



## THE CITY OF KEY WEST

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

**To:** City of Key West Planning Board

**From:** Patrick Wright, Planner II *P.W.*

**Date:** April 16, 2015

**RE:** **700 Front Street Request for Waiver to the Zoning in Progress for Parking Variances**

This request is for a waiver to the recently passed Zoning in Progress for a moratorium on parking variances. The City Commission added language to Ordinance 15-05 that states:

"An applicant may seek a waiver of the conditions imposed herein. To be eligible for a waiver, the applicant must demonstrate to the Planning Board that the amount of parking required by the code of ordinances is not necessary given the particular conditions of the proposed development. The Planning Board must make specific findings concerning the lack of need for vehicular parking based upon the use and occupancy of the proposed development."

Approval of this waiver request would not grant a parking variance to the applicant, but rather allow them to submit an application for a parking variance and follow standard due process.

## REQUEST FOR PARKING VARIANCE

April 1, 2015

To: Key West Planning Board

Re: Parking variance @  
Berlins Cigar Bar  
700 Front Street  
Key West, FL 33040

Dear Board Members,

We are applying for a parking variance at 700 Front Street. Our proposed plan is to add 180 square feet of floor area to the second floor at Berlins Cigar Bar. This area will overlook the water. This small addition will give our guests a little more space to relax and allow them a better view of Key West Harbor's beauty.

For this proposed addition, we need a parking variance to move forward. Our existing parking lot has 63 standard, 3 handicap and 12 scooter spots. This is one of the biggest parking lots, if not the biggest, for a restaurant in old town.

Our proposed addition will not prevent access to our boardwalk for the public. The proposed addition makes a small room into a medium size room. It will not create a windfall of new patrons or the need for more parking. It just makes a little more room for our guests.

Whatever your decision, please accept our sincere thanks for your time and consideration of our request.

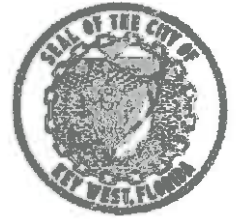
Sincerely,

A handwritten signature in black ink, appearing to read "Paul Cox". The signature is fluid and cursive, with the first name "Paul" and last name "Cox" clearly distinguishable.

Paul Cox

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

700 Front St. Key West FL  
*Street address of subject property*

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

*Paul Cox*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 04/15/15 by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

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



*Miriam Cleare*  
*Notary's Signature and Seal*

Miriam Cleare  
*Name of Acknowledger typed, printed or stamped*

FF215464  
*Commission Number, if any*

# **Authorization**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, William Smith \_\_\_\_\_ as  
*Please Print Name of person with authority to execute documents on behalf of entity*

William Smith \_\_\_\_\_ of Bay Haven Ent. \_\_\_\_\_  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Paul Cox \_\_\_\_\_  
*Please Print Name of Representative*

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

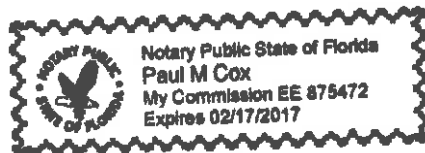
[Signature] \_\_\_\_\_  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 4-14-15 by  
*date*

Paul Cox \_\_\_\_\_  
*Name of Authorized Representative*

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 Commission Ordinance 15-05**



**ORDINANCE NO. 15-05**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA INVOKING THE ZONING IN PROGRESS DOCTRINE; DECLARING THAT THE CITY IS CONSIDERING AMENDMENTS TO ITS LAND DEVELOPMENT REGULATIONS TO REDUCE THE NEED FOR PARKING VARIANCES; DIRECTING PLANNING DEPARTMENT STAFF TO DEFER THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR PARKING VARIANCES AND BICYCLE SUBSTITUTIONS; CONTINUING THIS POLICY UNTIL NEW OR AMENDED LAND DEVELOPMENT REGULATIONS ARE ADOPTED BY THE CITY COMMISSION OR UNTIL THE PASSAGE OF 360 DAYS FROM THE DATE OF THIS ORDINANCE, WHICHEVER OCCURS FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Key West City Commission is concerned about the increasing number of requests for variances to the City's off-street parking requirements and the cumulative effects of the approval of these requests on the public welfare; and

**WHEREAS**, the City Commission desires to review existing Land Development Regulations (the "LDRs") to determine whether there is a need to adopt amended off-street parking requirements and other relevant LDRs within the City of Key West; and

**WHEREAS**, the City Commission has directed Planning Department staff to develop any necessary proposed LDR amendments for City Commission review and adoption; and

**WHEREAS**, the City Commission wishes to definitively place all parties on notice that it is considering amending the LDRs and City Ordinances.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:**

**Section 1:    Zoning in Progress.** The City hereby recognizes that City Planning and



Legal Department staff are researching the issue and preparing any necessary ordinances (the "Pending Ordinances") that would, if adopted, amend the LDRs. All affected property and business owners are placed on notice with respect to the Pending Ordinances and the action being taken by the appropriate departments within the City.

**Section 2:** The acceptance and processing of new applications for parking variances and bicycle substitutions shall be deferred by Planning Department staff upon passage of this Ordinance on first reading and ending as set forth in Section 3 below. Complete applications for parking variances submitted prior to the passage on first reading of this Ordinance shall be processed normally pursuant to the LDRs currently in effect.

**Section 3:** That this Zoning-In-Progress policy shall be in effect until new or amended LDRs are adopted by the City Commission or until the passage of 360 days, whichever occurs first. This policy may be extended by Resolution of the City Commission for additional 180 day periods to complete the tasks outlined herein.

**Section 4:** **Public Notice.** The adoption of this Ordinance shall be evidenced by placement of a notice in a newspaper of general circulation within the City, in accordance with Chapter 50, Florida Statutes, within two weeks after adoption of this Ordinance. A copy of this Ordinance shall also be posted at City Hall for the next one hundred and eighty (180) days.

**Section 5:** If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

**Section 6:** All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

**Section 7:** This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission and approval by the Florida Department of Economic Opportunity pursuant to Chapter 380, Florida Statutes, however the City shall utilize March 3, 2015 as the date of commencement of the Zoning-in-Progress doctrine.

Read and passed on first reading at a regular meeting held this 3 day of March, 2015.

Read and passed on final reading at a regular meeting held this 17 day of March, 2015.


Authenticated by the presiding officer and Clerk of the Commission on 18 day of March, 2015.

Filed with the Clerk March 18, 2015.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>

  
CRAIG CATES, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK





## EXECUTIVE SUMMARY

**To:** Jim Scholl, City Manager

**Through:** Sarah Hannah Spurlock, Assistant City Manager

**From:** Kevin Bond, AICP, Acting Planning Director / Senior Planner

**Meeting Date:** March 3, 2015

**RE:** Consideration of an ordinance to invoke the Zoning-in-Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to reduce the need for parking variances; directing Planning Department staff to defer the acceptance and processing of applications for parking variances and bicycle substitutions; continuing this policy until new or amended Land Development Regulations are adopted by the City Commission or until the passage of 360 days from the date of this ordinance, whichever occurs first; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

### ACTION STATEMENT

**Request:** Consider invoking Zoning-in-Progress to amend the Land Development Regulations as needed to reduce the need for parking variances.

**Location:** Citywide

### BACKGROUND:

On January 7, 2015, Commissioner Teri Johnston requested that the City Manager prepare an ordinance invoking a second Zoning-in-Progress (ZIP) doctrine to address the proliferation of parking variance requests in Key West. Previously, the City Commission invoked a 360-day ZIP through the passage of Ordinance No. 13-20, which started November 6, 2013 and ended November 1, 2014. During that time, the City was unable to accept or process any variance applications that would have involved a reduction in required parking or substituting vehicular parking spaces for bicycle parking.

While the ZIP was in effect, the City took several steps to alleviate the demand on available parking. Last fall, the City initiated its new residential parking program, which requires proof that vehicles are registered to City residents or business owners, rather than any Monroe County resident. The City is currently investigating the potential construction of two new parking



garages in Old Town near the central business area. And the City is beginning a comprehensive update to its land development regulations (LDRs), including looking at innovative techniques to reduce the number of parking variances required by the City Code.

**ANALYSIS:**

Over the last few years, requests for variances to the City's off-street parking requirements have become more frequent as the local economy has recovered from the national recession. As properties have proposed new development or redevelopment, particularly within the Old Town historic district, property owners have frequently needed to apply for parking variances. This is because new or expanded uses, and changes of use to uses with higher parking requirements (i.e., restaurants, bars and lounges) trigger full compliance the minimum off-street parking requirements of the LDRs. Often times, there is already inadequate space to provide additional on-site parking, especially on built-out properties in Old Town. As a result, property owners have opted to apply for a parking variance. With a ZIP in place, property and businesses owners would have little choice but to defer their development plans or would be limited to the existing amount of development on their properties.

The purpose of a ZIP declaration is to give the City Commission and City staff up to 360 days to explore potential solutions and possible LDR amendments. Parking is a complex issue in Key West and there are many potential ways to alleviate the problem. Staff has identified the following issues that should be considered if the City Commission wishes to invoke a ZIP for parking variances:

1. How to overcome the already limited space available for on-street and off-street parking, particularly on built-out property in Old Town;
2. The availability and proximity of private and public parking lots to attractions and services;
3. Modifying the historic commercial pedestrian-oriented area, either by expanding the boundaries and/or amending the applicability and exceptions;
4. Modifying existing or creating new parking programs for residents, employees, etc.;
5. Consider transportation demand management techniques to encourage alternative modes;
6. Consider allowing shared use parking calculations and parking demand studies to substitute for the standard parking requirements and encourage mixed uses and reduced parking need;
7. Adequacy and convenience of public transit service for different types of riders (e.g., residents, tourists, commuters, etc.);
8. Review Zoning Maps and district standards to ensure that mixed-use, pedestrian-oriented and transit-oriented development are effectively encouraged through the allowed uses and maximum density and intensities.

The ZIP would begin as of the first reading of the ordinance on March 3, 2015 and would remain in effect for 360 days, or until new or amended LDRs are adopted, whichever occurs first.

**PLANNING BOARD RECOMMENDATION:**

The Planning Board reviewed the proposed ordinance on February 4, 2015 and by a unanimous 7-0 vote passed Resolution No. 2015-07 recommending that the City Commission not pass or adopt a second Zoning-in-Progress for parking variances and bicycle substitutions. The Board's preference would be to allow property owners to apply for parking variances as currently provided by the LDRs, rather than re-impose another Zoning-in-Progress.



**PLANNING BOARD  
RESOLUTION NO. 2015-07**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
RECOMMENDING THAT THE CITY COMMISSION NOT  
PASS OR ADOPT AN ORDINANCE INVOKING THE  
ZONING-IN-PROGRESS DOCTRINE THAT WOULD DEFER  
THE ACCEPTANCE AND PROCESSING OF APPLICATIONS  
FOR PARKING VARIANCES AND BICYCLE  
SUBSTITUTIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on January 7, 2015, Commissioner Johnston requested that the City Manager prepare an ordinance invoking a second Zoning-in-Progress (ZIP) doctrine to address the proliferation of parking variance requests in Key West; and

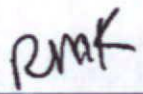

**WHEREAS**, previously, the City Commission invoked a 360-day ZIP through the passage of Ordinance No. 13-20, which started on November 6, 2013 and ended November 1, 2014; and

**WHEREAS**, during the invocation of such a ZIP, the City is unable to accept or process any variance applications involving a reduction in required parking or substituting vehicular spaces for bicycle parking; and

**WHEREAS**, the new ZIP would begin as of the first reading of the ordinance by City Commission on February 18, 2015 and would remain in effect for 360 days, or until new or amended LDRs are adopted, whichever occurs first.

**WHEREAS**, the Planning Board conducted a public hearing on February 4, 2015 regarding the proposed ordinance and by a unanimous 7-0 vote recommended that the City Commission not pass or adopt a second ZIP for parking variances and bicycle substitutions.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE**

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director



**CITY OF KEY WEST, FLORIDA:**

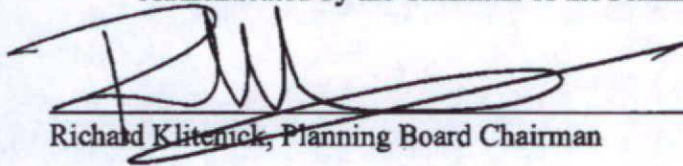
**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Planning Board, by a unanimous 7-0 vote, recommended that the City Commission not pass or adopt an ordinance invoking a second ZIP doctrine for parking variances and bicycle substitutions.

**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.


Read and passed on first reading at a regularly scheduled meeting held this 4th day of February, 2015.

Authenticated by the Chairman of the Planning Board and the Acting Planning Director.

  
Richard Klitenick, Planning Board Chairman

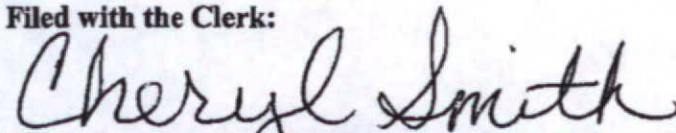
2/18/2015  
Date

**Attest:**

  
Kevin Bond, AICP, Acting Planning Director

2/16/2015  
Date

**Filed with the Clerk:**

  
Cheryl Smith, City Clerk

2-19-15  
Date

 Chairman  
 Planning Director



PHONE: (305) 809-3770  
FAX: (305) 809-3771

## Office of the City Attorney

POST OFFICE BOX 1409  
KEY WEST, FL 33041-1409

### Memorandum

TO: Mayor & Commissioners  
FROM: Shawn D. Smith, City Attorney  
RE: Additional Language for Second Reading -  
DATE: March 10, 2015

Mayor and Commissioners,

At the last Commission meeting, I was directed to include a hardship provision in the proposed Zoning in Progress ordinance regarding parking variances. I suggest the following language:

"An applicant may seek a waiver of the conditions imposed herein.

To be eligible for a waiver, the applicant must demonstrate to the Planning Board that the amount of parking required by the code of ordinances is not necessary given the particular conditions of the proposed development. The Planning Board must make specific findings concerning the lack of need for vehicular parking based upon the use and occupancy of the proposed development."

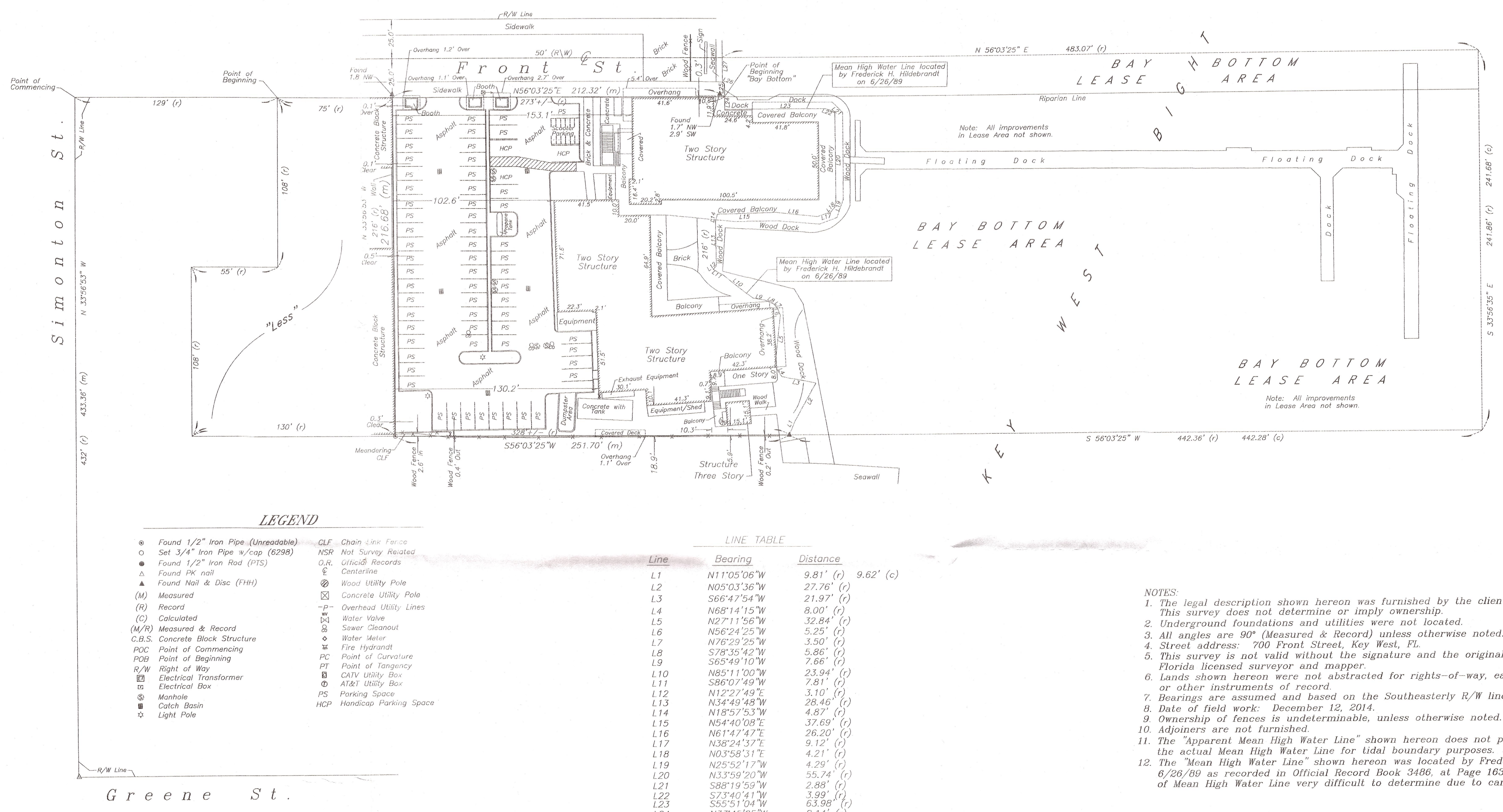
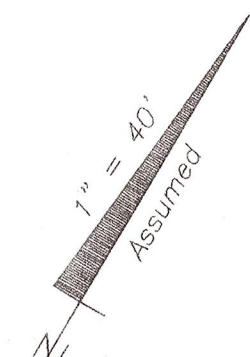
Please contact me with any questions or comments you may have.

A handwritten signature in blue ink, appearing to be "S. Smith", is located at the bottom right of the page.



# Survey





**LEGEND**

● Found 1/2" Iron Pipe (Unreadable)	CLF Chain Link Fence
○ Set 3/4" Iron Pipe w/cap (6298)	NSR Not Survey Related
● Found 1/2" Iron Rod (PTS)	O.R. Official Records
▲ Found PK nail	⊕ Centerline
▲ Found Nail & Disc (FHH)	⊗ Wood Utility Pole
(M) Measured	⊠ Concrete Utility Pole
(R) Record	-P- Overhead Utility Lines
(C) Calculated	W Water Valve
(M/R) Measured & Record	⊗ Sewer Cleanout
C.B.S. Concrete Block Structure	⊕ Water Meter
P.C. Point of Commencing	⊗ Fire Hydrant
P.O.B. Point of Beginning	PC Point of Curvature
R/W Right of Way	PT Point of Tangency
⊠ Electrical Transformer	⊠ CATV Utility Box
⊠ Electrical Box	⊠ AT&T Utility Box
⊠ Manhole	PS Parking Space
⊠ Catch Basin	HCP Handicap Parking Space
⊠ Light Pole	

**LINE TABLE**

Line	Bearing	Distance
L1	N11°05'06"W	9.81' (r) 9.62' (c)
L2	N05°03'36"W	27.76' (r)
L3	S66°47'54"W	21.97' (r)
L4	N68°14'15"W	8.00' (r)
L5	N27°11'56"W	32.84' (r)
L6	N56°24'25"W	5.25' (r)
L7	N76°29'25"W	3.50' (r)
L8	S78°35'42"W	5.86' (r)
L9	S65°49'10"W	7.66' (r)
L10	N85°11'00"W	23.94' (r)
L11	S86°07'49"W	7.81' (r)
L12	N12°27'49"E	3.10' (r)
L13	N34°49'48"W	28.46' (r)
L14	N18°57'53"W	4.87' (r)
L15	N54°40'08"E	37.69' (r)
L16	N61°47'47"E	26.20' (r)
L17	N38°24'37"E	9.12' (r)
L18	N03°58'31"E	4.21' (r)
L19	N25°52'17"W	4.29' (r)
L20	N33°59'20"W	55.74' (r)
L21	S88°19'59"W	2.88' (r)
L22	S73°40'41"W	3.99' (r)
L23	S55°51'04"W	63.98' (r)
L24	N33°45'25"W	8.24' (r)
L25	N33°46'46"W	8.00' (r)
L26	S89°59'08"W	1.71' (r)
L27	N33°56'35"W	16.05' (r)

**NOTES:**

- The legal description shown hereon was furnished by the client or their agent.
- This survey does not determine or imply ownership.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 700 Front Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- Bearings are assumed and based on the Southeastery R/W line of Front St. as N 56°03'25" E.
- Date of field work: December 12, 2014.
- Ownership of fences is undeterminable, unless otherwise noted.
- Adjoiners are not furnished.
- The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
- The "Mean High Water Line" shown hereon was located by Frederick H. Hildebrandt on 6/26/89 as recorded in Official Record Book 3486, at Page 1638 thru 1647. Actual location of Mean High Water Line very difficult to determine due to cantilevered docks built.

**BOUNDARY SURVEY OF:**

In the City of Key West, Monroe County, Florida, and being part of Lot 1, Square 5, according to the map of said City of Key West: Commencing at a point 129 feet from the corner of Front and Simonton Streets, and running thence in a Northeasterly direction 273 feet to the waters and Harbor of Key West; thence along the waters of said Island in a Southeastery direction 216 feet; thence in a Southwesterly direction 328 feet; thence in a Northwesterly direction 108 feet; thence at right angles in a Northeasterly direction 55 feet; thence at right angles in a Northwesterly direction 108 feet to the point of beginning.

**EXCEPTING:**

Commencing at a point on Front Street which is 129 feet Northeasterly from the Southeastery corner of Front and Simonton Streets, and running thence in a Northeasterly direction 75 feet; thence at right angles in a Southeastery direction and parallel with Simonton Street 216 feet; thence at right angles in a Southwesterly direction and parallel with Front Street 130 feet; thence at right angles in a Northwesterly direction and parallel with Simonton Street 108 feet; thence at right angles in a Northeasterly direction and parallel with Front Street 55 feet; thence at right angles in a Northwesterly direction and parallel with Simonton Street 108 feet out to the point or place of beginning.

**BAY BOTTOM LEASE:** (Was not surveyed and is shown for graphical purposes only)

A parcel of submerged land lying and being in Section 31, Township 67 South, Range 25 East, adjacent to the Island of Key West (Key West Bight), Monroe County, Florida, and being adjacent to Lot 1, Square 5, according to William A. Whitehead's Map of City of Key West, delineated in February, 1829 and being more particularly as follows: Commence at the intersection of the Northeasterly Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Front Street; thence N56°03'25"E along the said Southeastery Right-of-Way of Front Street for 416.32 feet to the face of a concrete seawall lying on the Key West Bight and the Point of Beginning; thence meander the said concrete seawall for the following three (3) metes and bounds; thence N33°46'46"W, a distance of 8.00 feet; thence S89°59'08"W, a distance of 1.71 feet; thence N33°56'35"W, a distance of 16.05 feet; thence N56°03'25"E, and leaving said concrete seawall a distance of 483.07 feet; thence S33°56'35"E, a distance of 241.86 feet; thence S56°03'25"W, a distance of 442.36 feet to the Mean High Water Line (Elev. 0.92 N.G.V.D.) of the said Key West Bight; thence meander the said Mean High Water Line which lies along a Boulder Rip-Rap and a cofferdam shoreline for the following fourteen (14) metes and bounds; thence N11°05'06"W, a distance of 9.81 feet; thence N05°03'36"W, a distance of 27.76 feet; thence S66°47'54"W a distance of 21.97 feet; thence N68°14'15"W, a distance of 8.00 feet; thence N27°11'56"W, a distance of 32.84 feet; thence N56°24'25"W, a distance of 5.25 feet; thence N76°29'25"W, a distance of 3.50 feet; thence S78°35'42"W, a distance of 5.86 feet; thence S65°49'10"W, a distance of 7.66 feet; thence N85°11'00"W, a distance of 23.94 feet; thence S86°07'49"W, a distance of 7.81 feet; thence N12°27'49"E, a distance of 3.10 feet; thence N34°49'48"W, a distance of 28.46 feet; thence N18°57'53"W, a distance of 4.87 feet to the said Concrete seawall; thence meander the said concrete seawall for the following ten (10) metes and bounds; thence N54°40'08"E, a distance of 37.69 feet; thence N61°47'47"E, a distance of 26.20 feet; thence N38°24'37"E, a distance of 9.12 feet; thence N03°58'31"E, a distance of 4.21 feet; thence N25°52'17"W, a distance of 4.29 feet; thence N33°59'20"W, a distance of 55.74 feet; thence S89°59'08"W, a distance of 2.88 feet; thence S73°40'41"W, a distance of 3.99 feet; thence S55°51'04"W, a distance of 63.98 feet; thence N33°45'25"W, a distance of 8.24 feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Bayhaven Enterprises, L.C.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 January 8, 2015

THIS SURVEY IS NOT ASSIGNABLE

SHEET: 1  
 OF: 1

DATE:  
 REVISIONS:  
 DRAWN BY: JLO  
 CHECKED BY: JLO  
 DATE: 12-12-14

**BOUNDARY SURVEY**  
**A & B Lobster House**  
**of Part of Lot 1, Square 5,**  
**Island of Key West**

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.