Shed	122	122
Existing 1-Story Structure	1,720	1,438
Existing Shed (Front)	59	59
Existing Shed (Rear)	68	0

f. Floor Area Ratio Permitted & Proposed:

A total floor area ratio of 1.0 is permitted in the HRCC-3 zone. The Property currently has a floor area ratio of 0.39, or 6,902 square feet. The proposed development has a floor area ratio of 0.44, or 7,779 square feet and as such is compliant with the City of Key West Code of Ordinances (the "Code").

g. Lot Coverage Permitted and Proposed Impervious Surface:

The max lot coverage pursuant to the Code is 50%, or 8,868 Square Feet. In its current condition, the Property has a lot coverage of 57.4%, or 10,180.00 Square Feet. The Proposed development plan reduces the total lot coverage to 55.7%, or 9,876.0 Square Feet, thereby reducing the legal non-conformity.

The max impervious area pursuant to applicable code is 60%, or 10,41.6 Square Feet. In its current condition, the Property's impervious area totals 62.7%, or 11,126 Square Feet. The Proposed development plan reduces to total impervious area to 55.8%, or 9,905 Square Feet, bringing the property in compliance with the Code.

The total lot coverages and total impervious area calculations are based upon the following:

<b>Building Square Footage</b>	<b>Existing SF</b>	<b>Proposed SF</b>
Existing 2-Story Structure	2,543	2,543
Existing 2-Story Structure	877	877

Existing 2-Story Structure	846	846
Existing 2-Story Structure	1,134	1,134
Existing 1-Story Structure	1,064	1,064
Covered Bar	440	440
Covered Dining Balcony	808	808
Covered Stairs and Landing	200	200
Overhead Walkway	94	94
Equipment Shed	122	122
Existing 1-Story Structure	1,720	1,438
Existing Shed (Front)	59	59
Existing Shed (Rear)	68	0
Stairs	205	152
New Sound Barrier	NA	30
New Dumpster Enclosure	NA	69
<b>Total Lot Coverage (SF)</b>	<b>10,180</b>	<b>9,876</b>
<b>Lot Coverage (%)</b>	<b>57.4%</b>	<b>55.7%</b>
<b>Site Areas (Impervious Area)</b>	<b>Existing SF</b>	<b>Proposed SF</b>
Lot Coverage	8,460	8,438
Existing Pool	526	-
Existing Concrete Paving	1,796	-
Existing Brick Paving Entry	344	344
Spa	NA	280
Spa Deck @ 50% Pervious	NA	253
Brick Paved Walkways @50% Pervious	NA	458
Brick Paver Driveway @50% Pervious	NA	32
<b>Total Impervious Area (SF)</b>	<b>11,126</b>	<b>9,905</b>
<b>Impervious Area (%)</b>	<b>62.7%</b>	<b>55.8%</b>

h. Landscape Areas:

The development plans incorporate an improvement as to landscaping which provides for a reduction in the total impervious area and an increase in pervious area. The development plan provides for 44.2% total pervious area and overall open space as follows:

	Existing	Proposed
Open Space (SF)	2,712	2,954
Open Space Ratio	0.15	0.17

Note that the Applicant understands that a landscape waiver will be required along with landscape review and will coordinate same through the City Urban Forester.

i. Parking Spaces Permitted and Proposed:

The Property currently consists of 1 parking space. No new onsite parking is being added; however, the current parking space is being brought into compliance with ADA standards. Given the property is in the City's pedestrian oriented zone, an Application for a Variance has been submitted related to parking, which seeks approval for the substitution of twelve (12) u-shaped bicycle parking spaces for three (3) parking spaces or, in the alternative, a waiver of the requirement for three (3) parking spaces. Additionally, the former loading zoning of Tomasita's Fish Shack is being proposed to conversion back to metered parking.

j. Delineation of location of existing and proposed structures:

No new structures are proposed. Rather, the existing structures shall remain in their current locations, with modifications and improvements to bring the structures more in compliance with current code, including the elevation of two structures to meet potential future flood maps. Additionally, the reorientation of ingress and egress into several of the structures provides for more compliant exit capacity as it relates to life safety.

k. Existing and proposed development type denoted by land use including density/intensity:

The Property dates back to 1892 when it was first constructed as a private residence and a large cigar factory with cottages for the cigar workers. Over the years, the Property has been converted into a historic hotel and restaurant and is currently known as La Te Da. The Owners have made every effort to restore these historic structures and to develop them in a manner which is cognizant of each building's individual history.

Section 122-750 requires a total maximum density of 22 dwelling units per acre (22 du/acre). The Property consists of 17,736.49 Square Feet, or 0.407 acres, and therefore has a maximum density of 9 dwelling units. Currently there are sixteen (16) recognized transient units and one (1) non-transient unit for a total of seventeen (17) units. The proposed development includes 16 total hotel units, thereby reducing the intensity on site. The Applicant will retain ownership to the non-transient unit in a no use status.



1. Setbacks:

Setbacks	Permitted	Existing	Proposed
Front	5'	4.7'	4.7'
Side (Street)	7.5'	1.2'/2.2'	1.2'/2.2'
Side	5'	2.0'	2.0'
Rear	15'	N/A	5'
Rear Spa	5'	10.2'	13'

**Other Project Information:**

- a. Proposed Phases of Development and Target Dates:
  - i. The renovation is schedule to be a single-phase construction process.
- b. Expected Date of Completion – On or before two (2) years from the date of approval of the minor development plan.
- c. Proposed Development Plan for the Site:

The Property, which is located within the HRCC-3 zoning district, is currently used as a historic hotel and restaurant, and will continue to be used in this capacity. The proposed minor development plan calls for the conversion of current guest rooms to 877 square feet of non-residential gross floor area. The proposed plan redistributes the guest rooms across the property in a more efficient use of the Property which allows for substantial

improvements to site non-conformities. The proposed plan decreases legal nonconformances related to building coverage, impervious surface, landscaping and life safety.

d. Written Description of the characteristics of the proposed development:

- Number of Tourist Accommodation Units: 16
- Floor Area by Use:

Existing SF			Proposed SF		
Restaurant Use	Hotel Use	Retail Use	Restaurant Use	Hotel Use	Retail Use
7,281	8,498	183	8,158	7,621	183

- Seating Capacities: In its current condition, the Property provides for 3,950 square feet of consumption area, which amounts to 263 authorized seats. The development plan provides for 3,951 square feet of consumption area, which amounts to 263 authorized seats. The Applicant intends to continue operation at the current seating number of 193.
- Number of Storage Areas: 2
- Waste Disposal: 1 dumpster location within the boundary of the Property which is located close to Catherine Street and allows for storage of the dumpster on Property as well as ease of access and minimal disturbances for waste removal through Waste Management. The dumpster is being relocated from the property line/sidewalk right of way on Catherine Street to a location further away from the property line and shall be contained within an appropriate enclosure. The dumpster will also be fitted with a cleanout line that will re-direct any collected rainwater from the dumpster directly to the sewer system as opposed to the current flow of runoff which, in its current form, flows directly out of the dumpsters to the public sidewalk on Catherine Street.

e. Planned Unit Developments: N/A

f. Buildings and Sitting Specifications used to reduce damage potential and to comply with federal flood insurance regulations.

Currently, all but two (2) of the structures on the Property are elevated to 9'. The two (2) remaining structures shall be renovated so that both sit 9' above the flood zone to comply with FEMA regulations.

g. Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas:

- Stormwater runoff – the proposed development will include the installation of a Nyoplast Drain Basin and Inline Drain, which will provide for the treatment of 1,810 Cubic Feet of stormwater annually. Currently the Property has no formal stormwater management system.
- Waste disposal – all waste disposals will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be

buffered and shielded from public view. The dumpsters will also be outfitted with a drainage system which will redirect stormwater and other runoff directly to the sewer system, as opposed to the runoff filtering through and leaking out into the public right of way. Currently, the waste disposal storage is mostly on the public right of way.

- Recycling – similarly to waste disposal, recycling will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be buffered and shielded from public view.
- Sound Attenuation: The proposed development includes the installation of a sound barrier surrounding the spa to ensure minimal disturbance to neighboring properties, together with landscape screening.

**Residential Developments:**

N/A.

**Intergovernmental Coordination:**

- a. South Florida Regional Planning Council- N/A
- b. City Electric System (now known as Keys Energy Services)
  - a. The Applicant is currently working with Keys Energy with regard to any necessary coordination related to the proposed development.
- c. State Department of Environmental Protection- N/A
- d. Army Corps of Engineers- N/A
- e. South Florida Water Management District- N/A
- f. State Department of Transportation- N/A
- g. State Department of Community Affairs- (now known as Department of Commerce) – The Applicant will comply with any DC rendering period.
- h. Florida Keys Aqueduct Authority-
  - a. The Applicant is currently working with Keys Energy with regard to any necessary coordination related to the proposed development.
- i. State Fish and Wildlife Conservation Commission- N/A
- j. The County- N/A.

**Landscape Waiver Request:**

Pursuant to Article V of Section 108 of the City of Key West Code (“Code”), and more particularly set forth below, the Applicant is requesting a waiver to the landscape buffer requirements of the Code. The Applicant understands this waiver request is preliminary in nature and will be modified and adjusted as the Applicant coordinates with the City’s Urban Forester on the landscape improvements both from a design and planting schedule perspective.

**Section 108-437- Bufferyard and Landscape Screening Types:**

The Property’s proposed use falls within the category of medium impact, multifamily, and therefore has bufferyard requirement of 15 plant units per 100 linear feet. The Bufferyard Standards for the Property are as follows:

Type D BUFFERYARD
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		Factor	Linear Feet	Required	Proposed
Buffer	Width	5 Feet	87 Feet	5 Feet	5 Feet
	Plant Units	15 Units		13 Units	15 Units
Buffer	Width	5 Feet	48 Feet	5 Feet	5 Feet
	Plant Units	15 Units		7.2 Units	10 units

**Section 108-412- Minimum Landscape Requirements**

- a. Minimum Landscaped Areas: 20% of the building site area

The Proposed Development includes a minimum of 20% of the building site designated as landscaped areas.

- b. Minimum Native Plant Requirement: 70% of the minimum required landscaping

The Applicant will ensure that the 70% minimum is met or exceeded. The Applicant intends to remove and replace 11 palm trees and intends to replace these 11 trees with 9 native palm trees of varying species and 2 native Eugenia Foetidas.

- c. Landscaping Combination Requirement: Combo of trees, shrubs, and ground cover:

The Proposed Development includes a landscaping plan that provides for buffers in applicable areas to include native plant species and an opaque fence, as well as landscaping throughout the Property, all of which will include a combination of trees, shrubs and ground cover where possible.

- d. Maintenance:

The Applicant affirms that they will maintain the landscaped areas free of debris and tree abuse, and shall replace any newly installed plants which do not survive within thirty (30) days of the time the prior tree/plant expires.

**Section 108-413 (b) - Requirements along Street Frontage: Property less than 0.5 Acres**

	Linear Feet	Width	Plant Units Per 100 LF	Required Plant Units	Proposed
Catherine Street	194 LF	10'	40	78	
Duval Street	92 LF	10'	40	37	

The Applicant is working diligently with the Urban Forestry Division to ensure that it meets the minimum requirements and, in the event the limitations of the Property do not allow for the minimum requirements to be met, to ensure appropriate waivers are obtained.

**Section 108-413 (b) – Number of Units of the Plant Types:**

Type of Plant Material	Number of Plant Units Required	Number of Plant Units Proposed
One Canopy or Shade Tree	10	11
One Evergreen or Ornamental Tree	3	15
One Shrub	1	1

**Section 108-413 (c) – Requirement for Screening Material:** 3.5' High along entire length of each required landscape strip

The Proposed Development meets this criteria.

**108-414 – 108-416 are not applicable as those sections relate to landscaping within parking lot areas.** Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,



Gregory S. Oropeza, Esq.

Enclosures



**Authorization and Verification  
Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Patrick T. Hegarty and Christopher J. Rounds \_\_\_\_\_ authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC \_\_\_\_\_  
*Please Print Name of Representative*

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

*Patrick T. Hegarty* \_\_\_\_\_ *Signature of Owner*  
*Christopher J. Rounds* \_\_\_\_\_ *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 1-11-2024 \_\_\_\_\_  
*Date*

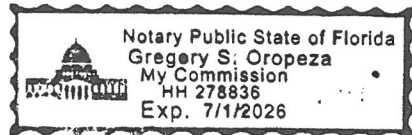
by Patrick T. Hegarty and Christopher J. Rounds \_\_\_\_\_  
*Name of Owner*

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

*[Signature]* \_\_\_\_\_  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*





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

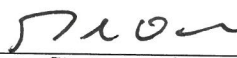
I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(print name of entity)*

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

1125 Duval Street, Key West, Florida 33040  
*Street address of subject property*

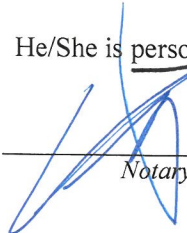
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 11<sup>th</sup> day of Jan 2021 by  
Gregory S. Oropeza  
*Name of Applicant* *date*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **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 00027870-000000  
 Account# 1028649  
 Property ID 1028649  
 Millage Group 10KW  
 Location 1125 DUVAL St 16, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 5 TR 11 H1-377 G41-397/98 G42-1/2 OR656-573 OR741-524  
 Description OR820-1754/55 OR1195-2449/51 OR1195-2453/54 OR1214-1078/79 OR1475-2350/52 OR1538-987/88 OR1572-2017 OR2665-438/40  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32070  
 Property Class HOTEL - LUXURY (3900)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

HEGARTY PATRICK T  
 1125 Duval St  
 Key West FL 33040

[ROUNDS CHRISTOPHER J](#)

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$4,162,167	\$4,162,167	\$4,162,167	\$5,451,798
+ Market Misc Value	\$462,463	\$462,463	\$462,463	\$545,180
+ Market Land Value	\$4,624,630	\$4,624,630	\$4,624,630	\$4,906,618
= Just Market Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596
= Total Assessed Value	\$9,249,260	\$9,249,260	\$9,249,260	\$9,312,257
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2021	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2020	\$4,906,618	\$5,451,798	\$545,180	\$10,903,596	\$9,312,257	\$0	\$10,903,596	\$0
2019	\$5,161,658	\$4,645,492	\$516,166	\$10,323,316	\$8,465,689	\$0	\$10,323,316	\$0
2018	\$4,714,894	\$4,243,404	\$471,489	\$9,429,787	\$7,696,081	\$0	\$9,429,787	\$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)	12,780.00	Square Foot	85	143

## Buildings

Building ID	39938	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1933
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	7172	Roof Type	
Finished Sq Ft	4510	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	546	Bedrooms	16

Functional Obs	0			Full Bathrooms	18
Economic Obs	0			Half Bathrooms	0
Depreciation %	40			Grade	450
Interior Walls					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire PI
OPX	EXC OPEN PORCH	360	0	0	0
FLA	FLOOR LIV AREA	4,510	4,510	0	
OUU	OP PR UNFIN UL	448	0	0	
OPF	OP PRCH FIN LL	225	0	0	
PDO	PATIO DIN OPEN	1,629	0	0	
TOTAL		7,172	4,510	0	

Building ID	39939			Exterior Walls	AB AVE WOOD SIDING
Style				Year Built	1928
Building Type	HOTEL/MOTEL B / 39B			EffectiveYearBuilt	1993
Building Name				Foundation	
Gross Sq Ft	1641			Roof Type	
Finished Sq Ft	1222			Roof Coverage	
Stories	2 Floor			Flooring Type	
Condition	GOOD			Heating Type	
Perimeter	220			Bedrooms	0
Functional Obs	0			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	40			Grade	400
Interior Walls					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire PI
FLA	FLOOR LIV AREA	1,222	1,222	0	
OUU	OP PR UNFIN UL	154	0	0	
OPF	OP PRCH FIN LL	205	0	0	
SBF	UTIL FIN BLK	60	0	0	
TOTAL		1,641	1,222	0	

Building ID	39940			Exterior Walls	AB AVE WOOD SIDING
Style				Year Built	1983
Building Type	HOTEL/MOTEL B / 39B			EffectiveYearBuilt	1993
Building Name				Foundation	
Gross Sq Ft	3098			Roof Type	
Finished Sq Ft	1360			Roof Coverage	
Stories	2 Floor			Flooring Type	
Condition	GOOD			Heating Type	
Perimeter	264			Bedrooms	0
Functional Obs	0			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	40			Grade	450
Interior Walls					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire PI
FLA	FLOOR LIV AREA	1,360	1,360	0	
OPU	OP PR UNFIN LL	52	0	0	
OUU	OP PR UNFIN UL	1,170	0	0	
OPF	OP PRCH FIN LL	176	0	0	
SBF	UTIL FIN BLK	340	0	0	
TOTAL		3,098	1,360	0	

Building ID	39941			Exterior Walls	AB AVE WOOD SIDING
Style				Year Built	1933
Building Type	HOTEL/MOTEL B / 39B			EffectiveYearBuilt	1993
Building Name				Foundation	
Gross Sq Ft	1308			Roof Type	
Finished Sq Ft	1020			Roof Coverage	
Stories	1 Floor			Flooring Type	
Condition	GOOD			Heating Type	
Perimeter	154			Bedrooms	0
Functional Obs	0			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	40			Grade	400
Interior Walls					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire PI
FLA	FLOOR LIV AREA	1,020	1,020	0	
OPU	OP PR UNFIN LL	288	0	0	
TOTAL		1,308	1,020	0	

Building ID	39942	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1983
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	2131	Roof Type	
Finished Sq Ft	1344	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	248	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	450
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,344	1,344	0
OPU	OP PR UNFIN LL	255	0	0
OUU	OP PR UNFIN UL	168	0	0
OPF	OP PRCH FIN LL	168	0	0
PDO	PATIO DIN OPEN	196	0	0
<b>TOTAL</b>		<b>2,131</b>	<b>1,344</b>	<b>0</b>

#### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1969	1970	0 x 0	1	96 SF	4
WALL AIR COND	1979	1980	0 x 0	1	1 UT	2
BRICK PATIO	1979	1980	0 x 0	1	220 SF	2
LC UTIL BLDG	1979	1980	0 x 0	1	32 SF	1
RES POOL	1979	1980	0 x 0	1	516 SF	3
WOOD DECK	1979	1980	0 x 0	1	64 SF	3
FENCES	1979	1980	0 x 0	1	870 SF	3
WOOD DECK	1991	1992	0 x 0	1	1253 SF	2
FENCES	1991	1992	4 x 12	1	48 SF	2
WALL AIR COND	1991	1992	0 x 0	1	9 UT	1
CONC PATIO	2001	2002	0 x 0	1	100 SF	2

#### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/13/2013	\$6,300,000	Warranty Deed		2665	438	O1 - Qualified	Improved		
3/12/1999	\$1,469,700	Warranty Deed		1572	2017	K - Unqualified	Improved		
9/1/1997	\$2,466,700	Warranty Deed		1475	2350	Q - Qualified	Improved		
5/1/1992	\$650,000	Warranty Deed		1214	1078	U - Unqualified	Improved		
10/1/1978	\$101,000	Warranty Deed		820	1754	M - Unqualified	Improved		

#### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2646	9/13/2022	10/20/2022	\$4,500	Commercial	ELECTRICAL REMODEL OF EXISTING BAR. REMOVE/REPLACE EXISTING CEILING FANS, REMOVE/REPLACE EXISTING DEVICES BEHIND BAR, REPLACE EXISTING BREAKERS WITH GFCI BREAKERS, DISCONNECT/RECONNECT CIRCUITS DURING BAR REMODEL.
BLD2022-2654	9/9/2022	10/25/2022	\$9,300	Commercial	Replacing plumbing outside Bar 1-3 comp sink,1-hand sink,1 under sink grease trap,1-Dishwasher,2-floor drain, Tie drain and water to existing
BLD2022-1438	8/3/2022	10/21/2022	\$82,000	Commercial	Install 6 new wall mount fans, paint bar area, R&R aprox 680 sq' of decking R&R bar cabinetry and top. We will be removing existing bar-top and bar, we will be removing existing composite decking and replacing it with teak decking. We will tile the floor behind the bar. The new bar-top will be mahogany. All of this work will be in the existing footprint (see photos attachments) the bar shape will not change. This is the outside bar at LaTeDa.
BLD2019-3199	9/10/2019		\$12,625	Commercial	Install 700 sf of 60 mil TPO single ply roofing
BLD2019-3155	9/5/2019		\$24,650	Commercial	Additional Installation of NEW Stairs (Voltage Step Lights). Wall Mounted 4 Flood Lights and 6 Emergency on Outside Stairs.
BLD2019-2470	8/6/2019		\$185,000	Commercial	Rebuild the exterior of building from damage during Irma. Painting, framing, siding trim, drywall and insulation.
17-3051	8/26/2017	8/26/2019	\$109,000	Commercial	Remove and replace 2 sets stair systems (1st to 2nd floors and 2nd floor to 3rd floor sun deck). R&R deck framing and decking at 3rd floor sun deck. Replace decking at 2nd floor balcony. R&R handrails as needed. Wood siding and trim work as needed. Install new decking and stairs. NOC FOGARTY BUILDERS IS REMOVING FROM THIS PERMIT. January 12, 2018
16-00002571	3/21/2017	8/3/2017	\$9,200	Commercial	REPLACE EXISTING SIGN AND BRACKET. WRAP EXISTING 4X4 WOOD POLE TO CONCEAL EXISTING ELECTRIC. (NOC ON FILE). H16-01-0911 **HSA
16-00003857	10/4/2016	4/16/2017	\$3,800	Commercial	INSTALL 3' X 3" 26G GALVALUME EAVE DRIP, GRACE ICE AND WATERSHIELD, 5V CRIMP 26G GALVALUME METAL ROOF. FLAT SECTION INSTALL 1 POLYGLASS BASE SHEET, 4" LAPPED FELT DRY IN WITH 1 1/4 NAILS AND TIN TABS, POLYGLASS SELF ADHESIVE. **NOC REQUIRED** HARC INPECTION REQUIRED ***

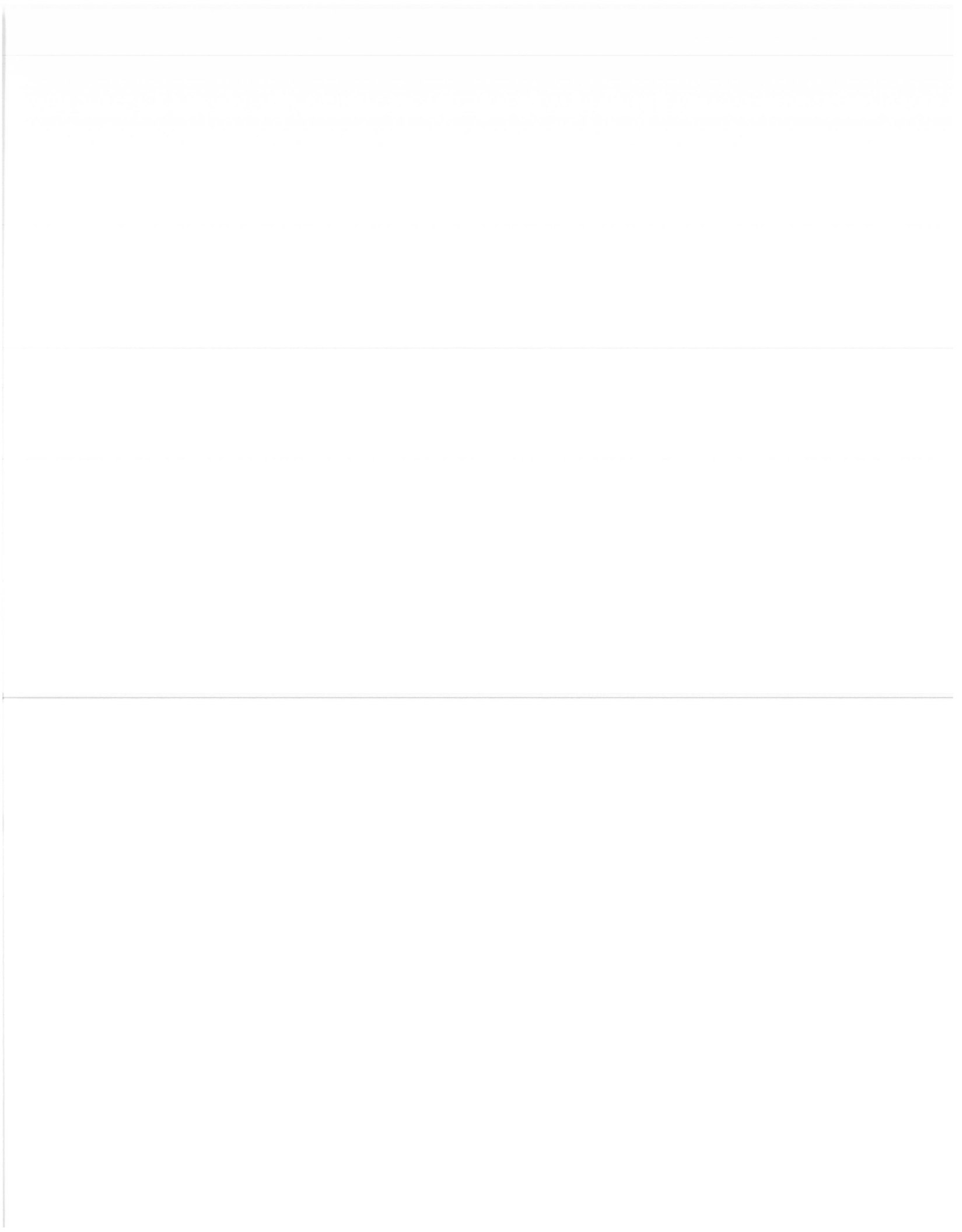
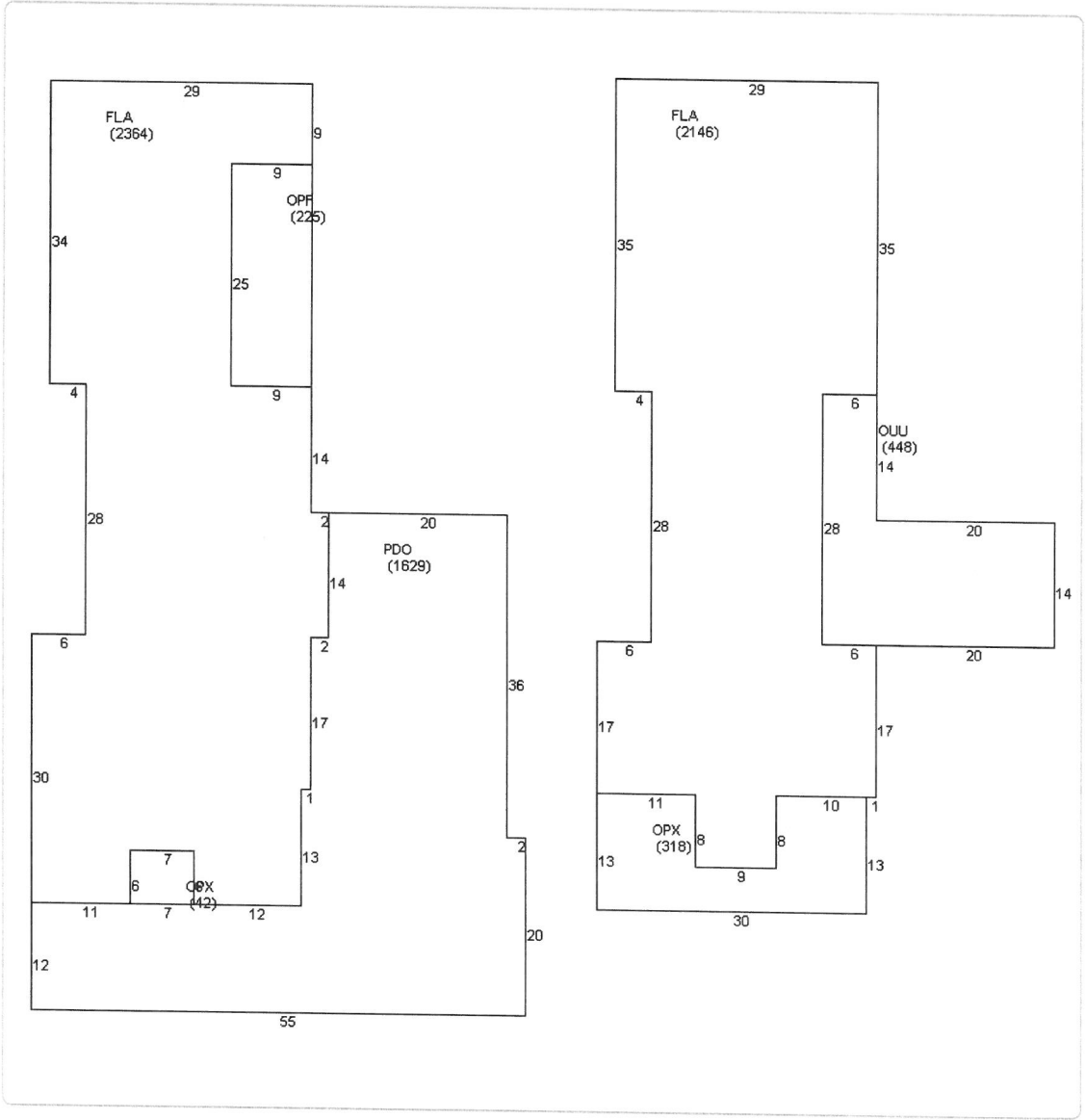
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2487	8/16/2016	4/15/2017	\$30,300	Commercial	EXTEND ROOF OF OUTDOOR BAR PER PLANS DATED 2/15/15. PB-2015-44-GRANTS LOT COVERAGE VARIANCE OF ROOF ADDITION 2/23/16.
15-4753	12/3/2015	6/14/2016	\$27,600	Commercial	R/R IN APPROX. 150 SQS OF WOOD SIDING, COVER HOLES IN BLDG & COVER LINE SETS. INSTALL GUTTERS, DOWNSPOUTS AND PAINT.
15-4199	10/29/2015	6/3/2016	\$14,000	Commercial	REMOVE EXISTING ROOF ABOVE STAGE. REPLACE WITH METAL.
15-3872	9/17/2015	6/14/2016	\$2,460	Commercial	Install (3) hand sinks, (3) toilets and (1) wall mount hand sink. Replace all on and off valves.
14-4629	10/6/2014	5/14/2017	\$750	Commercial	ADDED T.V. ABOVE CABINTRY. INSTALLED 12 NEW SWITCHES. INSTALLED 4 CEILING FANS. REPLACE 7 GFI'S. REPLACE CROWN LIGHTING IN 2 LOCATIONS. ALL SAME LOCATIONS. N.O.C. EXEMPT.
14-4336	9/18/2014	6/21/2016	\$20,261	Commercial	MAINTENANCE AND PAINT 1100 SQ/FT OF 11 SQS OF V-CRIMP COST \$4385. INSTALL 11 SQ/FT OF 11 SQS OF 60 MIL TPO W/A LAYER OF 1/2 PLYWOOD COST \$2625. INSTALL 1100 SQ/FT OF 11 SQS OF V-CRIMP METAL ROOFING W/ A LAYER OF 1/2 PLYWOOD COST \$2563. N.O.C. W/APPLICATION.
14-4216	9/9/2014	10/10/2014	\$39,600	Commercial	REMOVE & REPLACE APPROX. 680 S.F. OF DECKING & REPLACE AZEK, REMOVE & REPLACE OUTDOOR BAR CABINTRY, INSTALL GRANITE BAR TOP, TILE RAMP.
14-0149	1/28/2014	6/21/2016	\$4,500	Commercial	PORCH- REMOVE EXISTING FLAT ROOFING. INSTALL GLASS BASE, EAVES DRIP AND MODIFIED RUBBER.
14-0082	1/14/2014	6/20/2016	\$28,575	Commercial	REPAIR WORK UPPER DECK, SUBFLOOR, REPLACE DOORS, SHUTTERS, TRIM, RAILS WELL COVER, GATE SIDING, PLANTERS. COMPLETE LIST OF REPAIRS IN FILE
13-3689	9/5/2013	10/16/2013	\$5,000	Commercial	REPLACE AND RELOCATE EXISTING 400A METER CAN PER KES. REPLACE FEEDERS IF NECESSARY KES METER LOCATION.
13-3187	8/2/2013	12/10/2013	\$15,000	Commercial	REMOVE AND REPLACE APPROX. 900SF OF WOOD DECKING AND REPLACE W/NEW AZEK DECKING H13-01-1075 HSA (FOR DECK SURROUNDING THE SWIMMING POOL).
13-2678	7/18/2013	11/18/2013	\$18,800	Commercial	REPLACE MAIN DRAIN COVERS WITH APPROVED VGB COVERS. REPLACE INTERIOR FINISH. REPLACE WATERLINE TILE. REPLACE LADDER, REPLUMB EQUIPMENT. PLEASE SEE FRONT OF LIST FOR COMPLETE LIST.
11-2975	8/18/2011	9/21/2012	\$300	Commercial	**AFTER THE FACT** REPAIR DRYER VENT AND INSTALL VENT RAIN CAP
07-0239	2/2/2007		\$200	Commercial	INSTALL 3 COMPARTMENT SINKS IN OUTSIDE BAR AREA
06-6445	1/9/2007		\$10,000	Commercial	CONSTRUCT OUTDOOR BAR AREA COVERED 254 SF
06-0255	1/18/2006		\$6,800	Commercial	EXTEND #02-1642 FOR FINAL INSPECTION
05-1352	6/16/2005	12/31/2005	\$14,000	Commercial	REMODEL BATHROOMS REPLACE HANDICAPP RAMP
05-0927	3/23/2005	12/31/2005	\$1,800	Commercial	INSTALL RUBBER ROOFING
04-1778	3/9/2005	12/31/2005	\$3,800	Commercial	ELECTICAL TO BRING KITCHEN TO CODE
04-1778	10/22/2004	11/22/2004	\$800	Commercial	ELECTRIC
04-1602	5/25/2004	11/22/2004	\$4,800	Commercial	9 AWNINGS
04-1156	4/12/2004	11/22/2004	\$1,800	Commercial	DUCTWORK & A/C
04-1001	4/2/2004	11/22/2004	\$9,865	Commercial	REPAIR ROOF
02-2702	10/7/2002	11/22/2002	\$5,900	Commercial	RENOVATE BACK OFFICE
02-2442	9/9/2002	10/30/2002	\$1,000	Commercial	ELECTRICAL
02-1642	6/19/2002	10/30/2002	\$6,800	Commercial	INSTALL 2 DUCTLESS SYSTEM
01-3663	11/14/2001	10/30/2002	\$2,500	Commercial	CHANGEOUT AC
01-2182	6/7/2001	11/16/2001	\$6,200		RESIDE OVER BRICK/PAINT
00-2370	9/22/2000	11/16/2001	\$125,000		REMODELING/REPAIRS
9903770	12/6/1999	11/16/2001	\$4,500		REPAIRS
9903710	11/3/1999	12/7/1999	\$12,153		NEW ROOF
9902021	10/1/1999	11/16/2001	\$15,000		ROOFING
9903224	9/13/1999	11/3/1999	\$1,000		DRAIN/WATER LINES
9902905	8/17/1999	11/3/1999	\$500		4 CEILING FANS
9902021	8/4/1999	11/3/1999	\$15,000		ROOF OVER DECK
9902265	6/29/1999	11/3/1999	\$2,200		2 NEW SHED TYPE AWNINGS
9604448	11/1/1996	7/1/1997	\$800		SIGN
E951435	5/1/1995	11/1/1995	\$2,000		100 AMP SERVICE/ALTERATIO
B951160	4/1/1995	11/1/1995	\$4,600		REPAIR FENCE & DECK
B941054	3/1/1994	11/1/1994	\$1,800		BLD BX TO COVER DUCT 20'
B940531	2/1/1994	11/1/1994	\$1,800		RELOCATE BAR & BATH ROOM
M940683	2/1/1994	11/1/1994	\$2,500		5 DROPS
B940015	1/1/1994	11/1/1994	\$800		REPLACE 50'RAILING
B940090	1/1/1994	11/1/1994	\$1,500		RENOVATIONS
13-2678	1/1/1900	11/18/2013	\$18,800	Commercial	REPLACE MAIN DRAIN COVERS WITH APPROVED VGB COVERS. REPLACE INTERIOR FINISH. REPLACE WATERLINE TILE. REPLACE LADDER, REPLUMB EQUIPMENT.

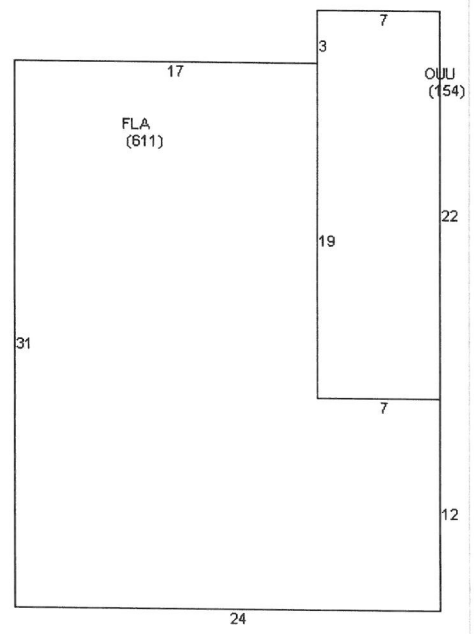
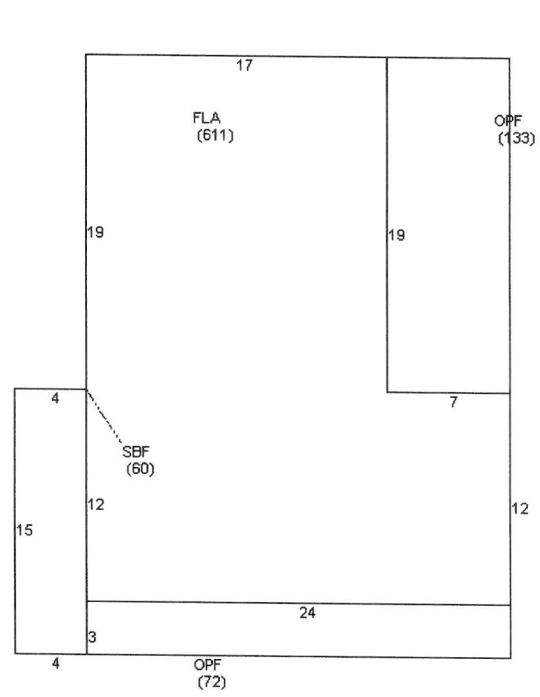
**View Tax Info**

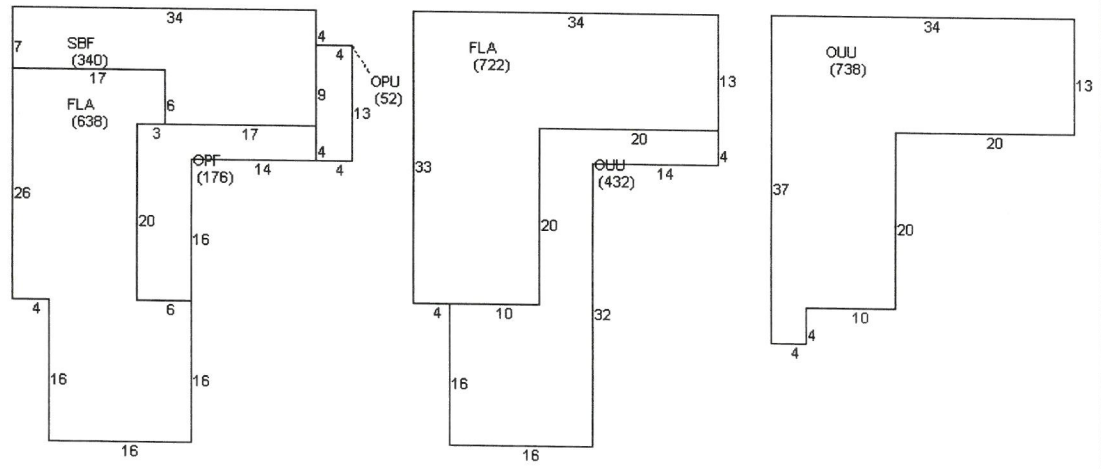
[View Taxes for this Parcel](#)

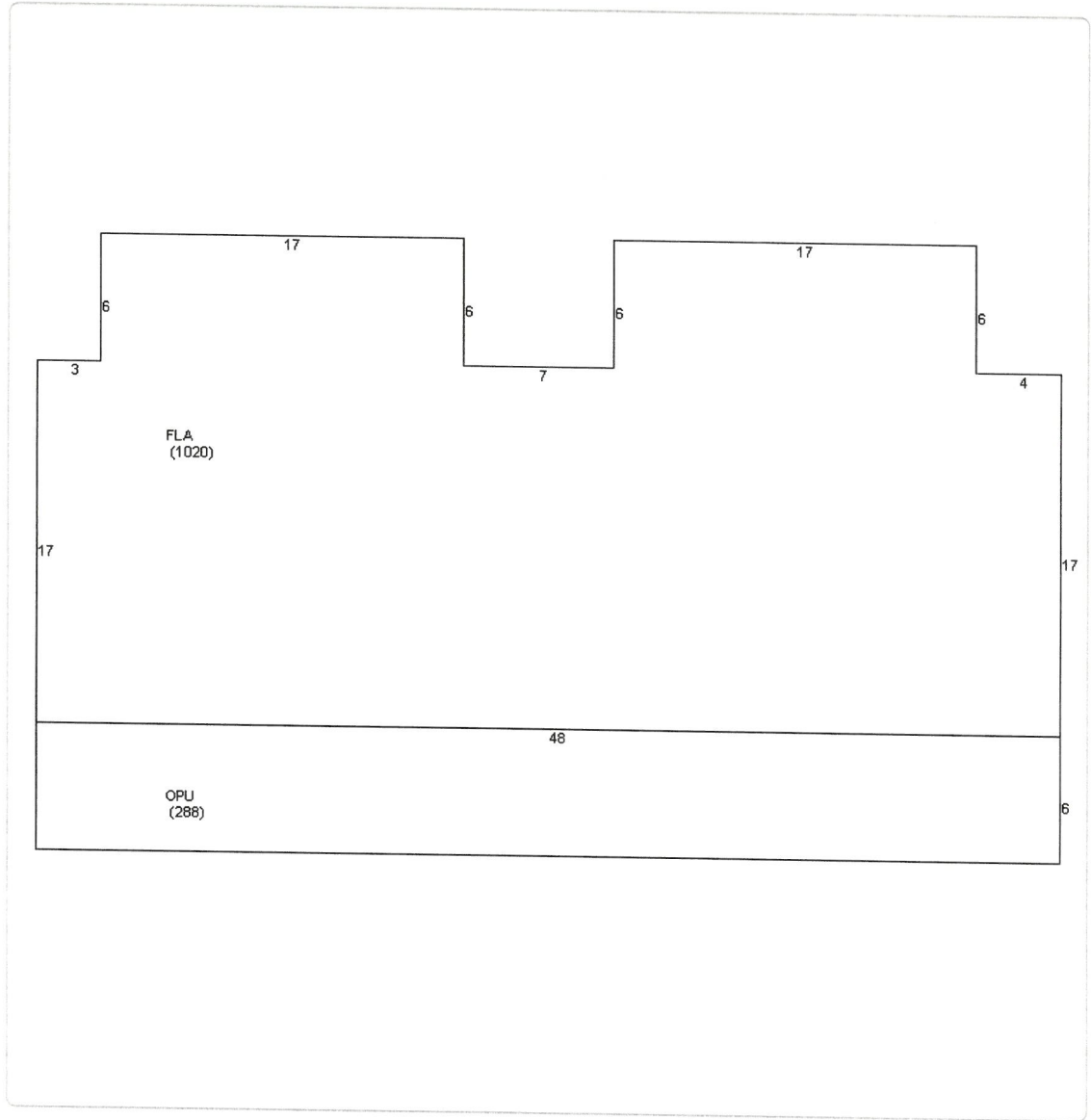
**Sketches (click to enlarge)**



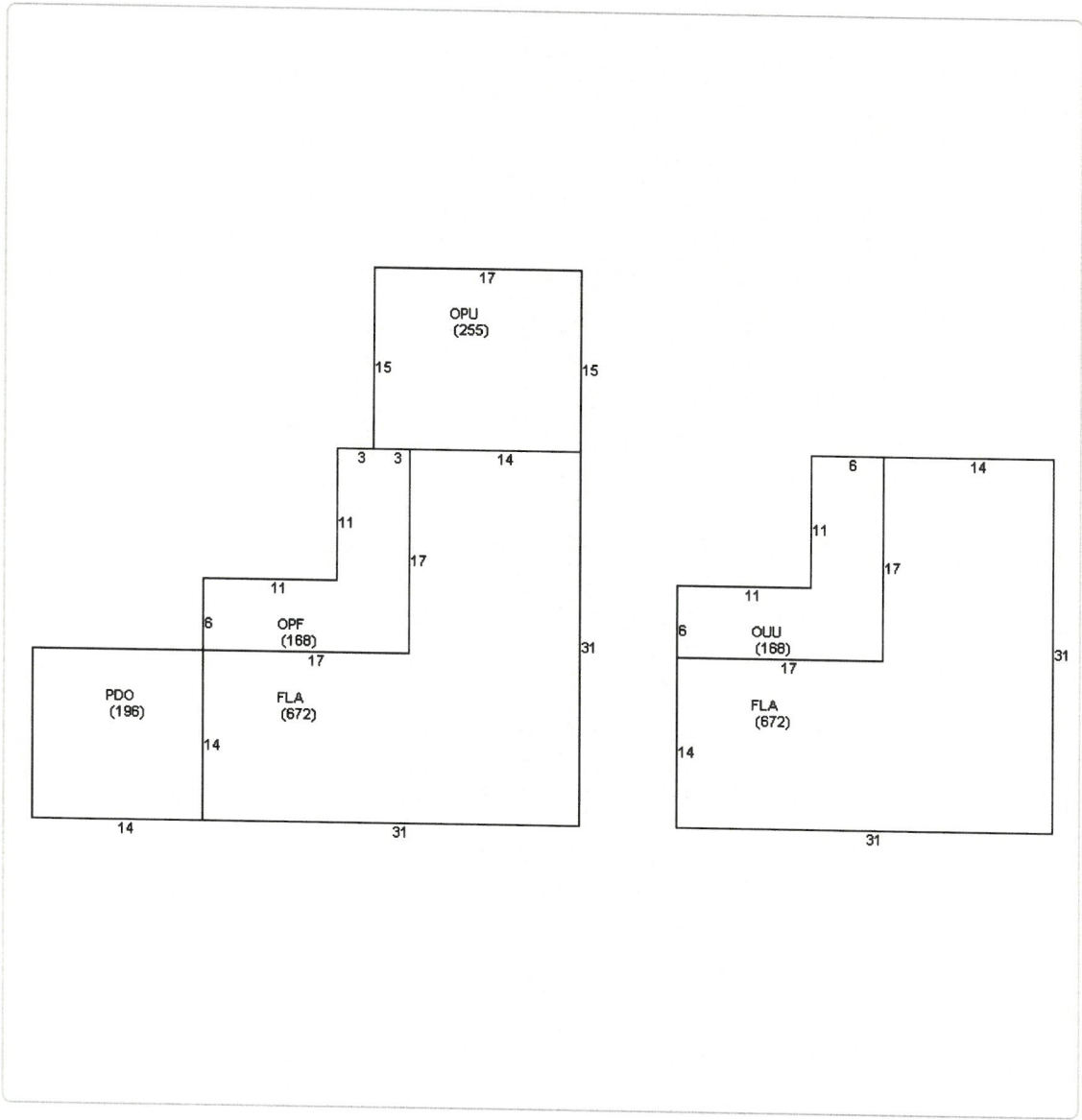








Room	Area
FLA	1020
OPU	266



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/9/2024, 4:55:08 AM

[Contact Us](#)



# **Business Tax Reciept**

# 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 LA TE DA  
Location Addr 1125 DUVAL ST  
Lic NBR/Class 28843 PROPERTY RENTAL  
Issued Date 9/27/2023 **Expiration Date: September 30, 2024**

TRANSIENT HOTEL MOTEL OR TIMESHARE

Comments: 16 GUESTHOUSE ROOMS

Restrictions: HOT5402074 (10/01/24)

LA TE DA  
1125 DUVAL ST  
KEY WEST, FL 33040

This document must be prominently displayed.

LA TE DA REDUX



# **Warranty Deed**

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 23-44  
Consideration: \$1,550,000.00

Parcel Identification No. 00027890-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 8<sup>th</sup> day of February, 2023 between Diana H O'Dell, a married woman and Rigoberto Hernandez, Jr., a single man and Janet H Delgado, a married woman whose post office address is 45 Watauga Creek Trail, Franklin, NC 28734 of the County of Macon, State of North Carolina, grantor\*, and Patrick Hegarty, a single man and Christopher Rounds, a single man, as joint tenants with right of survivorship whose post office address is 900 Johnson Street, Key West, FL 33040 of the County of Monroe, State of Florida, 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:

Part of Lot 4, Square 5, Tract 11, according to Charles W. Tift's Map of the Island of Key West, Monroe County, Florida, but better described by metes and bounds as follows:  
Commencing at the Northeasterly corner of Duval and Catherine Street, thence run in a Northeasterly direction along Catherine street for a distance of 145 feet and 3 inches to the Point of Beginning. From said Point of Beginning continue along Catherine Street for a distance of 48 feet to a point; thence at a right angle in a Northwesterly direction 91 feet and 8 inches; thence at a right angle in a Southwesterly direction 48 feet; thence at a right angle in a Southeasterly direction 91 feet and 8 inches 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.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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.

Signed, sealed and delivered in our presence:

Silas Way  
Witness Name: Silas Way

Diana H O'Dell  
Diana H O'Dell

[Signature]  
Witness Name: [Signature]

State of NC  
County of Macon

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of February, 2023 by Diana H O'Dell, who  is personally known or  has produced a driver's license as identification



[Signature]  
Notary Public

Printed Name: Brian Marshall

My Commission Expires: 5-28-2027

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:

Madison Fallon  
Witness Name: Madison Fallon

[Signature]  
Rigoberto Hernandez, Jr.

Gregory Oropeza  
Witness Name: Gregory Oropeza

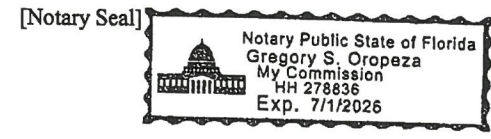
[Signature]  
Janet H Delgado

Gregory Oropeza  
Witness Name: Gregory Oropeza

Walt Lee  
Witness Name: Walt Lee

State of Florida  
County of Monroe

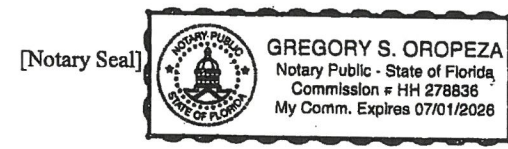
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of February, 2023 by Rigoberto Hernandez, Jr., who  is personally known or  has produced a driver's license as identification.



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

State of FL  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7 day of February, 2023 by Janet H Delgado, who  is personally known or  has produced a driver's license as identification.



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Mark I. Aronson, Esq.  
Holland & Knight LLP  
Suite 3000  
701 Brickell Avenue  
Miami, Florida 33131

Doc# 1963150 12/30/2013 11:38AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

12/30/2013 11:38AM  
DEED DOC STAMP CL: Krys \$44,100.00

Doc# 1963150  
Bk# 2665 Pg# 438

Space Above This Line For Recording \_\_\_\_\_  
ALTERNATE KEY NO. 1028649

### SPECIAL WARRANTY DEED

This Special Warranty Deed, is made the 17th day of December, 2013, by LA TE DA REDUX, INC., a Florida corporation, whose address is 1125 Duval Street, Key West, Florida 33040 ("Grantor"), in favor of PATRICK T. HEGARTY and CHRISTOPHER J. ROUNDS, as tenants in common, whose address is 1125 Duval Street, Key West, Florida 33040 ("Grantee").

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land located in Monroe County, Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2014 and subsequent years.
2. Zoning and other governmental regulations.
3. Conditions, restrictions, limitations and easements of record, if any, none of which are intended to be reimposed by this conveyance.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

27.00

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

LA TE DA REDUX, INC., a Florida corporation

Tamma Wells  
Print Name: Tamma Wells

VMCFADYEN  
Print Name: VMCFADYEN

By: Robert B. Goldman, President  
Robert B. Goldman, President

STATE OF FLORIDA )  
  ) SS:  
COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2013, by Robert B. Goldman, as President of La Te Da Redux, Inc., on behalf of the Corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

VMCFADYEN  
NOTARY PUBLIC, State of Florida at Large  
(NOTARY SEAL)

My Commission Expires:

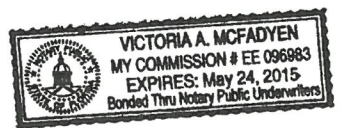


EXHIBIT "A"

Legal Description

That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tift's Map of the City of Key West:

Commencing at the Northerly corner of Duval and Catherine Streets and running along Duval Street in a Northwesterly direction Ninety-One (91) feet, Eight (8) inches; thence at right angles in a Northeasterly direction parallel to Catherine Street One Hundred Forty-Five (145) feet, Three (3) inches; thence at right angles in a Southeasterly direction Ninety-One (91) feet, Eight (8) inches to Catherine Street; thence at right angles in a Southwesterly direction One Hundred Forty-Five (145) feet, Three (3) inches to the Point of Beginning.

# Survey



BEARING BASE:  
ALL BEARINGS ARE BASED ON  
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THE CENTERLINE OF DUVAL  
STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

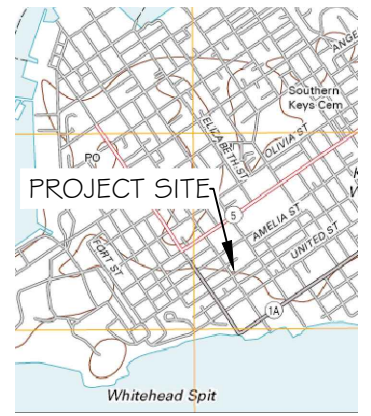
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ALL ELEVATIONS SHOWN  
ARE SHOWN IN NGVD 1929

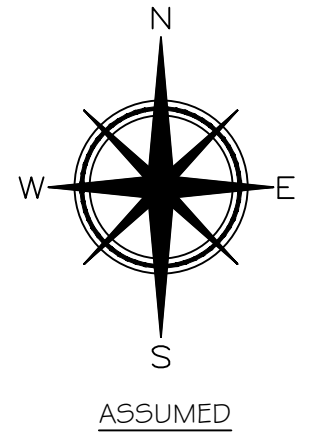
ADDRESS:  
1125 DUVAL STREET AND  
515 CATHERINE STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6

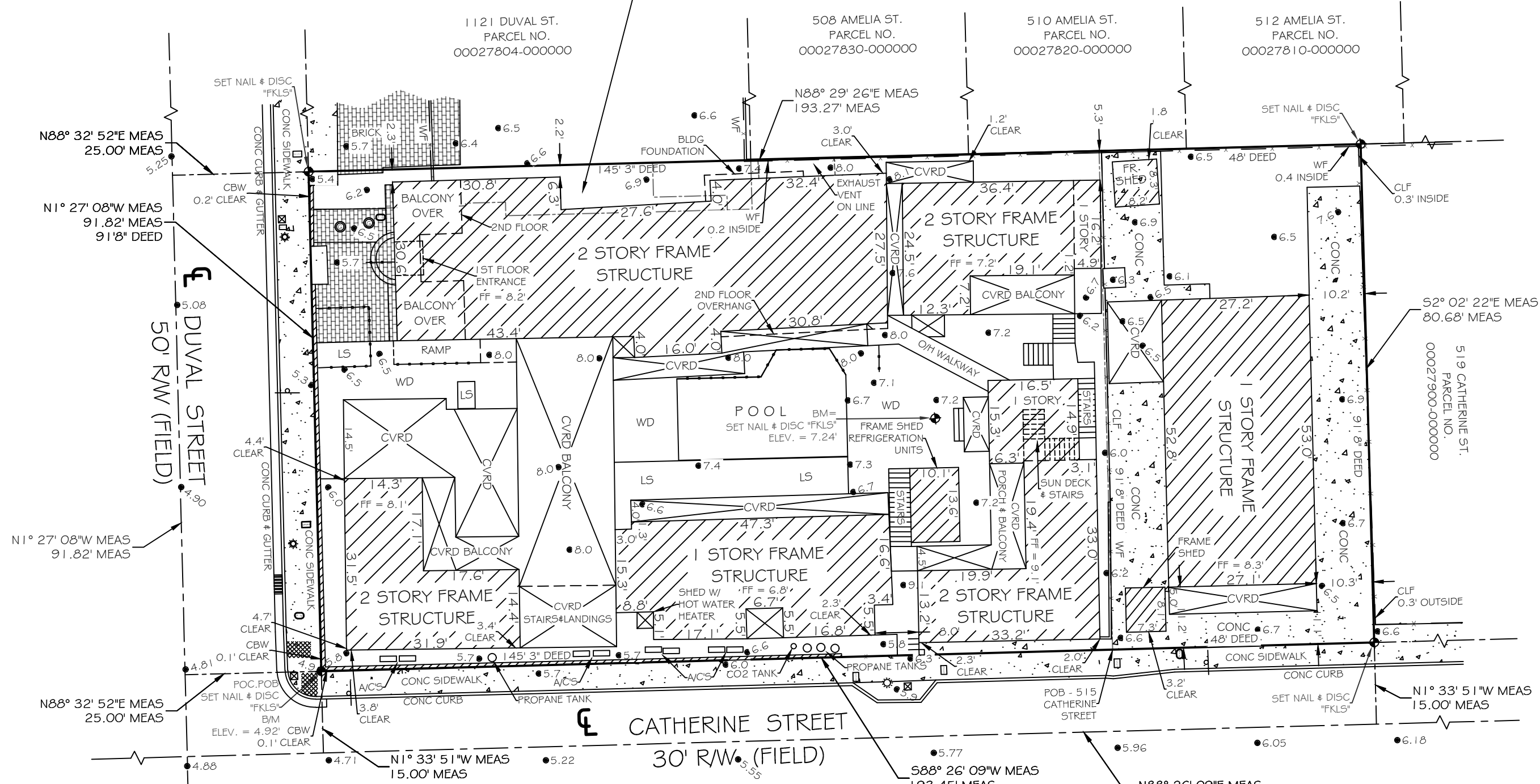
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E



NOTE:  
• THERE APPEARS TO BE A DEED OVER LAP BETWEEN 1121 DUVAL STREET AND 1125 DUVAL STREET. THE 1121 DUVAL STREET DEED IS RECORDED IN OFFICIAL RECORDS BOOK 3197, PAGE 2191, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.  
• ADDITIONALLY THERE IS AN EASEMENT PARTIALLY OVERLAPPING THE SAME AREA. THE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1200, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.  
• SEE DETAIL (A) (SHEET 2) FOR DEED OVERLAP & EASEMENT INFORMATION.

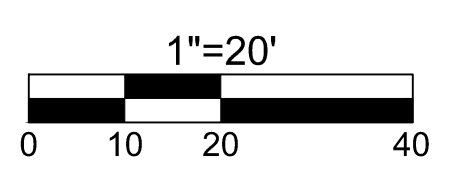


### SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. A40020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION(S) (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ↖ - GUY ANCHOR
- - SPOT ELEVATION (TYPICAL)



CERTIFIED TO -

PATRICK T. HEGARTY;  
CHRISTOPHER J. ROUNDS;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GU = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
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CPF = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
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EP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
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### LEGAL DESCRIPTION -

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SCALE:	1"=20'
FIELD WORK DATE:	07/17/2023
MAP DATE:	10/10/2023
REVISION DATE:	XXXXXX
SHEET:	1 OF 2
DRAWN BY:	MPB
JOB NO.:	23-137

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED:   
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

**FLORIDA KEYS LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# Plans

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ALL BEARINGS ARE BASED ON  
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STREET.

ALL ANGLES DEPICTED  
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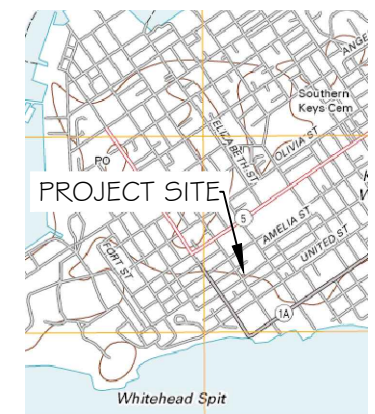
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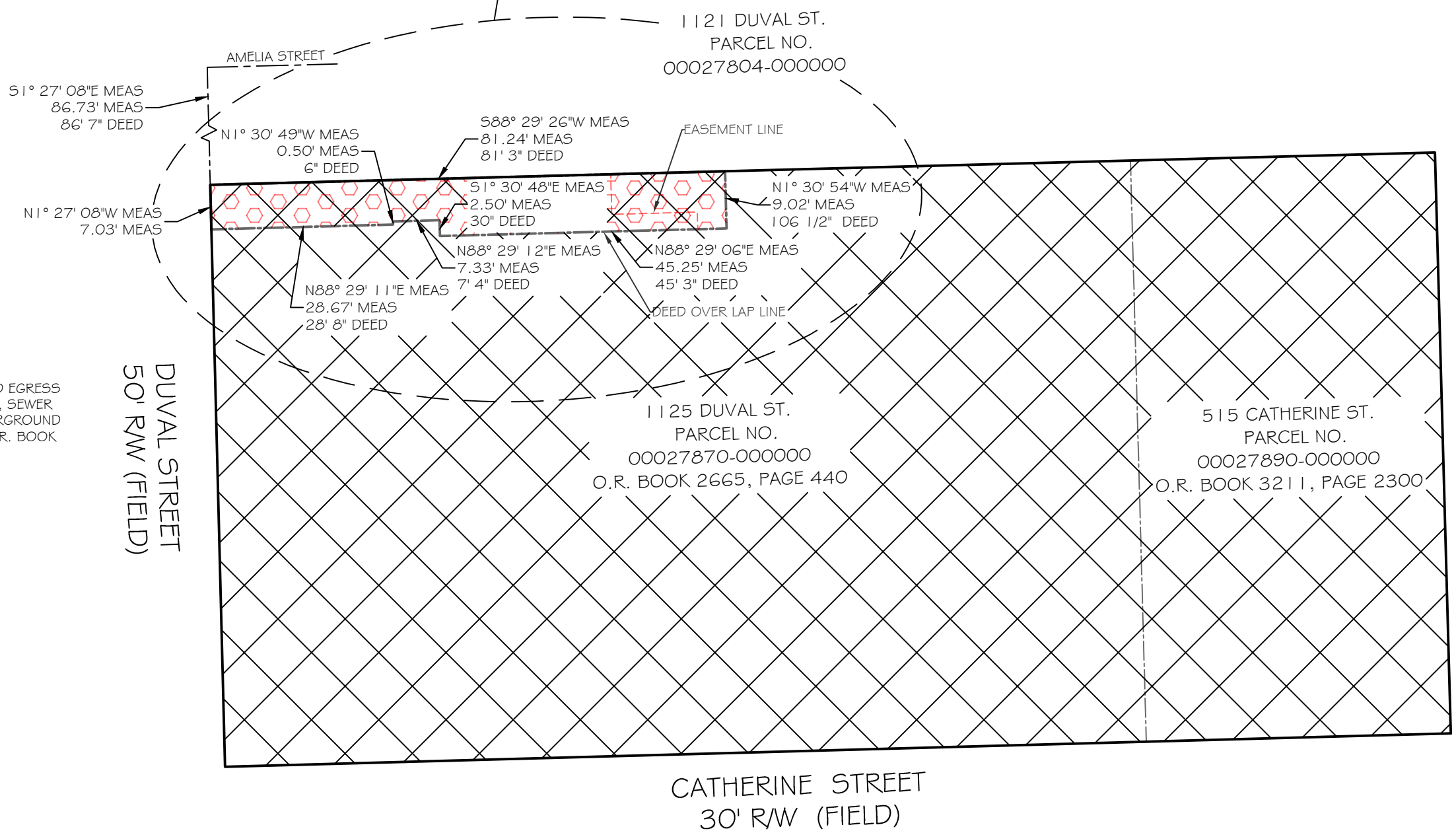
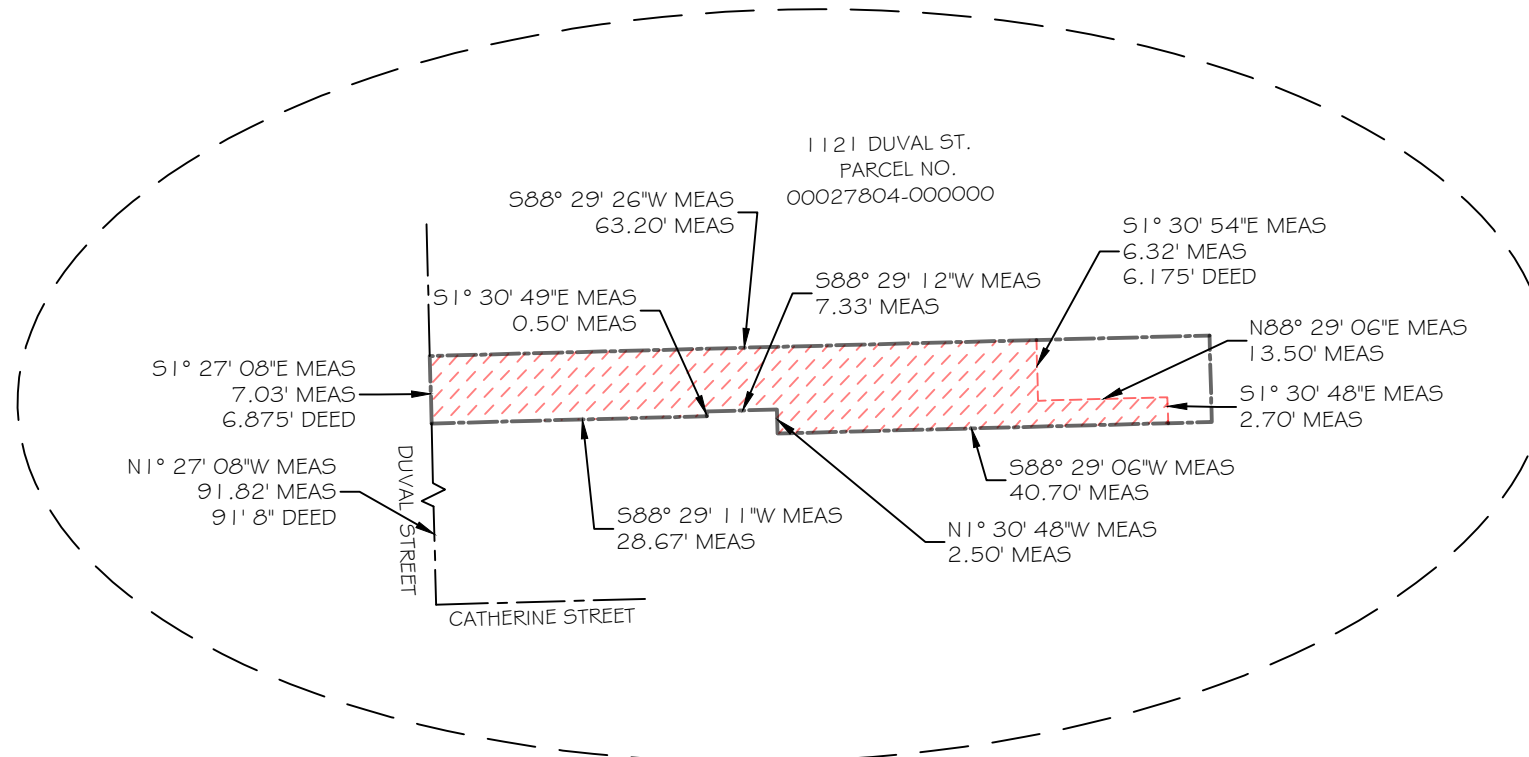
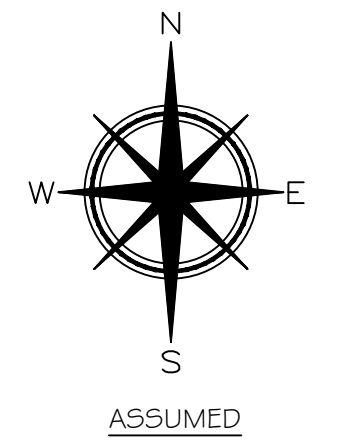
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COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6

# DETAIL (A)



LOCATION MAP - NTS  
SEC. 06-T685-R25E



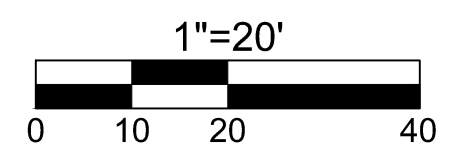
- = EASEMENT FOR INGRESS AND EGRESS FOR BUILDING MAINTENANCE, SEWER LATERAL SERVICE AND UNDERGROUND ELECTRIC UTILITY SERVICE. O.R. BOOK 1729, PG. 1200
- = O.R. BOOK 2665, PG. 440  
O.R. BOOK 3211, PG. 2300
- = O.R. BOOK 3197, PG. 2191
- = O.R. BOOK 3197, PG. 2191

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- WOOD POWER POLE
- CONCRETE POWER POLE
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- SPOT ELEVATION (TYPICAL)



TOTAL AREA = 17736.49 SQ FT ±

### CERTIFIED TO -

PATRICK T. HEGARTY;  
CHRISTOPHER J. ROUNDS;

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SCALE: 1"=20'
FIELD WORK DATE: 07/17/2023
MAP DATE: 10/10/2023
REVISION DATE: XXXXXXXX
SHEET: 2 OF 2
DRAWN BY: MPB
JOB NO.: 23-137

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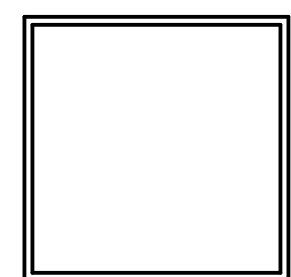
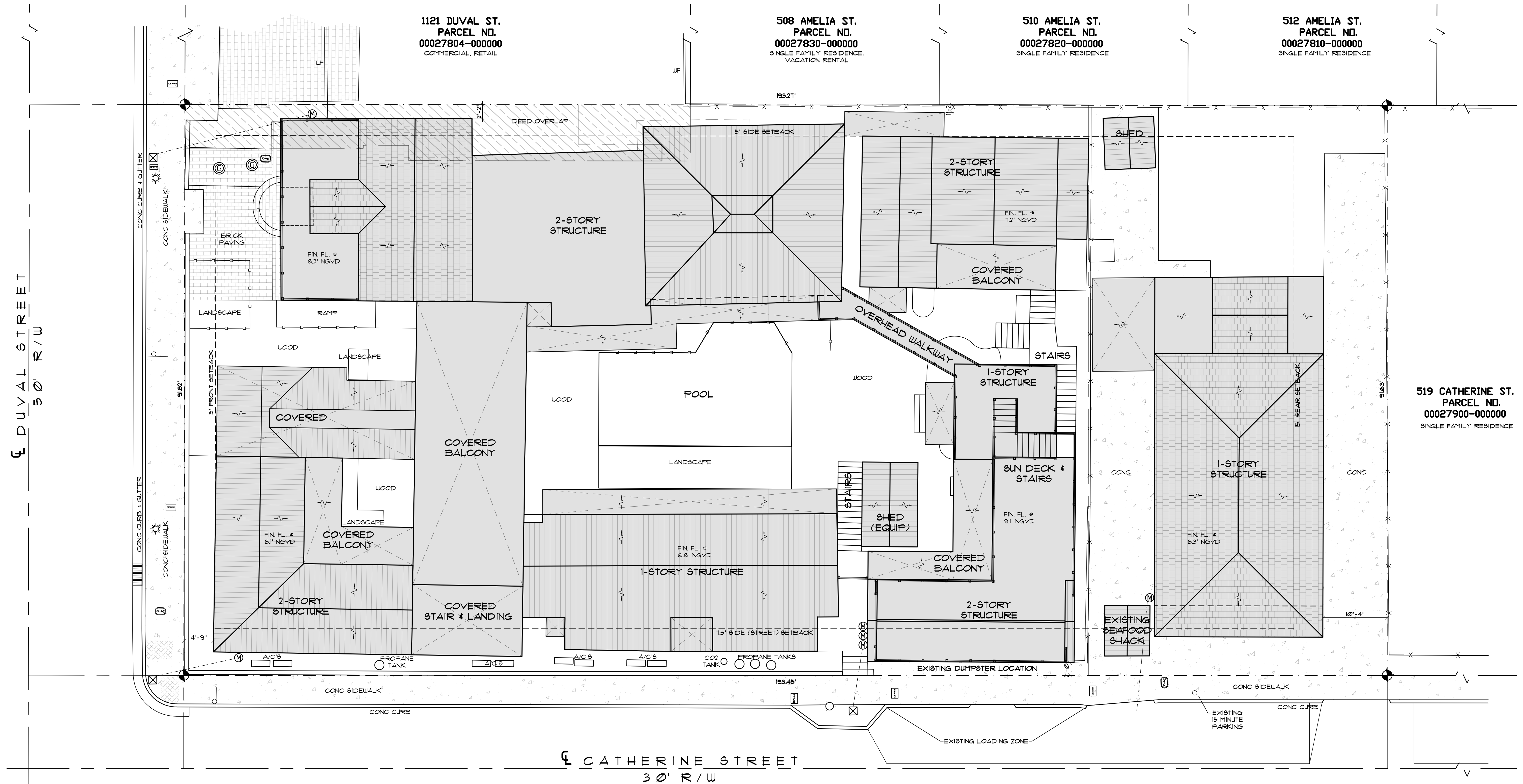
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21460 OVERSEAS HWY, SUITE 4  
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PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

INDEX

EXISTING SITE PLAN	A0.1
PROPOSED SITE PLAN	A0.2
TREE DISPOSITION PLAN	A0.3
PROPOSED LANDSCAPE PLAN	A0.4
POOL HOUSE FLOOR PLANS	A1.1
CATHERINE ST HOUSE FLOOR PLAN	A1.2
POOL HOUSE EXTERIOR ELEVATIONS	A2.1
CATHERINE ST HOUSE EXTERIOR ELEVATIONS	A2.2



LaTeDa Resort  
1125 Duval & 515 Catherine Key West, FL

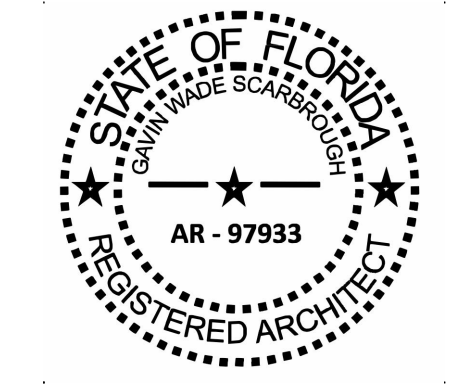
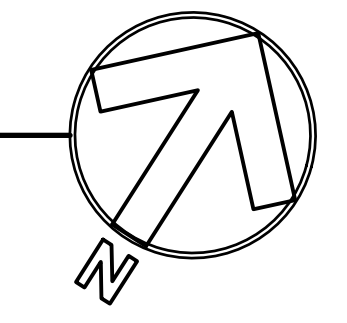
POPE-SCARBROUGH-ARCHITECTS  
THOMAS E. POPE, P.A.  
(305) 296 3611 610 White St, Key West FL

date: 01/28/24  
revision:

sheet:  
A0.1

Existing Site Plan

1/8" = 1' - 0"



LaTeDa Resort		
Zoning		HRCC-3
Flood Zone	AE G (FUTURE AE B)	
Design Flood Elevation	BFE+3'	9.0'
Site Area		17,736
Site Area (Ac)		0.41
Max Lot Coverage	50%	8,868.0
Existing Lot Coverage	57.4%	10,180.0
Proposed Lot Coverage	55.7%	9,876.0
Max Impervious Area	60%	10,641.6
Existing Impervious Area	62.7%	11,126.0
Proposed Impervious Area	56.5%	10,022.0
Min Open Space Ratio	0.20	3,547.2
Existing Open Space	0.15	2,712.0
Proposed Open Space	0.16	2,800.0
Max Floor Area Ratio	0.50	8,868.0
Existing Floor Area Ratio	0.39	6,961.0
Proposed Floor Area Ratio	0.44	7,779.0

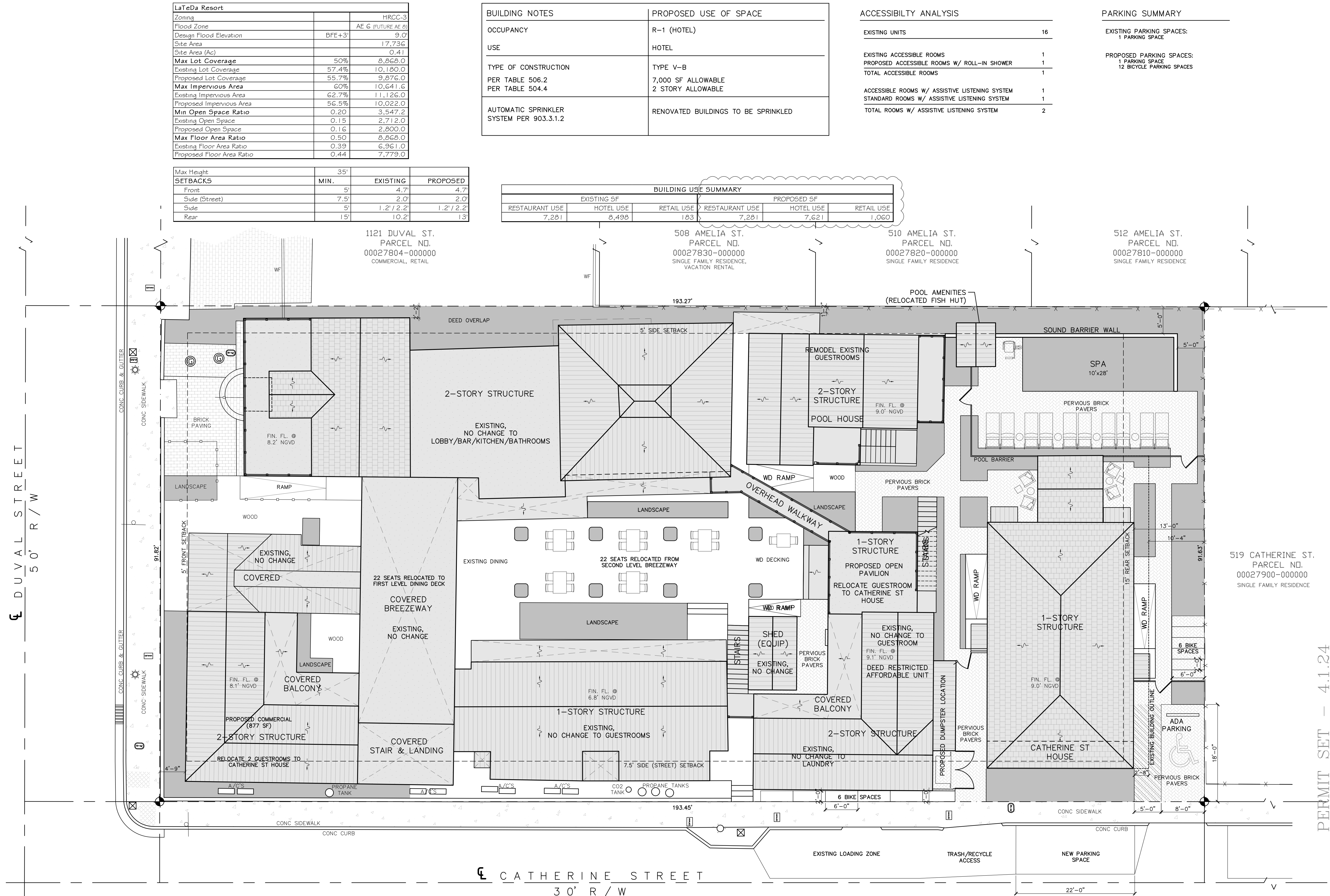
SETBACKS	MIN.	EXISTING	PROPOSED
Front	5'	4.7'	4.7'
Side (Street)	7.5'	2.0'	2.0'
Side	5'	1.2' / 2.2'	1.2' / 2.2'
Rear	15'	10.2'	13'

BUILDING NOTES	PROPOSED USE OF SPACE
OCCUPANCY	R-1 (HOTEL)
USE	HOTEL
TYPE OF CONSTRUCTION	TYPE V-B
PER TABLE 506.2	7,000 SF ALLOWABLE
PER TABLE 504.4	2 STORY ALLOWABLE
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1.2	RENOVATED BUILDINGS TO BE SPRINKLED

ACCESSIBILITY ANALYSIS	
EXISTING UNITS	16
EXISTING ACCESSIBLE ROOMS	1
PROPOSED ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	1
TOTAL ACCESSIBLE ROOMS	1
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	1
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	1
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	2

PARKING SUMMARY	
EXISTING PARKING SPACES:	1 PARKING SPACE
PROPOSED PARKING SPACES:	1 PARKING SPACE
	12 BICYCLE PARKING SPACES

BUILDING USE SUMMARY					
EXISTING SF			PROPOSED SF		
RESTAURANT USE	HOTEL USE	RETAIL USE	RESTAURANT USE	HOTEL USE	RETAIL USE
7,281	8,498	183	7,281	7,621	1,060



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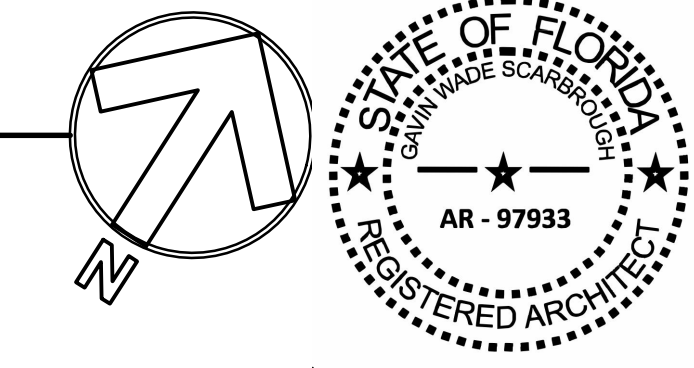
PERMIT SET - 4.1.24  
POPE-SCARBROUGH-ARCHITECTS  
THOMAS E. POPE, P.A.  
(305) 296 3611 610 White St, Key West FL

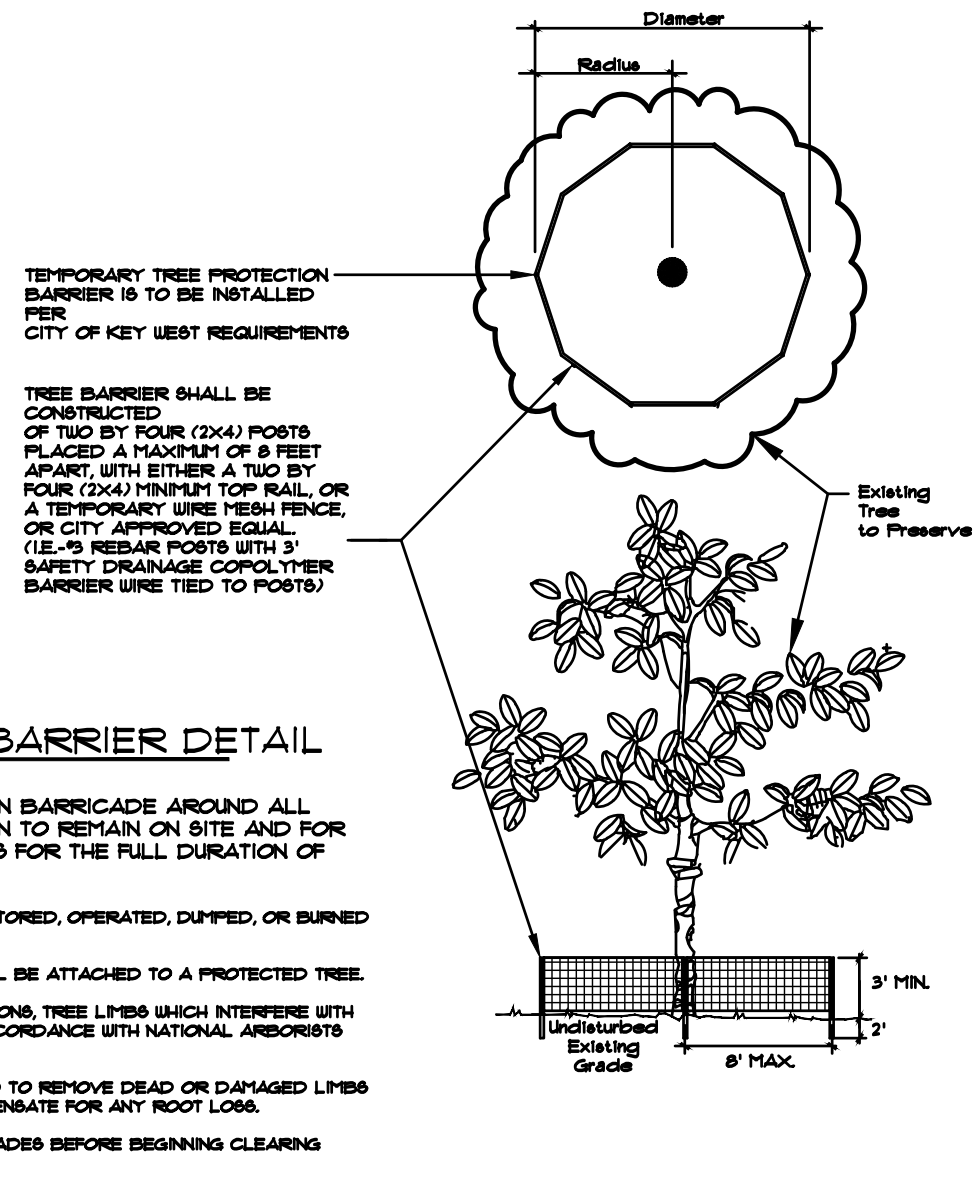
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revision:  
6/12/24

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Proposed Site Plan

1/8" = 1' - 0"





**TEMPORARY TREE PROTECTION BARRIER IS TO BE INSTALLED PER CITY OF KEY WEST REQUIREMENTS**

NOTE: TREE BARRIER SHALL BE CONSTRUCTED OF TWO BY FOUR (2x4) POSTS PLACED A MAXIMUM OF 6 FEET APART, WITH EITHER A TWO BY FOUR (2x4) HORIZONTAL RAIL OR A TEMPORARY WIRE MESH FENCE OR CITY APPROVED SIGNAL (I.E.-9 REBAR POSTS WITH 3\"/>

**TREE PROTECTION BARRIER DETAIL**  
NO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SHOWN TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

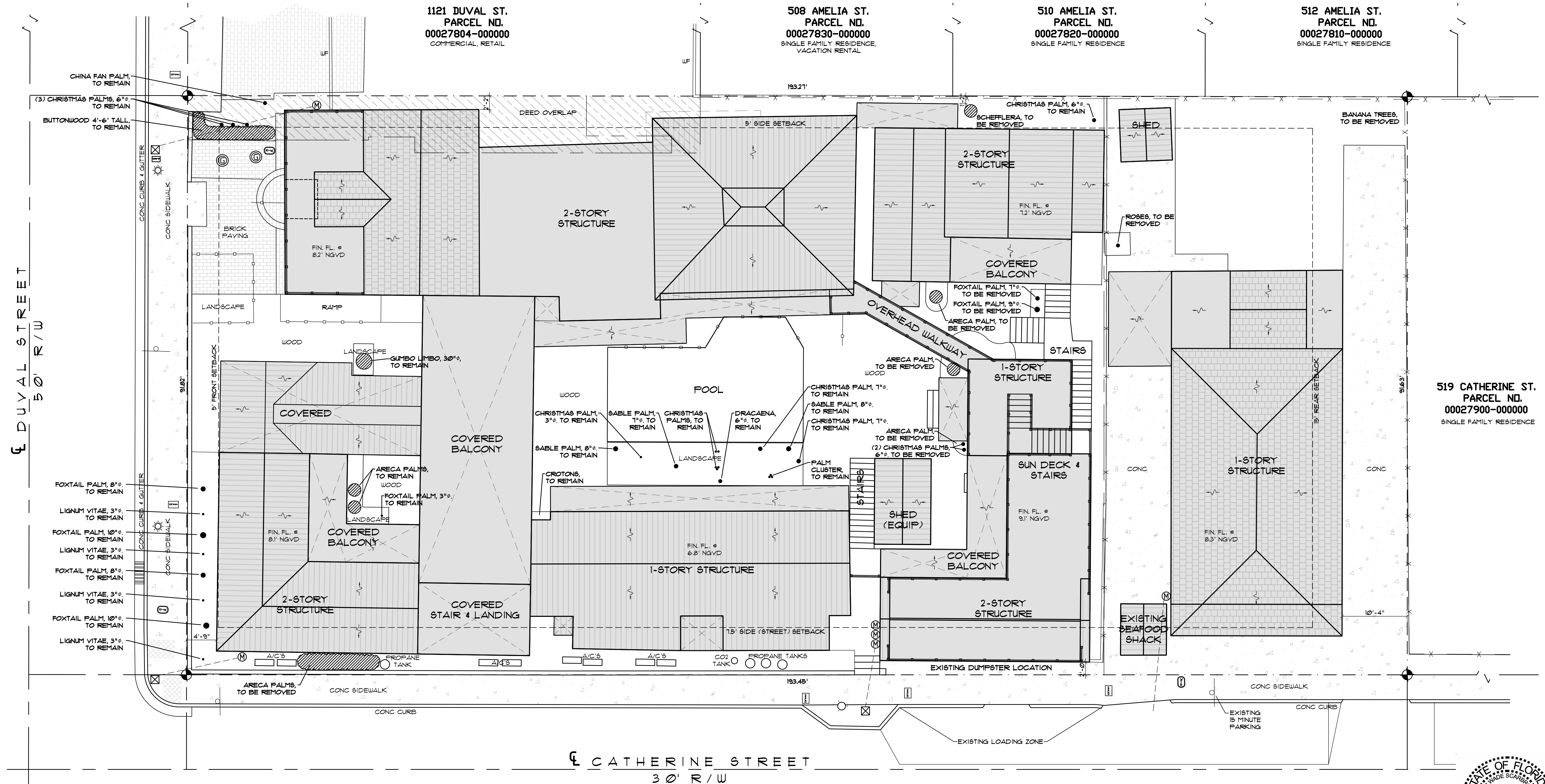
NO ATTACHMENT (WIRES, SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

EXISTING PLANTING				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
4	Guaiacum sanctum	Lignum Vitae	3" DBH	Remain
5	Wodyetia bifurcata	Foxtail Palm	3" - 10" DBH (Approx. 39" Total)	Remain
2	Wodyetia bifurcata	Foxtail Palm	7" - 9" DBH (Approx. 16" Total)	Remove
8	Adonia merrillii	Christmas Palm	3" - 10" DBH (Approx. 41" Total)	Remain
2	Adonia merrillii	Christmas Palm	6" DBH (Approx. 12" Total)	Remove
3	Sable palmetto	Cabbage Palm	7" - 8" DBH (Approx. 23" Total)	Remain
1	Bursera simaruba	Gumbo Limbo	30" DBH	Remain
1	Conocarpus erectus	Buttonwood	4' - 6' Tall Hedge	Remain
1	Dracaena marginata	Dragon Tree	6" DBH	Remain
1	Livistona chinensis	China Fan Palm		Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remove
		Banana Trees	Cluster	Remove
1		Schefflera		Remove
1		Roses		Remove



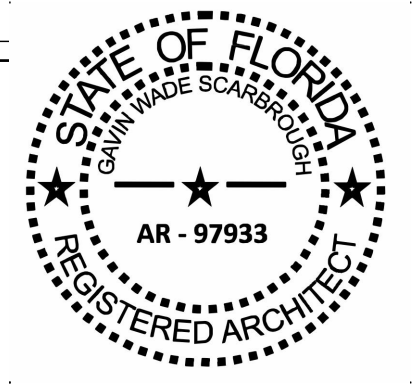
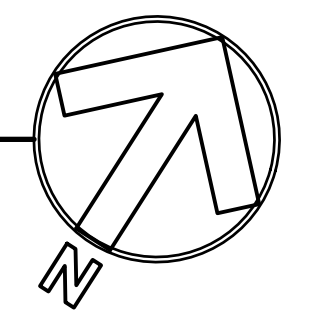
LaTeDa Resort  
1125 Duval & 515 Catherine Key West, FL

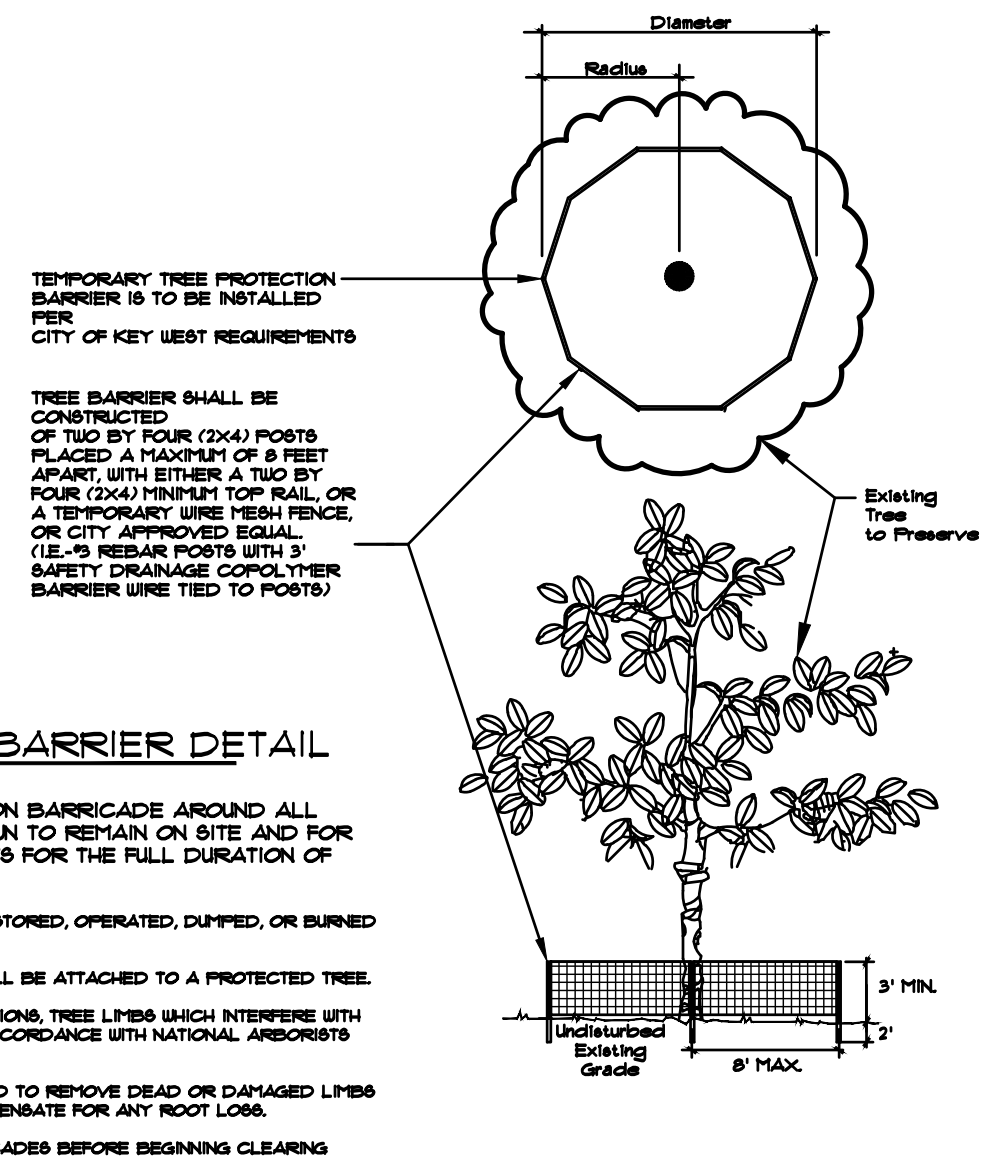
POPE-SCARBROUGH-ARCHITECTS  
THOMAS E. POPE, P.A.  
(305) 296 3611 610 White St, Key West FL

date: 01/28/24  
revision:

sheet:  
A0.3

**Tree Disposition Plan**  
1/8" = 1' - 0"





**TREE PROTECTION BARRIER DETAIL**  
NO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SHOWN TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

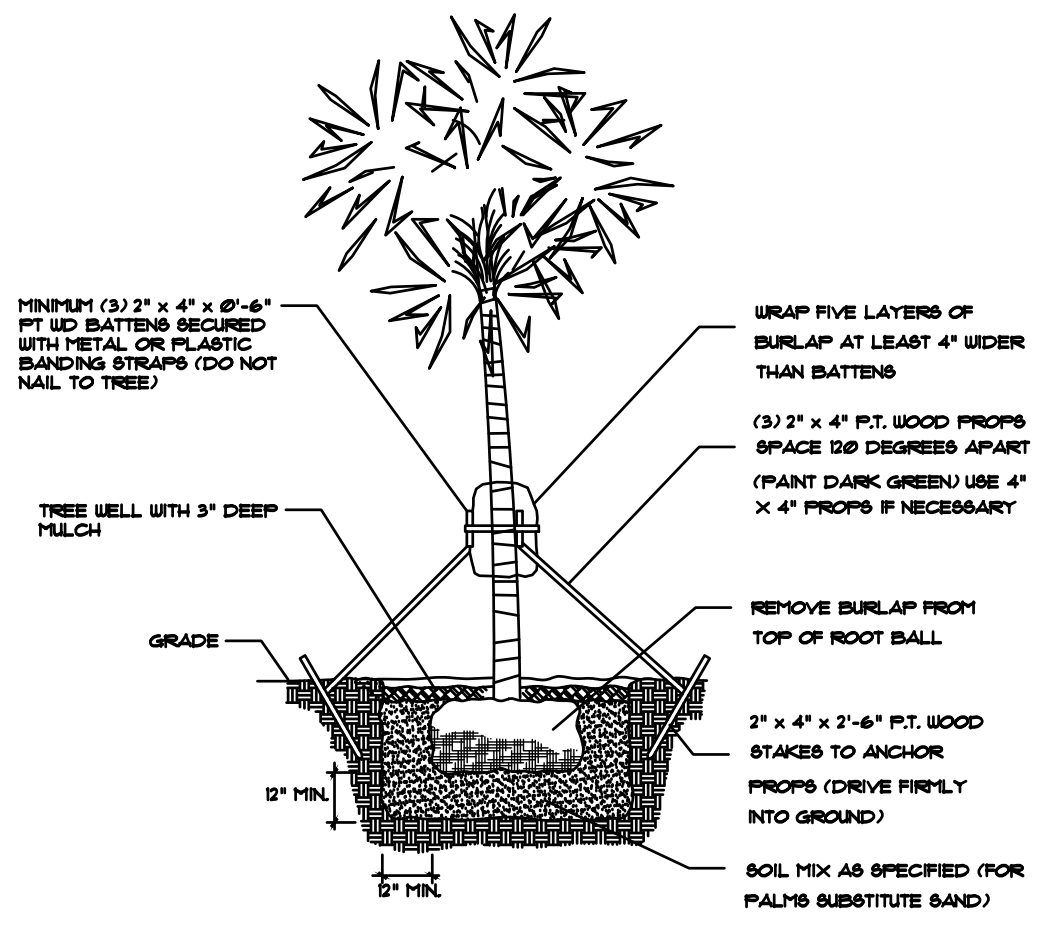
NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRES, SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

CERTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



**TREE SUPPORT DETAIL**  
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

Bufferyard Standards per Key West LDC, Section 108-347.

		Type D BUFFERYARD			
	FACTOR	LINEAR FEET	REQUIRED	PROPOSED	
BUFFER	WIDTH	5 FEET	72 FEET	5 FEET	
	PLANT UNITS	15 UNITS PER 100 LF	10.8 UNITS	30 UNITS	
BUFFER	WIDTH	5 FEET	87 FEET	5 FEET	
	PLANT UNITS	15 UNITS PER 100 LF	13 UNITS	15 UNITS	

Opaque fence is being proposed in accordance with Key West LDC, Section 108-347.

REPLACEMENT PLANTING LIST

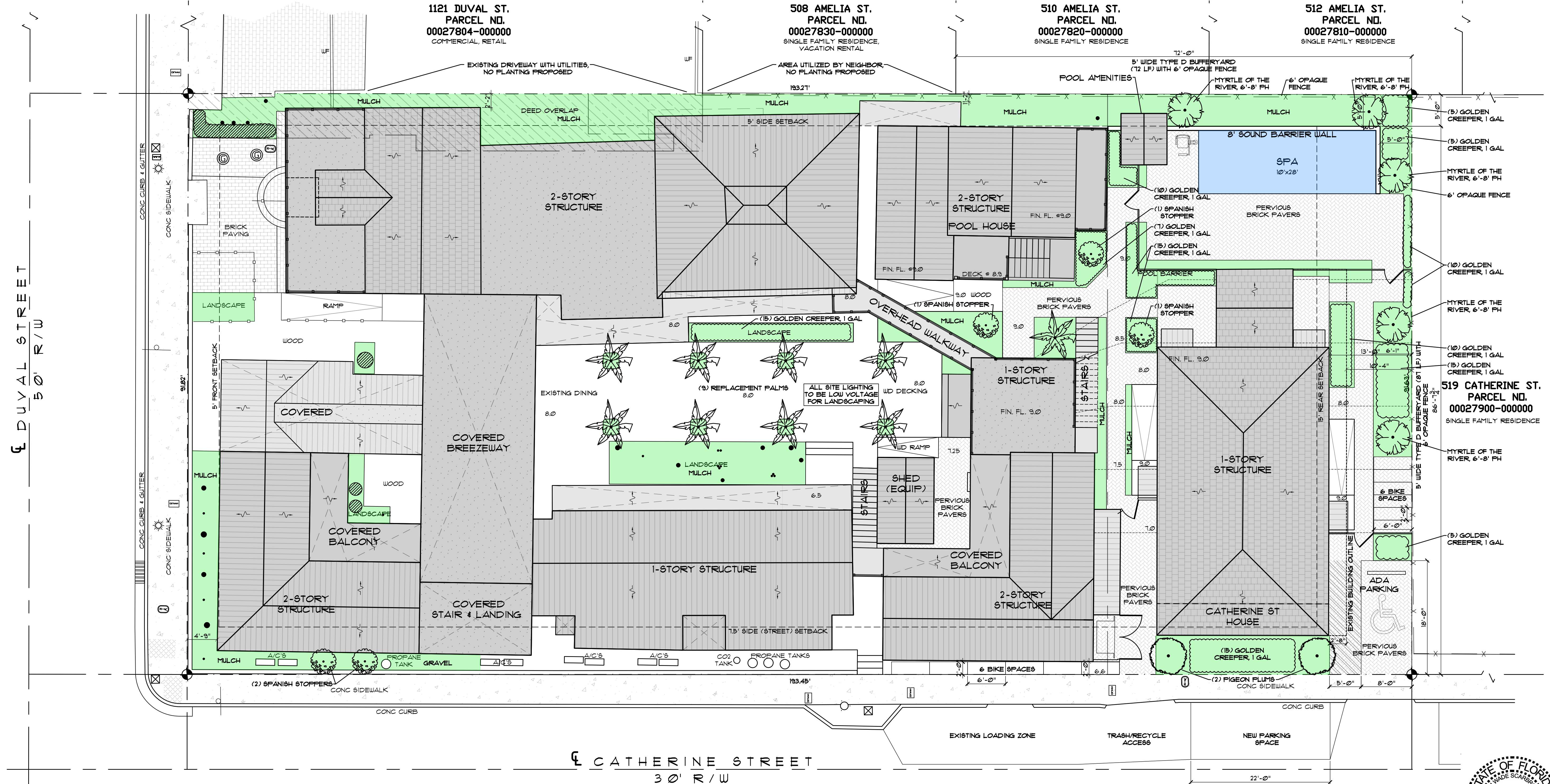
QTY	SPECIES	COMMON NAME	SPECIFICATION
5	PALMS		REPLACEMENT FOR PALMS PREVIOUSLY REMOVED
4	PALMS		REPLACEMENT FOR PROPOSED REMOVAL (APPROX. 28\"/>

ADDITIONAL PLANTING LIST

QTY	SPECIES	COMMON NAME	SPECIFICATION
2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	6'-8\"/>

Landscaping Materials per Key West LDC, Section 108-347.

		PLANTING LIST					
	FACTOR	UNITS	QTY	UNITS	SPECIES	COMMON NAME	SPECIFICATION
TYPE D BUFFER	ORNAMENTAL TREE	5	2	10	CALYPTRANTHES ZUYGIUM	MYRTLE OF THE RIVER	6'-8\"/>
	ADDITIONAL LANDSCAPING	1	5	5	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL
						BLACK EUCALYPTUS MULCH	3\"/>
SUB TOTAL UNITS			15 UNITS				
TYPE D BUFFER	ORNAMENTAL TREE	5	3	15	CALYPTRANTHES ZUYGIUM	MYRTLE OF THE RIVER	6'-8\"/>
	ADDITIONAL LANDSCAPING	1	35	35	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL
						BLACK EUCALYPTUS MULCH	3\"/>
SUB TOTAL UNITS			50 UNITS				

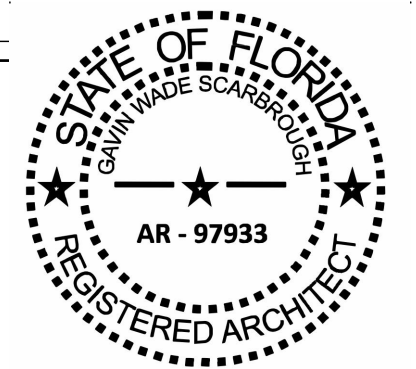
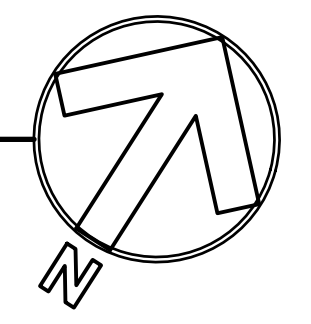


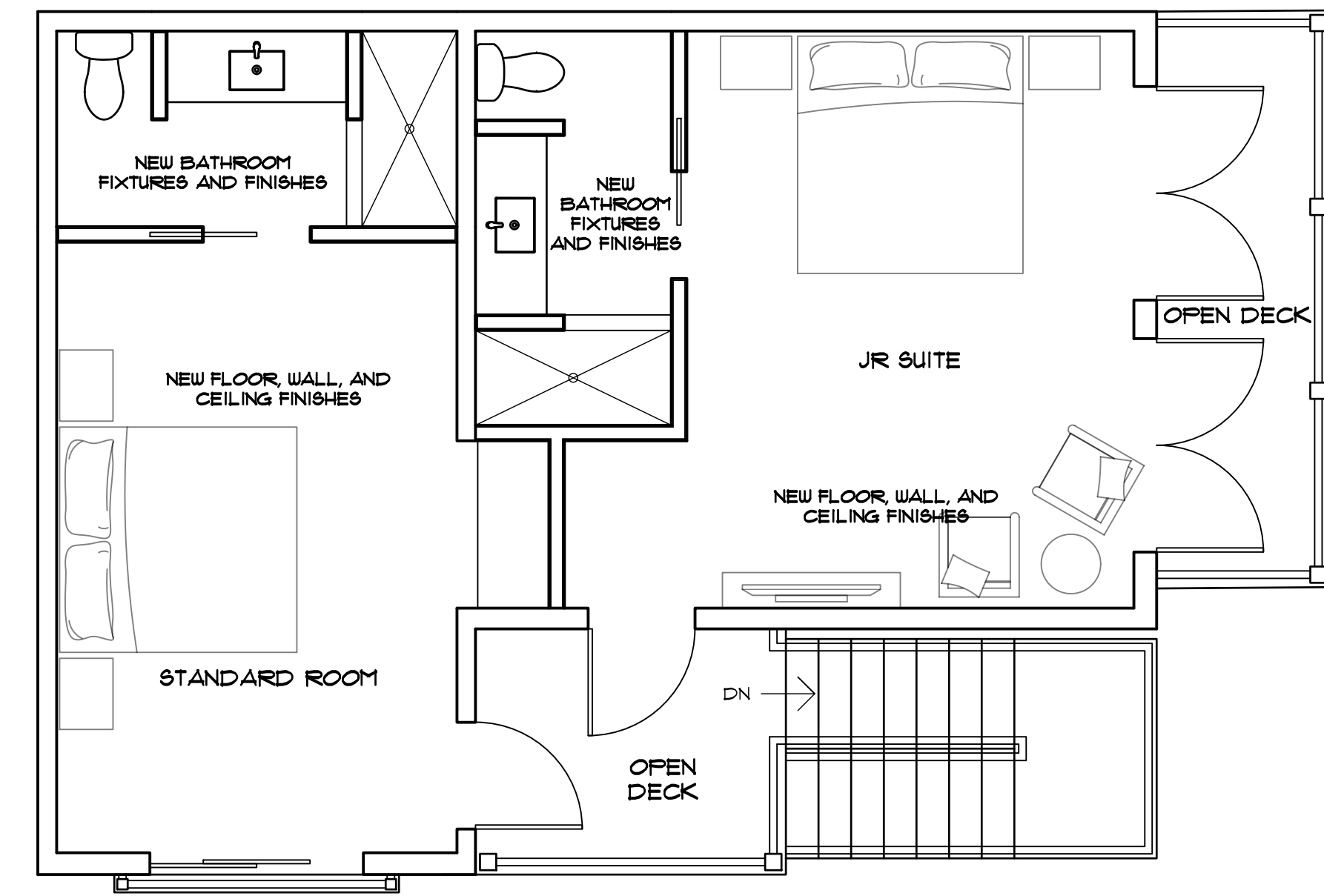
LaTeDa Resort  
1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS  
THOMAS E. POPE, P.A.  
610 White St. Key West FL  
(305) 296 3611

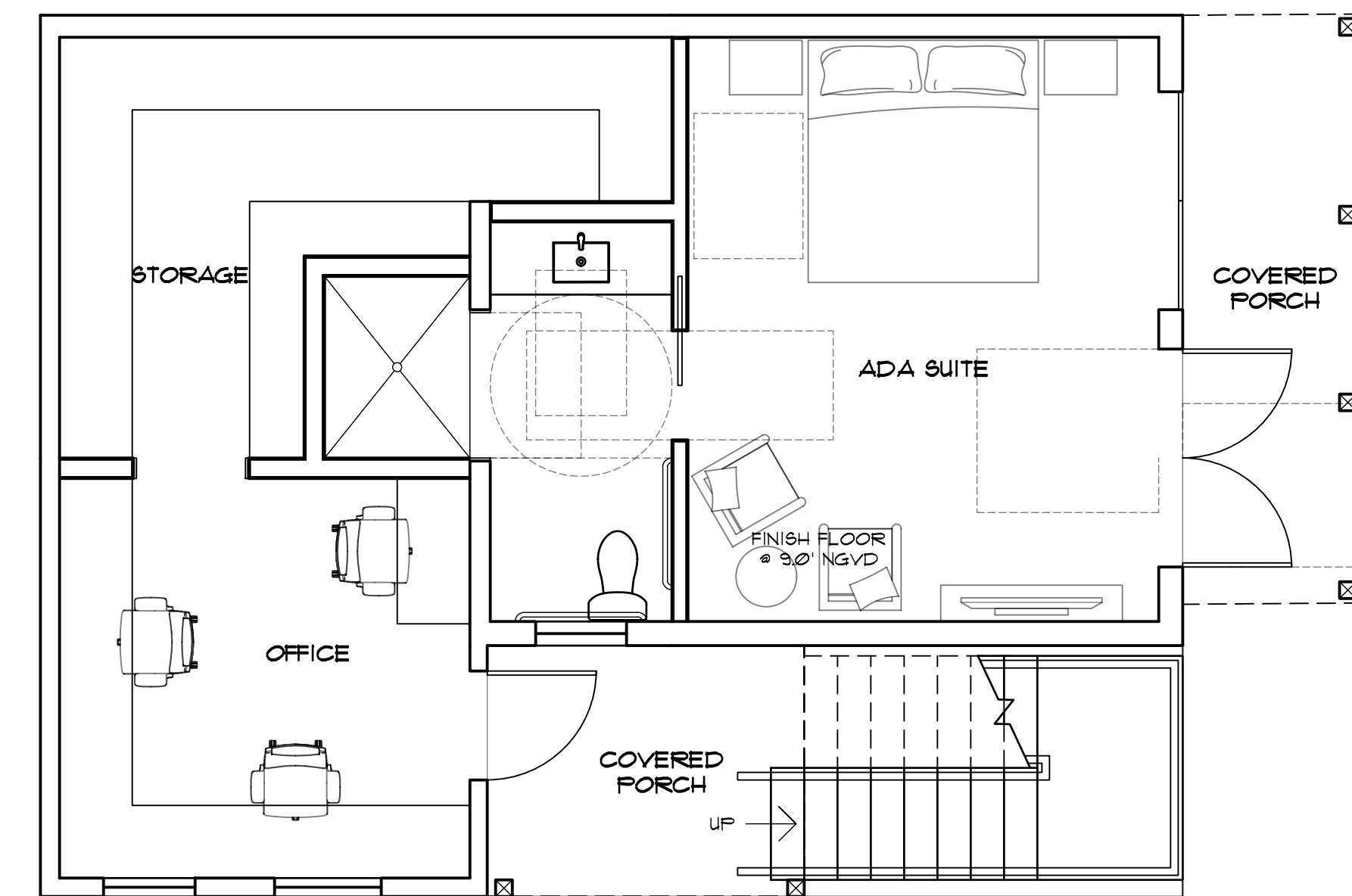
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sheet: A0.4

Proposed Landscape Plan  
1/8" = 1' - 0"



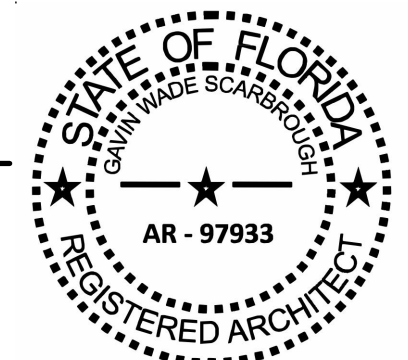


**Proposed Second Floor Plan**  
1/4" = 1' - 0"



**Proposed First Floor Plan**  
1/4" = 1' - 0"

**POOL HOUSE FLOOR PLANS**

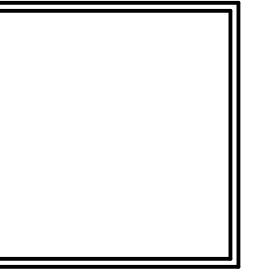


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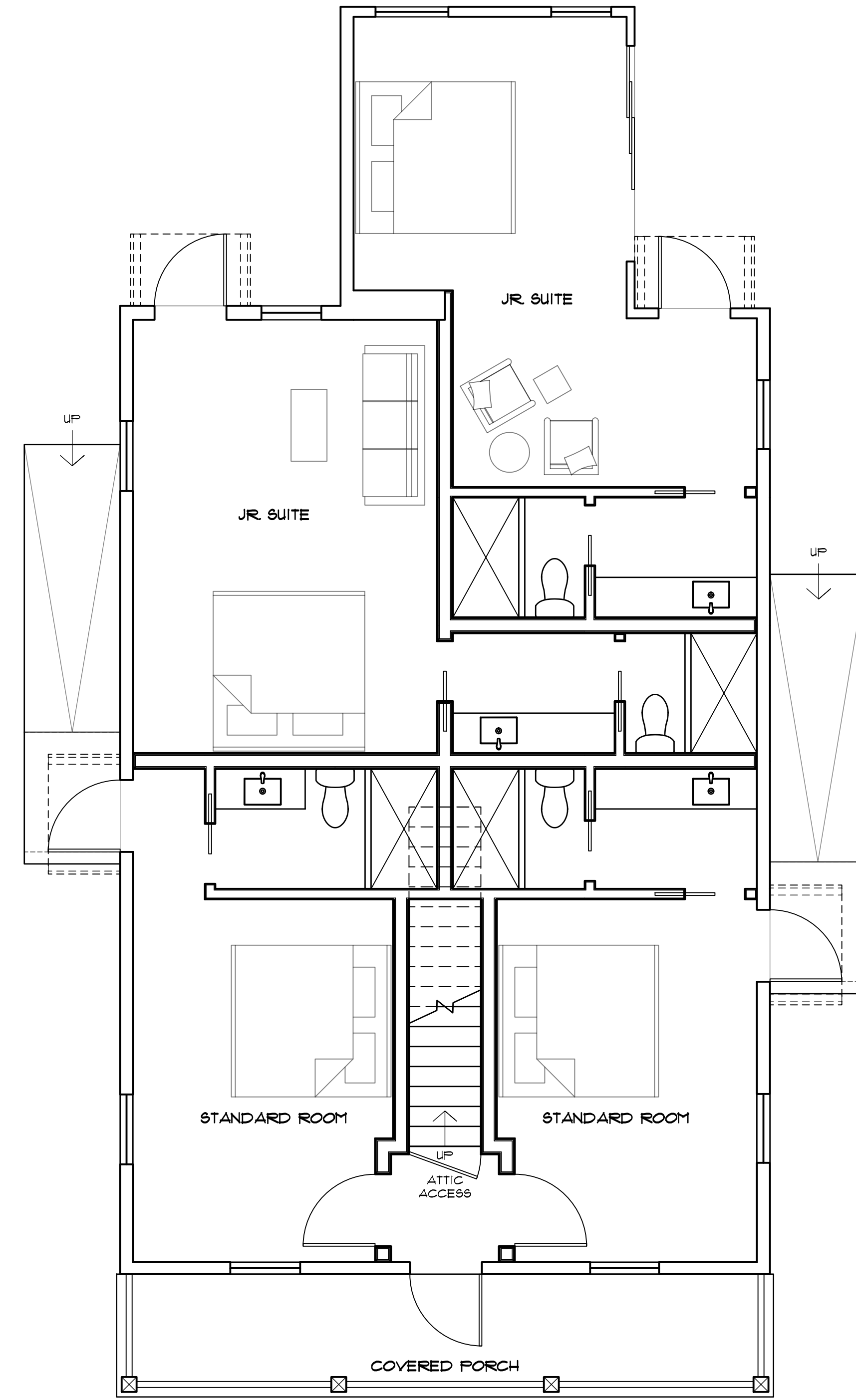
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01/28/24  
revision:

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THOMAS E. POPE, P.A.  
(305) 296 3611 610 White St, Key West FL

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1125 Duval & 515 Catherine Key West, FL





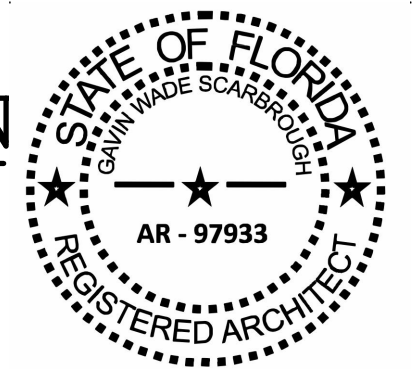


CATHERINE STREET

**Proposed First Floor Plan**

1/4" = 1' - 0"

**CATHERINE ST HOUSE FLOOR PLAN**

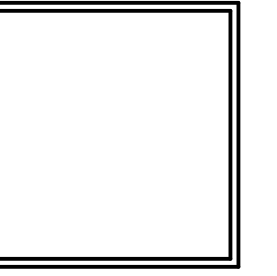


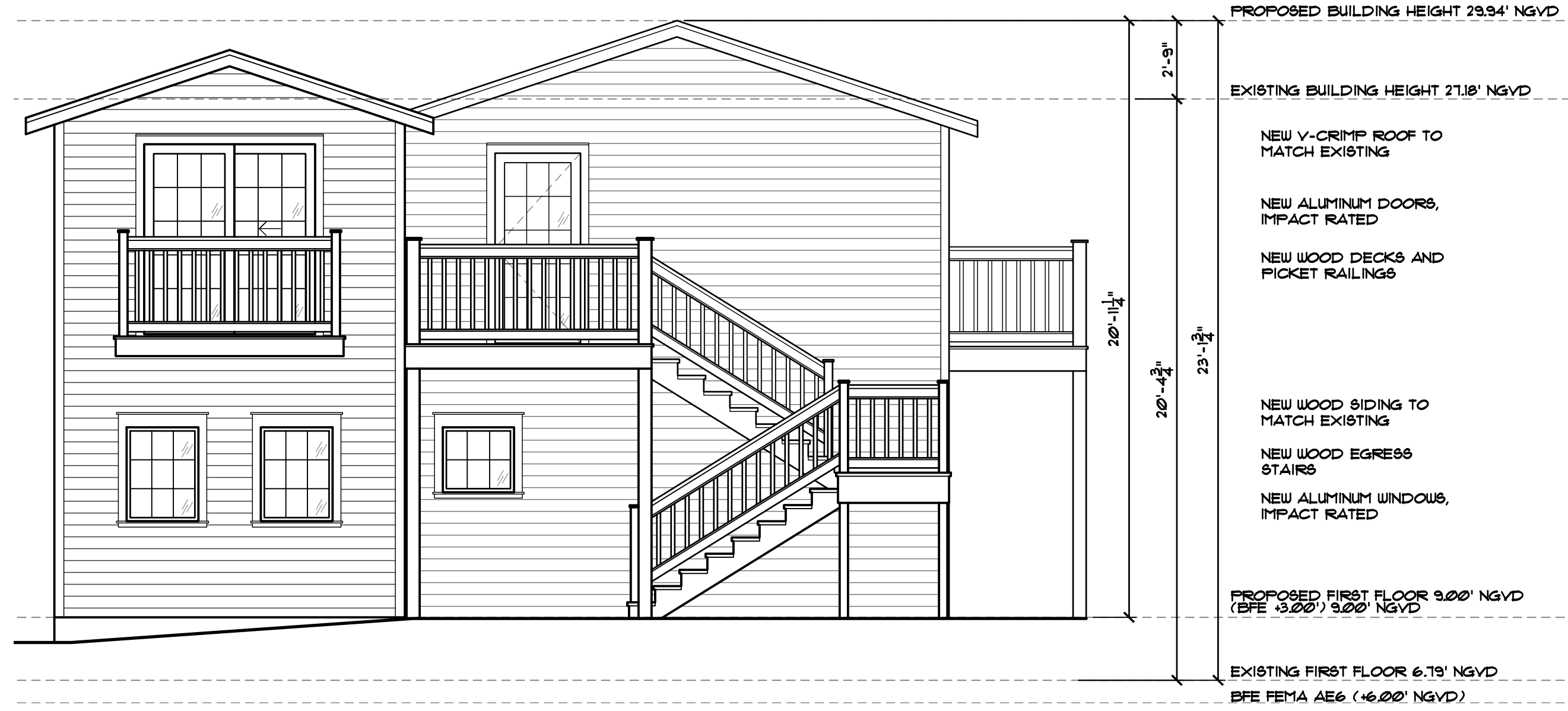
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**A1.2**

date:  
01/28/24  
revision:

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(305) 296 3611 610 White St, Key West FL

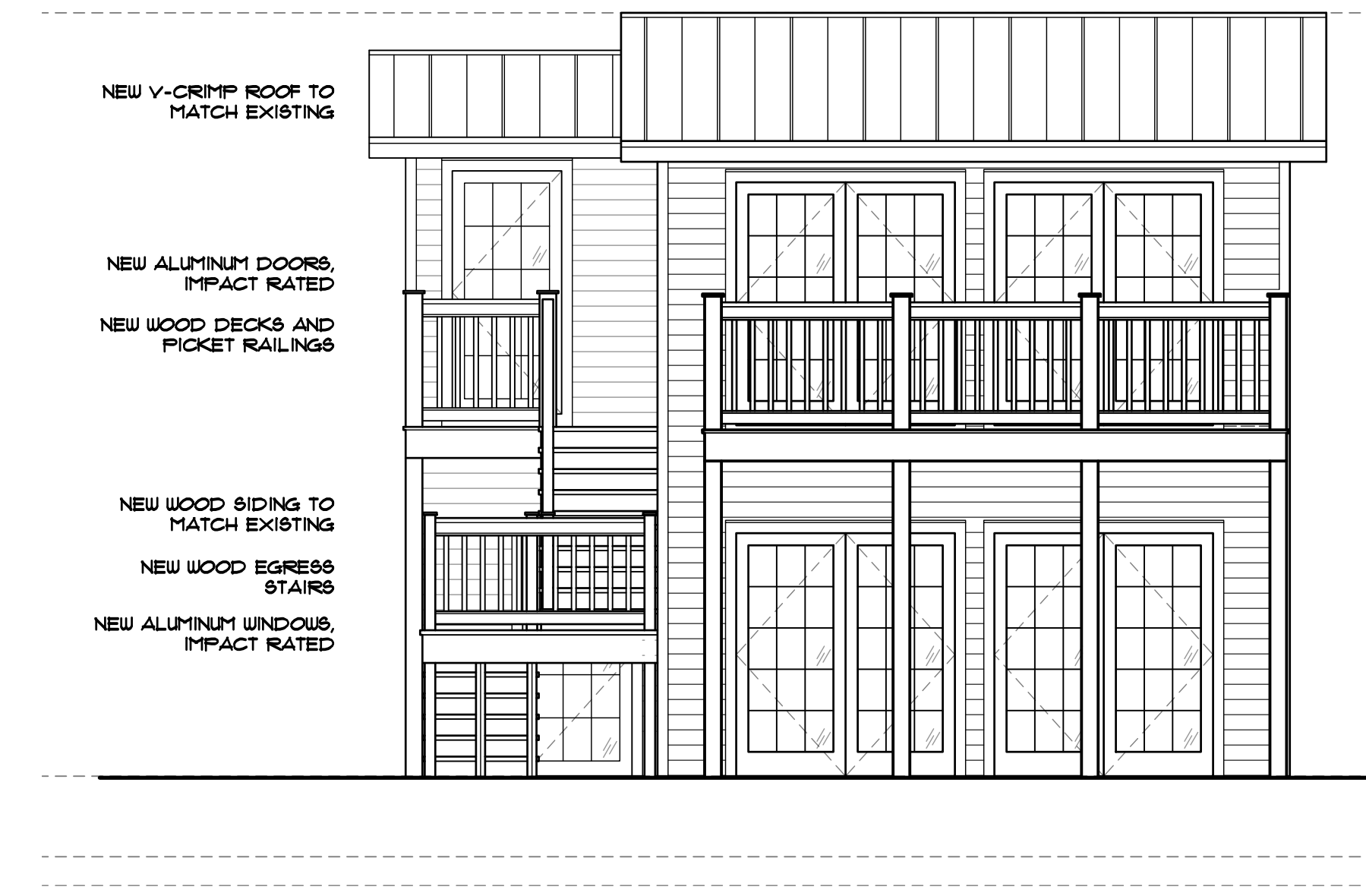
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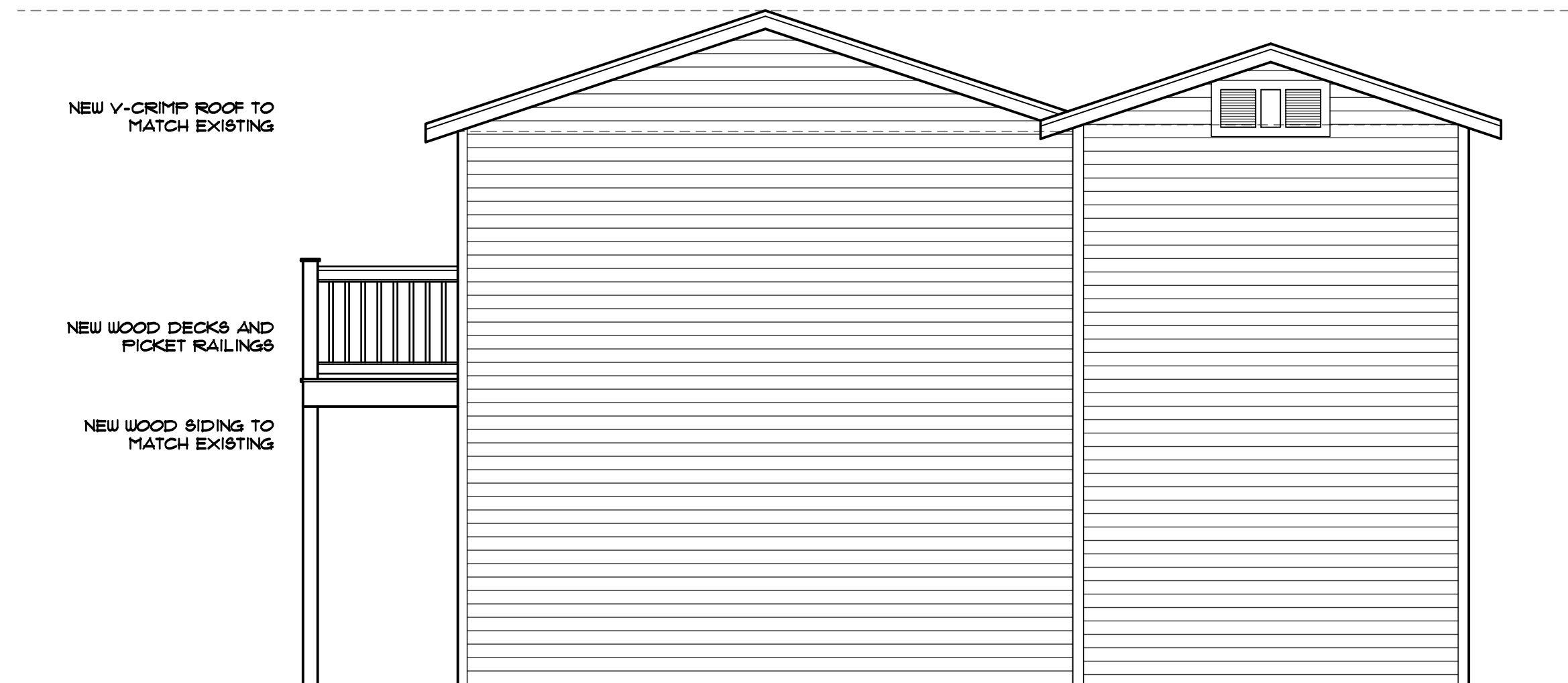
**Proposed South Elevation**

1/4" = 1' - 0"



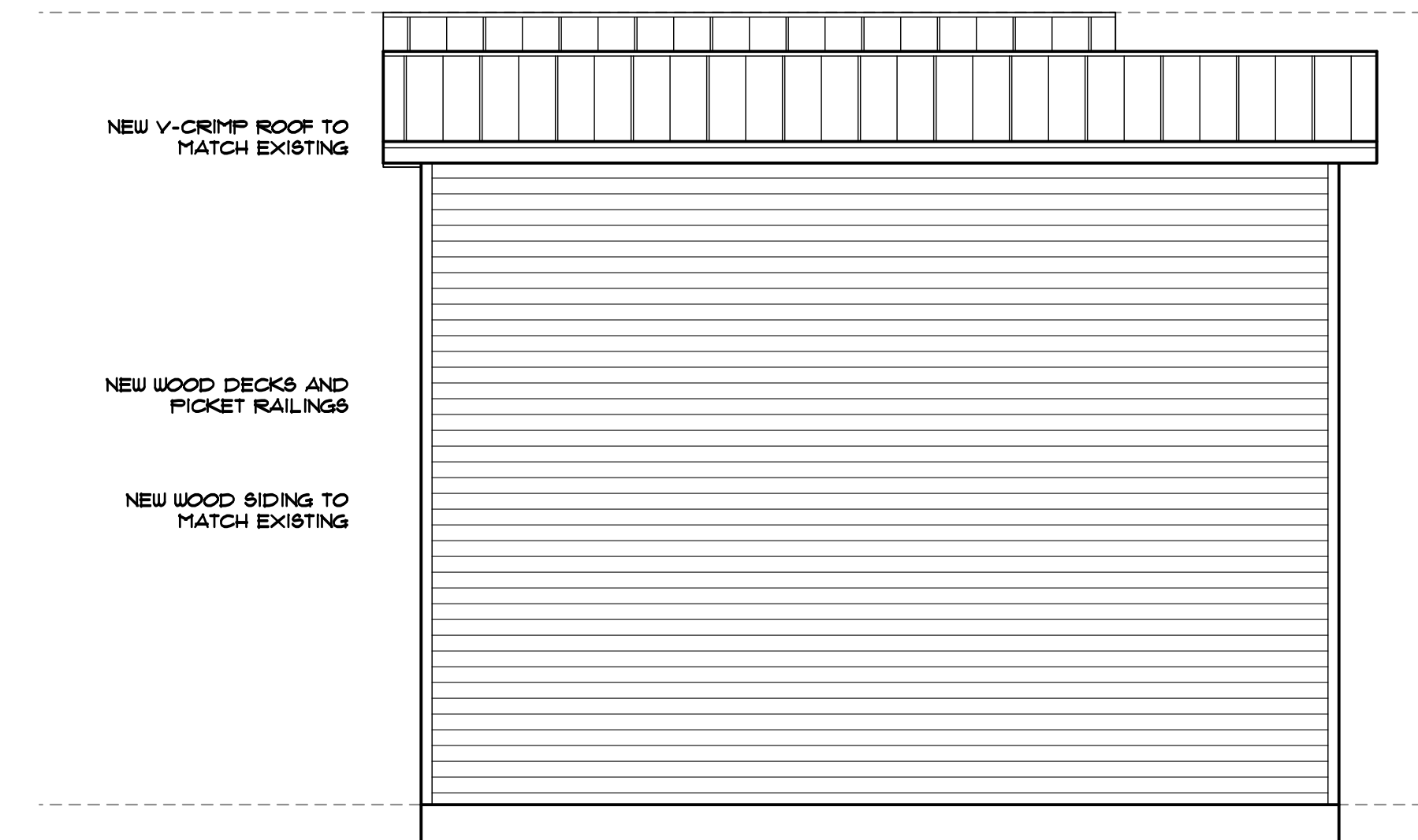
**Proposed West Elevation**

1/4" = 1' - 0"



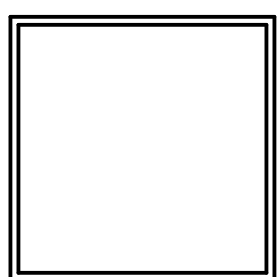
**Proposed North Elevation**

1/4" = 1' - 0"



**Proposed East Elevation**

1/4" = 1' - 0"

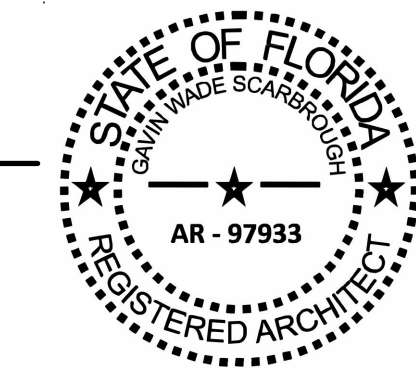


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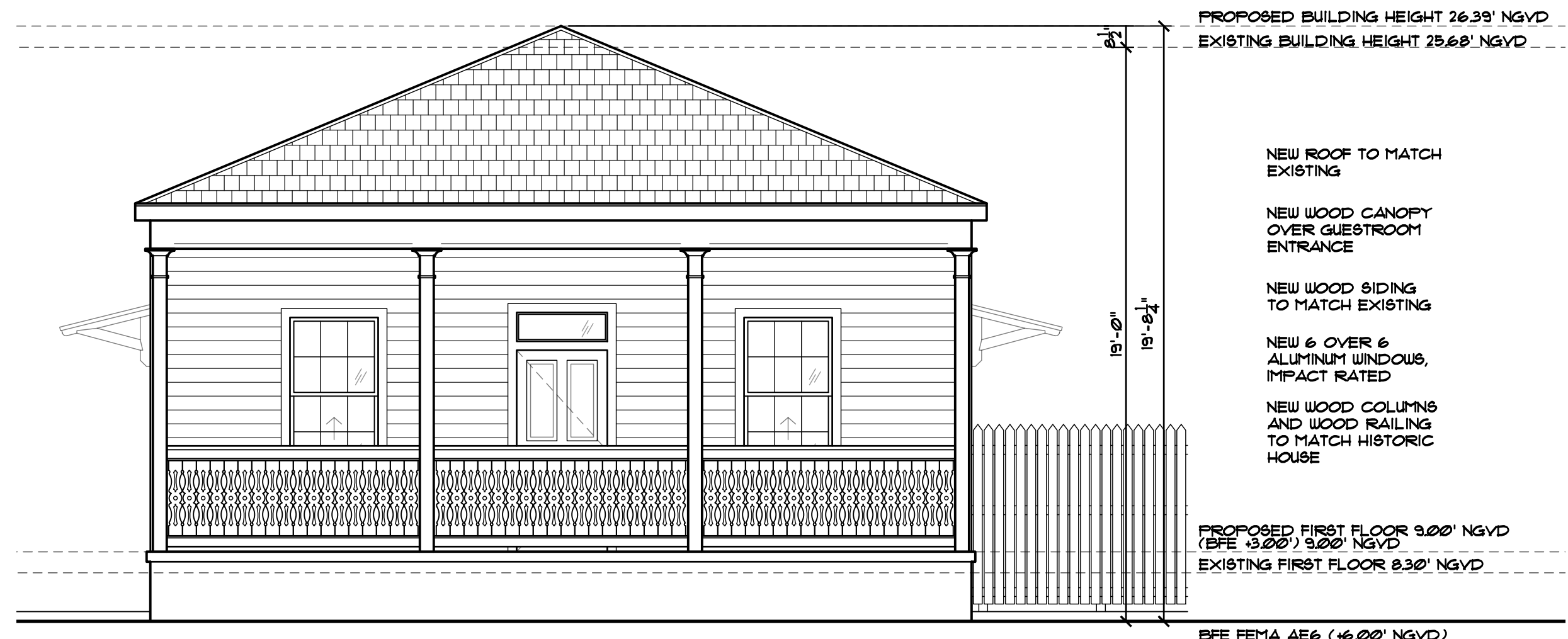
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 (305) 296 3611 610 White St. Key West FL

date:  
 01/28/24  
 revision:

**POOL HOUSE ELEVATIONS**



sheet:  
**A2.1**



**Proposed Front Elevation**  
 1/4" = 1' - 0"



**Proposed West Side Elevation**  
 1/4" = 1' - 0"



**Proposed Rear Elevation**  
 1/4" = 1' - 0"



**Proposed East Side Elevation**  
 1/4" = 1' - 0"

PROPOSED BUILDING HEIGHT 26.39' NGVD  
 EXISTING BUILDING HEIGHT 25.68' NGVD

NEW ROOF TO MATCH EXISTING

NEW WOOD CANOPY OVER GUESTROOM ENTRANCE

NEW WOOD SIDING TO MATCH EXISTING

NEW 6 OVER 6 ALUMINUM WINDOWS, IMPACT RATED

NEW WOOD COLUMNS AND WOOD RAILING TO MATCH HISTORIC HOUSE

PROPOSED FIRST FLOOR 9.20' NGVD (BFE 9.20' / 9.20' NGVD)  
 EXISTING FIRST FLOOR 8.32' NGVD

BFE FEMA AE6 (6.20' NGVD)

NEW ROOF TO MATCH EXISTING

NEW WOOD CANOPY OVER GUESTROOM ENTRANCE

NEW ALUMINUM DOORS, IMPACT RATED

NEW 6 OVER 6 ALUMINUM WINDOWS, IMPACT RATED

NEW WOOD SIDING TO MATCH EXISTING

NEW WOOD COLUMNS AND WOOD RAILING TO MATCH HISTORIC HOUSE

NEW WOOD ENTRY RAMP

NEW ROOF TO MATCH EXISTING

NEW WOOD CANOPY OVER GUESTROOM ENTRANCE

NEW ALUMINUM DOORS, IMPACT RATED

NEW 6 OVER 6 ALUMINUM WINDOWS, IMPACT RATED

NEW WOOD SIDING TO MATCH EXISTING

NEW WOOD PICKET RAILING

NEW ROOF TO MATCH EXISTING

NEW WOOD CANOPY OVER GUESTROOM ENTRANCE

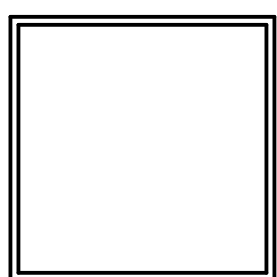
NEW ALUMINUM DOORS, IMPACT RATED

NEW 6 OVER 6 ALUMINUM WINDOWS, IMPACT RATED

NEW WOOD SIDING TO MATCH EXISTING

NEW WOOD COLUMNS AND WOOD RAILING TO MATCH HISTORIC HOUSE

NEW WOOD ENTRY RAMP

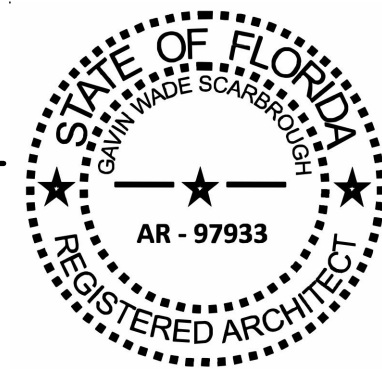


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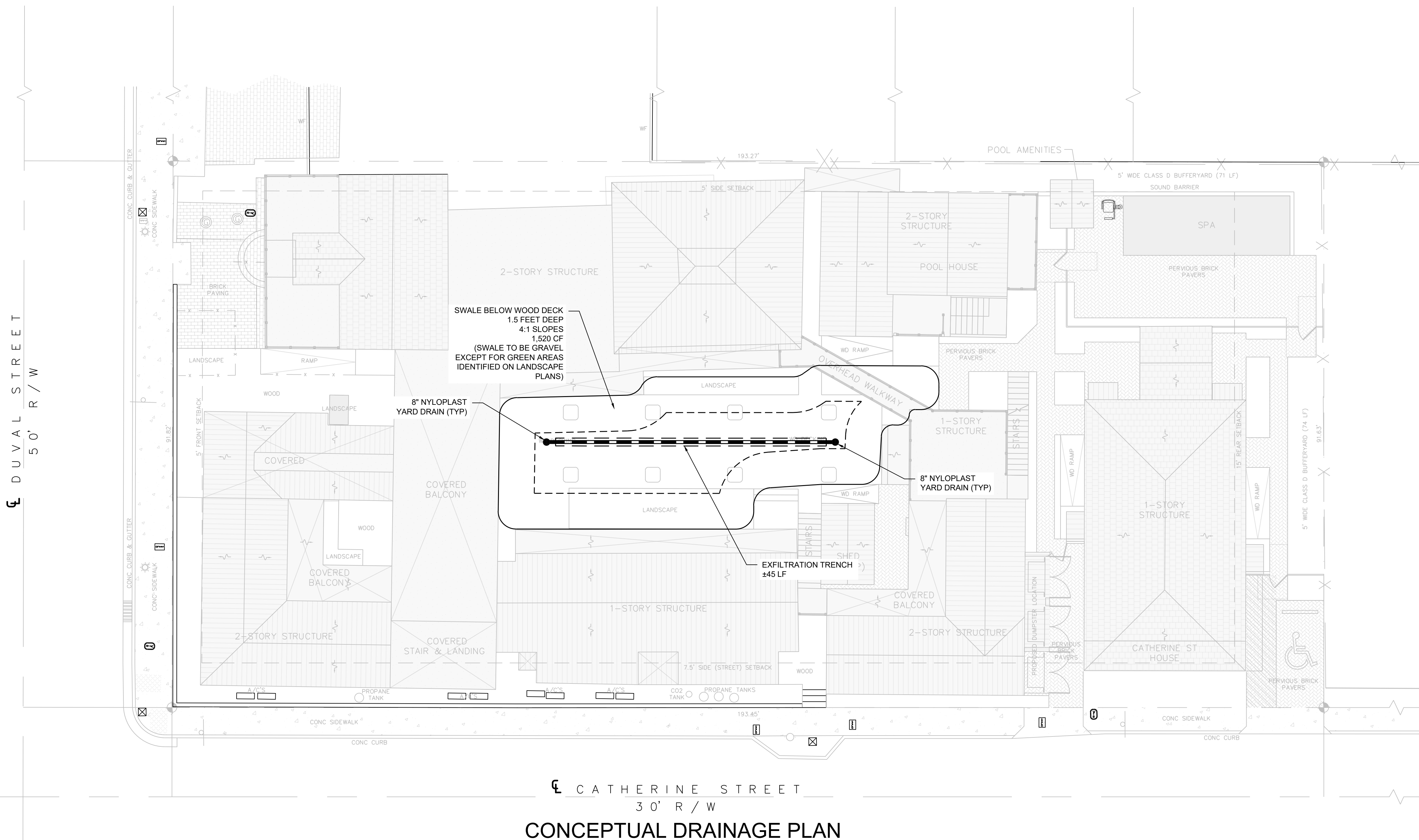
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 THOMAS E. POPE, P.A.  
 610 White St, Key West FL  
 (305) 296 3611

date:  
 01/28/24  
 revision:

**CATHERINE ST HOUSE ELEVATIONS**



sheet:  
 A2.2



**CONCEPTUAL DRAINAGE PLAN**

10' 0 10'  
SCALE 1"=10'  
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES

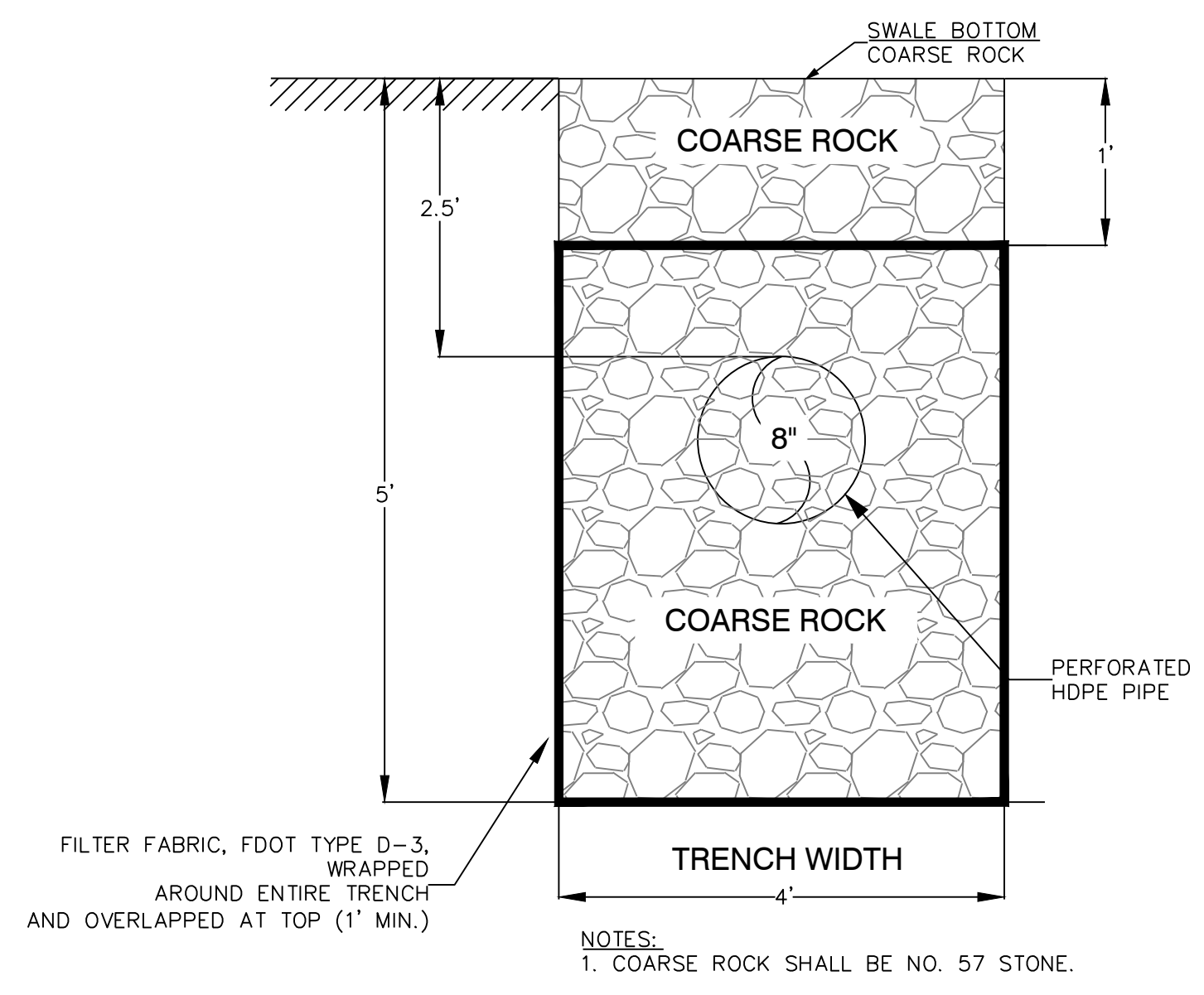
Water Quantity Calculations - 25yr/72hr Design Storm			
<b>Water Quantity - Predevelopment</b>			
Total basin Area	0.398	ac	17,346
Pervious Area	0.143	ac	6,220
Impervious Area	0.255	ac	11,126
% Impervious	64.14%		
Rainfall for 25yr/24hr event	P <sub>24</sub> = 9	in	
Rainfall for 25yr/3day event	P <sub>72</sub> = 12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	S = 2.93	in	
Q <sub>pre</sub> = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q <sub>pre</sub> = 9.30	in	
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72h</sub> = 3.70	ac-in	
<b>Water Quantity - Postdevelopment</b>			
Project Area	A = 0.398	ac	17,346
Pervious Area	0.120	ac	5,215
Impervious Area	0.278	ac	12,131
% Impervious	69.0%		
Rainfall for 25yr/24hr event	P <sub>24</sub> = 9	in	
Rainfall for 25yr/3day event	P <sub>72</sub> = 12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	S = 2.46	in	
Q <sub>post</sub> = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q <sub>post</sub> = 9.71	in	
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72h</sub> = 3.86	ac-in	
<b>Postdevelopment - Predevelopment</b>			
Q <sub>pre-post</sub> = Q <sub>post</sub> - Q <sub>pre</sub>	Q <sub>pre-post</sub> = 0.40	in	
Pre/Post Volume = Q <sub>pre-post</sub> x A	V <sub>pre-post</sub> = 0.16	ac-in	

Water Quality Calculations			
<b>Water Quality</b>			
Project Area	0.398	ac	17,346
Surface Water	0.000	ac	0
Roof Area	0.232	ac	10,097
Pavers/Walkways	0.047	ac	2,034
Pervious area	0.120	ac	5,215
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.047	ac	2,034
% Impervious for Water Quality	12%		
A) One inch of runoff from project area	0.398	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.117	ac-in	
Treatment Volume Required	0.398	ac-in	1,446
Exfiltration Trench Volume Provided	0.080	ac-in	290
Swale Volume Provided	0.419	ac-in	1,520
Total Volume Provided	0.499	ac-in	1,810

Exfiltration Trench	
Trench Volume (V) = L x W x (D - 0.06) x 0.4	
Average Trench Width, W = 4	ft
Average Trench Depth, D = 5	ft
Length of Trench, L = 45	ft
Trench Volume Provided = 290.88	ft <sup>3</sup>

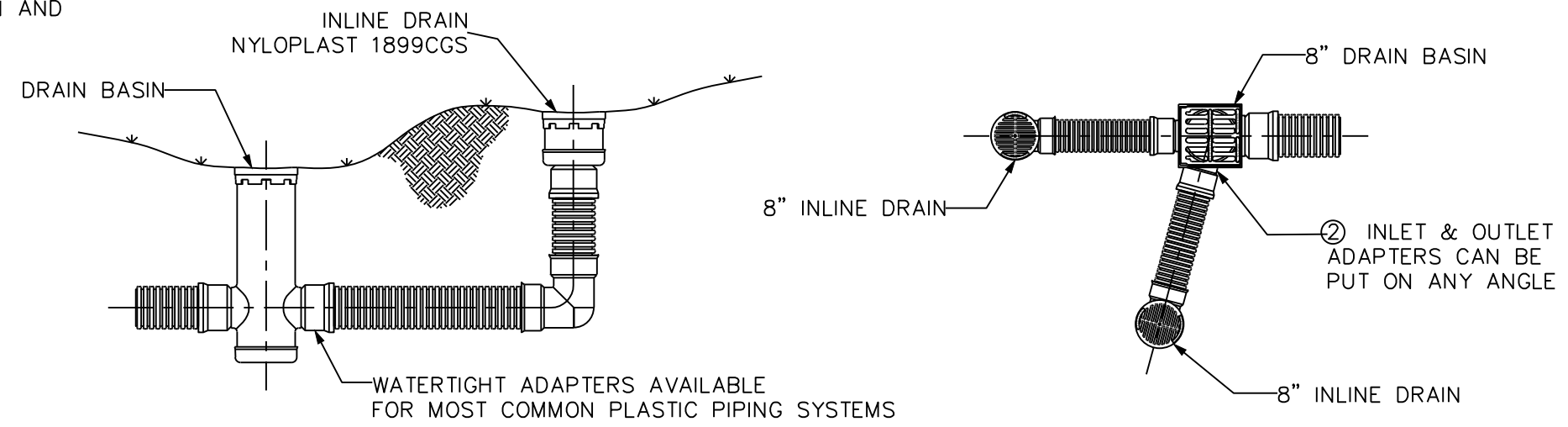
  

STORMWATER TREATMENT VOLUME SUMMARY	
VOLUME REQUIRED	1,446 CF
SWALE	1,520 CF
EXFILTRATION TRENCH VOLUME	290 CF
TOTAL VOLUME PROVIDED	1,810 CF



1 EXFILTRATION TRENCH DETAIL  
Not to Scale

**TYPICAL INSTALLATIONS**  
TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



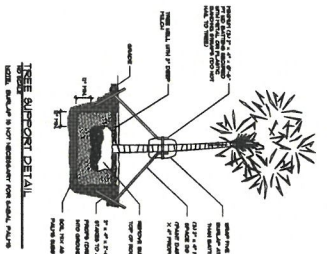
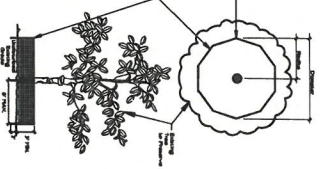
- STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 30"
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

2 NYLOPLAST DRAIN BASIN DETAILS  
Not to Scale

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC**  
 Key West Office Suite 202  
 1010 E. Duval Street  
 Key West, Florida 33040  
 Tel: (305) 293-9440  
 ALLEN E. PEREZ, P.E.  
 Florida P.E. NO. 51468  
 January 3, 2024  
 ORIGINAL: DECEMBER 2023  
 REVISIONS:  
 1  
 2  
 3  
 4  
 5  
 6  
**LaTeDa RESORT**  
 1125 DUVAL STREET  
**KEY WEST, FL. 33040**  
 CONCEPTUAL DRAINAGE PLAN  
**POPE-SCARBROUGH**  
 610 WHITE STREET  
**KEY WEST, FL. 33040**  
 JOB NO. 231045  
 DRAWN AEP  
 DESIGNED AEP  
 CHECKED AEP  
 SHEET **C-100**

PRELIMINARY - NOT FOR CONSTRUCTION

**TREE PROTECTION BARRIER DETAIL**  
 THIS TREE PROTECTION BARRIER IS TO BE INSTALLED AT THE POINT OF ENTRY TO THE TREE PROTECTION ZONE. THE BARRIER SHALL BE 4' HIGH AND SHALL BE CONSTRUCTED OF 2" X 4" POSTS AND 4" X 4" RAILS. THE BARRIER SHALL BE SET BACK 6' FROM THE TREE TRUNK. THE BARRIER SHALL BE SET BACK 6' FROM THE TREE TRUNK. THE BARRIER SHALL BE SET BACK 6' FROM THE TREE TRUNK. THE BARRIER SHALL BE SET BACK 6' FROM THE TREE TRUNK.



Planting Schedule per Key West LDC, Section 19B.347

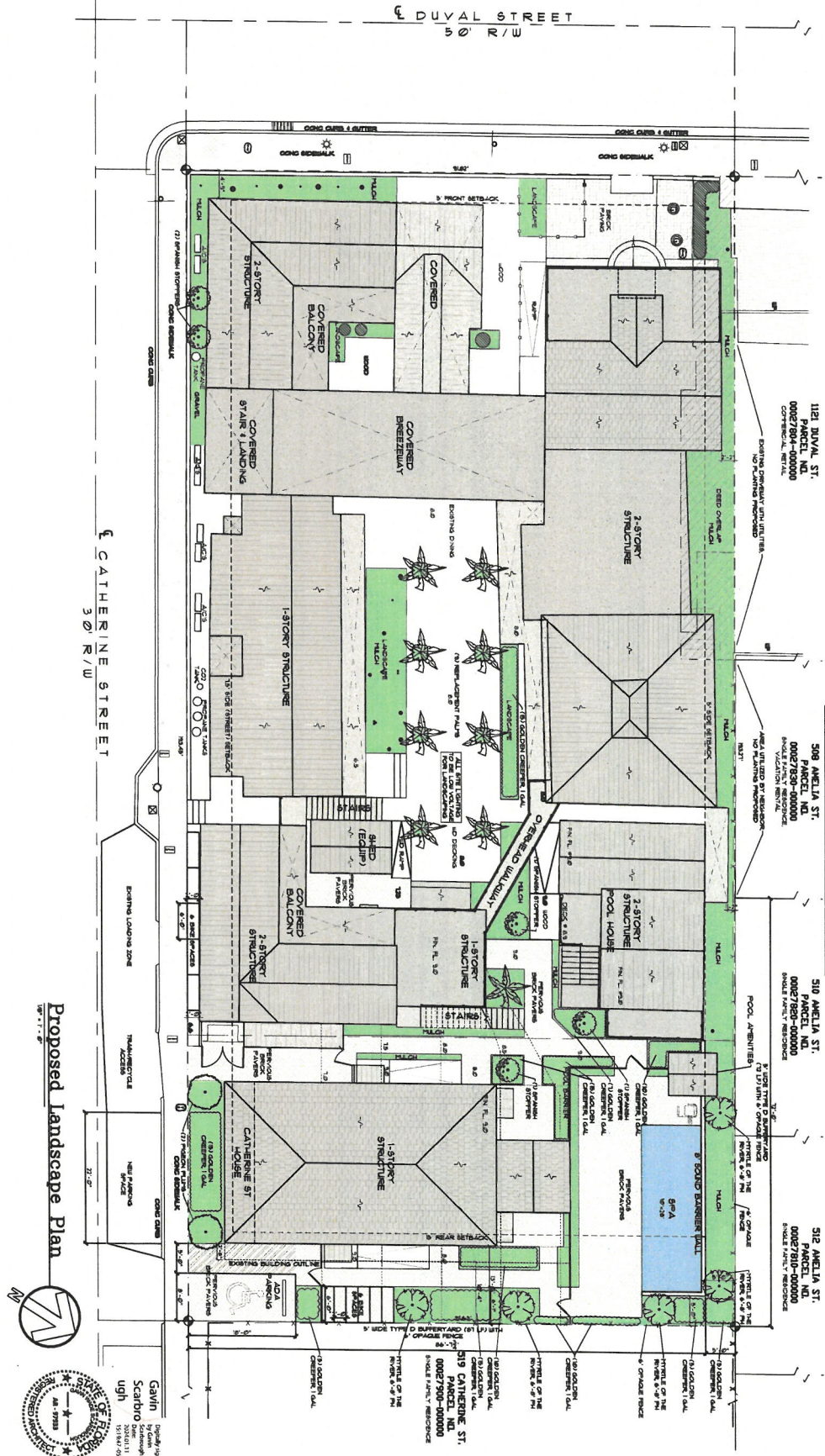
TYPE	QUANTITY	PLANTING DATE	PLANTING METHOD
TYPE A	1	12/1/20	PLANTING
TYPE B	2	12/1/20	PLANTING
TYPE C	3	12/1/20	PLANTING
TYPE D	4	12/1/20	PLANTING
TYPE E	5	12/1/20	PLANTING
TYPE F	6	12/1/20	PLANTING
TYPE G	7	12/1/20	PLANTING
TYPE H	8	12/1/20	PLANTING
TYPE I	9	12/1/20	PLANTING
TYPE J	10	12/1/20	PLANTING

Planting Schedule per Key West LDC, Section 19B.347

TYPE	QUANTITY	PLANTING DATE	PLANTING METHOD
TYPE A	1	12/1/20	PLANTING
TYPE B	2	12/1/20	PLANTING
TYPE C	3	12/1/20	PLANTING
TYPE D	4	12/1/20	PLANTING
TYPE E	5	12/1/20	PLANTING
TYPE F	6	12/1/20	PLANTING
TYPE G	7	12/1/20	PLANTING
TYPE H	8	12/1/20	PLANTING
TYPE I	9	12/1/20	PLANTING
TYPE J	10	12/1/20	PLANTING

Planting Schedule per Key West LDC, Section 19B.347

TYPE	QUANTITY	PLANTING DATE	PLANTING METHOD
TYPE A	1	12/1/20	PLANTING
TYPE B	2	12/1/20	PLANTING
TYPE C	3	12/1/20	PLANTING
TYPE D	4	12/1/20	PLANTING
TYPE E	5	12/1/20	PLANTING
TYPE F	6	12/1/20	PLANTING
TYPE G	7	12/1/20	PLANTING
TYPE H	8	12/1/20	PLANTING
TYPE I	9	12/1/20	PLANTING
TYPE J	10	12/1/20	PLANTING



Proposed Landscape Plan



POPE-SCARBROUGH-ARCHITECTS  
 THOMAS E. POPE, P.A.  
 (305) 296 3611 610 White St. Key West FL

LaTeDa Resort  
 1125 Duval & 515 Catherine Key West, FL

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