

APPLICATION



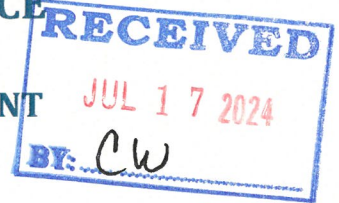
VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



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: 711 Eisenhower Dr.

Zoning District: CG

Real Estate (RE) #: 00023130-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
Name: Smith Hawks, PL Mailing Address: 138 Simonton St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-7227 Fax: _____

Email: aj@smithhawks.com / bart@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: Garrison Bight SMI LLC Mailing Address: 17330 Preston Rd., Ste 220A

City: Dallas State: TX Zip: 75252

Home/Mobile Phone: _____ Office: 305-788-8335 Fax: _____

Email: dfiller@suntex.com

Description of Proposed Construction, Development, and Use: _____

Redesigning upland portion of long-time existing marina, reducing number of slips by 30 and making many other improvements to the property

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

240
Parking variance for ~~300~~ spaces

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		See Site Data Table in Site Plans Submitted		
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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.

Please see attached letter

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

Please see attached letter

- 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.

Please see attached letter

- 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.

Please see attached letter

- 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.

Please see attached letter

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.

Please see attached letter

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.

Please see attached letter

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



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Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of the public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.

SMITH / HAWKS

ATTORNEYS AT LAW

Barton W. Smith, Esq.
Anthony J. Davila, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Bart@smithhawks.com
AJ@smithhawks.com

VIA HAND DELIVERY

July 16, 2024

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

Re: **711 Eisenhower Dr. (Garrison Bight Marina) – Application for Parking Variance**

Dear Katie,

Enclosed please find Garrison Bight SMI LLC's ("Applicant") Application for a Variance as to off-street parking in connection with renovations proposed at 711 Eisenhower Dr. with Monroe County RE No. 00023130-000000 (the "Property"), commonly known as the Garrison Bight Marina.

I. Background and Proposal

The development existing at Garrison Bight Marina today is almost identical to what existed 40 years ago. The historic land uses of the Property pre-date zoning and parking regulations.



The application to redesign the Property proposes to keep the same land uses that have historically existed at the property but reduce the number of dry boat rack slips on the property by 30 slips and reduces the number of residential units by 1. The Thai Island restaurant building and the number of wet boat slips are proposed to remain exactly the same.

Along with reducing the number of slips, the redesign proposed will provide setbacks and landscape buffers along the Garrison Bight Causeway and Eisenhower Drive to enhance the appearance of those important and highly visible areas. The proposal also includes massive stormwater retention improvements and repairs to the failing seawall. Finally, the redesign will make the property safer and more logistically sound, as the historic design of the property has a large boat barn in the center and a bunch of boat racks squeezed in other areas leaving skinny pathways for pedestrians and marina operations.

II. Is a Variance Required?

The Applicant submitted development plan applications under the impression that no variance was necessary because the proposed development made improvements to each of the many noncomplying aspects of the historic development, including an improvement to the noncomplying parking. Section 86-9 and Section 122-32(a) of the City of Key West Code of Ordinance Land Development Regulations (“LDRs”) both state “Notwithstanding anything in the Code to the contrary, a structure or site improvement may be altered without the need for a variance if the alteration decreases respective noncompliance.” The alterations proposed will reduce noncomplying parking by 10 spaces compared to the existing development due to the reduction in the number of slips proposed and the reduction of one residential unit.

However, the Planning Department interpreted the LDRs to require a variance, and Applicant is submitting the variance application at their request. The proposal satisfies the variance standards due to the unique circumstances of the Property and the historic development.

III. Justification for Variance

In general, dry rack marinas do not create much parking demand because it is no secret that boat owners do not use their boat as much as they think they will. Even on holidays and other big boat days like mini lobster season, only a fraction of the vessels at the Property are off their rack and very minimal parking issues have been observed. A more identifiable parking issue, especially on big boat days, is truck and trailer parking in every possible area. Dry rack marinas mitigate the truck and trailer parking issue.

The following is provided as written support of the standards for considering variances listed in the Application for variance:

- 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.***

The historic development existing on the Property before the establishment of zoning regulations was made nonconforming by the imposition of the zoning regulations. The Property has existed

for many decades almost exactly as it is today with no parking on site. The Property is in need of the improvements proposed, including setbacks and landscape buffers along Eisenhower and the Garrison Bight Causeway, a stormwater retention system, replacement of the City's stormwater pipe, and the repair of a failing seawall.

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

The special conditions and circumstances explained above were not created by 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.***

Granting the variance requested will not confer Applicant special privileges denied to other properties in the same zoning district.

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.***

The literal interpretation of the LDRs would lead to none of the much-needed improvements being made or the removal of the historic uses of the Property. The literal interpretation of the LDRs would cause an influx of vessels left without safe storage and an increase in vessels and trailers being stored on City rights-of-way.

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.***

Only the minimum parking variance is requested to allow for the proposed renovations, which reduce the nonconformity.

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 granting of the variance will cause no harm to the public. The variance will allow residents to keep their vessels at the marina providing safe storage and avoiding a scramble to find alternate storage for vessels, which ultimately leads to boat and trailers being stored permanently on City rights-of-way and temporarily all over the place near a boat ramp when the boat is in use.

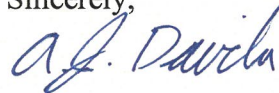
7. ***Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered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

No existing nonconforming uses of other properties shall be considered as a basis for the variance requested in this Application.

IV. Conclusion

Applicant respectfully requests that the parking variance of 240 spaces be granted. Thank you for your consideration and assistance, and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "A.J. Davila". The signature is written in a cursive style with a large initial "A" and "J".

Anthony J. Davila

BWS/AJD
Enclosures

Plans

SURVEY

PROPERTY CARD

Disclaimer

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

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

Summary

Parcel ID 00023130-000000
 Account# 1023922
 Property ID 1023922
 Millage Group 10KW
 Location 711 EISENHOWER Dr, KEY WEST
 Address
 Legal Description KW BENJ ALBURY'S SUBD PB1-3 PT LOTS 1 AND 2 AND ALL LOTS 3 AND 4 OF TR 7 G4-590 G47-151 OR38-220 OR420-712 OR648-114 OR789-1654 OR795-145 OR818-126 OR818-132 OR845-314 OR1037-603 OR1037-606 OR1037-614 OR1037-615 OR1488-2090 OR1488-2093 OR2839-1338 OR2877-1346 OR2877-1350 OR3155-0070
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property Class AIRPORT, MARINAS, BUS TERM (2000)
 Subdivision
 Sec/Twp/Rng 32/67/25
 Affordable No
 Housing



Owner

GARRISON BIGHT SMI LLC
 17330 Preston Rd
 Ste 220A
 Dallas TX 75252

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$923,889	\$924,571	\$916,451	\$922,385
+ Market Misc Value	\$80,760	\$77,338	\$75,771	\$75,848
+ Market Land Value	\$6,741,410	\$6,741,410	\$2,865,099	\$2,865,099
= Just Market Value	\$7,746,059	\$7,743,319	\$3,857,321	\$3,863,332
= Total Assessed Value	\$7,746,059	\$4,243,053	\$3,857,321	\$3,863,332
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,746,059	\$7,743,319	\$3,857,321	\$3,863,332

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$6,741,410	\$924,571	\$77,338	\$7,743,319	\$4,243,053	\$0	\$7,743,319	\$0
2021	\$2,865,099	\$916,451	\$75,771	\$3,857,321	\$3,857,321	\$0	\$3,857,321	\$0
2020	\$2,865,099	\$922,385	\$75,848	\$3,863,332	\$3,863,332	\$0	\$3,863,332	\$0
2019	\$2,865,099	\$924,284	\$75,926	\$3,865,309	\$3,865,309	\$0	\$3,865,309	\$0
2018	\$2,451,876	\$781,653	\$39,607	\$3,273,136	\$3,273,136	\$0	\$3,273,136	\$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
COMMERCIAL WATERFRON (100W)	51,857.00	Square Foot	180	0

Buildings

Building ID	39854	Exterior Walls	METAL SIDING	
Style	GROUND LEVEL	Year Built	1968	
Building Type	WAREHOUSE/MARINA D / 48D	EffectiveYearBuilt	1968	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	9969	Roof Type	GABLE/HIP	
Finished Sq Ft	9969	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE	
Perimeter	546	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	60	Grade	250	
Interior Walls	NONE	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,969	9,969	0
TOTAL		9,969	9,969	0

Building ID	63374	Exterior Walls	AVE WOOD SIDING	
Style	1 STORY ELEV FOUNDATION	Year Built	1958	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1990	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1182	Roof Type	GABLE/HIP	
Finished Sq Ft	1050	Roof Coverage	ROLLED COMPOS	
Stories	1 Floor	Flooring Type	VINYL/LAMINATE	
Condition	AVERAGE	Heating Type		
Perimeter	134	Bedrooms		
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	250	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,050	1,050	0
OPF	OP PRCH FIN LL	132	0	0
TOTAL		1,182	1,050	0

Building ID 39855
 Style GROUND LEVEL
 Building Type SERVICE SHOPS-D- /25D
 Building Name
 Gross Sq Ft 1896
 Finished Sq Ft 1086
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 210
 Functional Obs 0
 Economic Obs 0
 Depreciation % 50
 Interior Walls DRYWALL

Exterior Walls C.B.S.
 Year Built 1972
 EffectiveYearBuilt 1986
 Foundation CONCRETE SLAB
 Roof Type FLAT OR SHED
 Roof Coverage ROLLED COMPOS with 50% METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 250
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	810	0	0
FLA	FLOOR LIV AREA	1,086	1,086	0
TOTAL		1,896	1,086	0

Building ID 39856
 Style 3 STORY ON GRADE
 Building Type RESTRNT/CAFETR-B- /21B
 Building Name
 Gross Sq Ft 6879
 Finished Sq Ft 6047
 Stories 3 Floor
 Condition AVERAGE
 Perimeter 840
 Functional Obs 0
 Economic Obs 0
 Depreciation % 50
 Interior Walls DRYWALL

Exterior Walls AVE WOOD SIDING
 Year Built 1980
 EffectiveYearBuilt 1984
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP with 50% FLAT OR SHED
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE with 50% VINYL/LAMINATE
 Heating Type FCD/AIR NON-DC
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 250
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,047	6,047	0
OPU	OP PR UNFIN LL	62	0	0
OPF	OP PRCH FIN LL	644	0	0
OUF	OP PRCH FIN UL	126	0	0
TOTAL		6,879	6,047	0

Building ID 39857
 Style MANUFACTURED HOME
 Building Type 1 STY STORE-A /11A
 Building Name
 Gross Sq Ft 534
 Finished Sq Ft 454
 Stories 1 Floor
 Condition FAIR
 Perimeter 114
 Functional Obs 0
 Economic Obs 0
 Depreciation % 55
 Interior Walls DRYWALL

Exterior Walls AVE WOOD SIDING
 Year Built 1987
 EffectiveYearBuilt 1980
 Foundation NONE
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 250
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	454	454	0
OPF	OP PRCH FIN LL	80	0	0
TOTAL		534	454	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1969	1970	0 x 0	1	1 UT	2
UTILITY BLDG	1971	1972	0 x 0	1	32 SF	1
SEAWALL	1973	1974	3 x 90	1	270 SF	4
BRICK PATIO	1976	1977	0 x 0	1	2752 SF	3
RW2	1977	1978	0 x 0	1	511 SF	2
CARPORT	1984	1985	12 x 40	1	480 SF	3
WOOD DOCKS	1985	1986	5 x 98	1	490 SF	3
CONCRETE DOCK	1971	1972	0 x 0	1	264 SF	4
SEAWALL	1971	1972	0 x 0	1	264 SF	4
UTILITY BLDG	1971	1972	16 x 53	1	848 SF	2
WOOD DOCKS	1985	1986	5 x 54	1	270 SF	3
WALL AIR COND	1993	1994	0 x 0	1	2 UT	2
FENCES	1999	2000	6 x 83	1	498 SF	2
WOOD DOCKS	1999	2000	0 x 0	1	65 SF	3
CH LINK FENCE	1967	1968	4 x 227	1	908 SF	1
CH LINK FENCE	1984	1985	6 x 263	1	1578 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/8/2022	\$8,500,000	Warranty Deed	2361400	3155	0070	01 - Qualified	Improved		
10/30/2017	\$100	Quit Claim Deed	2141992	2877	1350	11 - Unqualified	Improved	GARRISON BIGHT MARINA INC	
10/30/2017	\$6,000,000	Warranty Deed	2141991	2877	1346	32 - Unqualified	Improved	ISLAND TRANQUILITY INC	
2/7/2017	\$100	Quit Claim Deed	2110668	2839	1338	11 - Unqualified	Improved	ISLAND TRANQUILITY INC	
11/1/1997	\$2,679,000	Warranty Deed		1488	2090	M - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2956	10/19/2023		\$500	Residential	Installation of two (2) smoke detectors
BLD2023-2567	9/11/2023		\$130,000	Commercial	For: Garrison Bight Marina code Compliance issues. 1) Replace and repair stairs to meet bldg codes. 2) Demo wall exploratory on ocean side. 3) Repair framing in rotted areas and reside to support stairs. Will be as built with Engineer review and submitted to building.
BLD2022-2903	10/7/2022		\$0	Commercial	Resurface Work, Driveways and Outside Storage N Side of Prop. Garrison Bight Marina
BLD2022-1546	6/14/2022		\$25,000	Commercial	REPLACE EXISTING 6 FOOT HIGH CHAIN LINK FENCE WITH NEW CHAIN LINK FENCE
BLD2019-0698	4/3/2019	3/16/2020	\$200,000	Commercial	Replace existing asphalt w/new concrete, no new impervious area.
17-00004757	12/4/2017		\$98,750	Commercial	REPLACE ROOF ON MARINA 100 SQUARE. RE-PAVE W/GALVALUME. N.O.C. EXEMPT. GH

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3569	10/18/2017	12/8/2017	\$2,000	Commercial	SERVICE ENTRANCE/RISER, METER, AND ASSOCIATED DISCONNECTING MEANS.
16-00003332	11/22/2016	4/16/2017	\$5,000	Commercial	REMOVE TWO EXISTING DECKS AND REPLACE WITH ONE DOCK (52' LONG), N.O.C. REQUIRED. GH **ADDITIONAL INFORMATION/CLARIFICATION: ARMY CORP PERMIT FOR DOCKS AND PROTECTED SPECIES CONSTRUCTION CONDITIONS. (JOB)**
15-00002212	6/12/2015	5/7/2017	\$10,000	Commercial	APPROX. 175 SQ FT DEMOLITION OF (13) 6' X 8' SECTIONS OF CONCRETE DOCK RAILING, FOR GATE INSTALLATION, TO PROVIDE ACCESS TO BOAT DOCKAGE, AS PER PERMIT #15-2096. NOC REQUIRED MAC
15-2096	5/28/2015	5/7/2017	\$5,000	Commercial	INSTALL 13 ALUMINUM GATE SECTIONS (42' HIGH X 6' 8" WIDE GATES) IN EXISTING CONCRETE RAILING. SECTIONS ARE TO BE 40' APART FOR ACCESS TO BOATS TIED TO DOCK.
12-3627	10/16/2012	12/31/2012	\$1,000	Commercial	MOVE THREE COMPARTMENT SINK AND HAND SINK.
12-3628	10/10/2012	12/31/2012	\$9,500	Commercial	EXTEND EXISTING BAR 20'
10-0000288	1/28/2010	12/31/2010	\$2,400	Commercial	TEMP POLE WITH METER MAIN DISCONNECT & DISTRIBUTION PANEL TO PROVIDE 20 AMP 120/240 VOLT 3 PHASE SERVICE. EXTEND 2 SUB FEED CONDUITS & WIRING
09-3463	11/5/2009	12/31/2010	\$57,511	Commercial	INSTALL A SOIL VAPOR EXTRACTION SYSTEM (AKA) REMEDIATION SYSTEM
02-1034	4/23/2008	8/19/2002	\$3,000	Commercial	2 DOORS REPAIR BAR + FACIA
08-0268	2/8/2008	2/13/2008	\$500	Commercial	RED TAGGED RESET TWO 200 GAL. TANKS ON SLAB, STRAP DOWN TANK, RECONNECT GAS LINE
07-0693	2/14/2007	3/18/2008	\$1,900	Commercial	REMOVE EXISTING UNDERGROUND SERVICE
06-2294	4/11/2006	7/18/2006	\$24,750	Commercial	REPAIR & REPLACE OUTSIDE BOAT RACKS
06-1015	2/23/2006	7/18/2006	\$12,000	Commercial	HURRICANE DAMAGE - FABRICATE & INSTALL NEW AWNING OVER DOCK
05-5628	12/8/2005	7/18/2006	\$6,000	Commercial	HURRICANE DAMAGE REPLACE METAL ROOF WITH V-CRIMP
05-3123	7/29/2005	10/18/2005	\$8,689	Commercial	RED TAGGED - REMOVE STORM DAMAGED WINDOW PANE
05-3127	7/27/2005	10/18/2005	\$1,950	Commercial	RED TAGGED - RE-ROOF
05-2884	7/12/2005	10/18/2005	\$3,200	Commercial	REPLACE RISER CONDUIT
05-1112	4/7/2005	10/18/2005	\$14,000	Commercial	FILL POT HOLES
04-3629	11/23/2004	10/18/2005	\$24,000	Commercial	DEMCO & REPLACE EXISTING CONCRETE SLAB
03-3553	10/8/2003	7/31/2003	\$3,400	Commercial	REPAIR GREASE TRAP
03-1615	5/14/2003	5/14/2003	\$48,650	Commercial	INSTALL GASOLINE TANK
03-1325	4/14/2003	7/31/2003	\$4,000	Commercial	DEMOLITION
02-3173	12/3/2002	8/19/2002	\$12,490	Commercial	INSTALL 42 SIGNS
02-3173	11/22/2002	7/31/2003	\$12,490	Commercial	INSTALLED LIGHTS AND SIGN
02/2837	10/23/2002	8/19/2002	\$1	Commercial	INSTALL RAIN LIGHT
02-1066	4/30/2002	8/19/2002	\$24,000	Commercial	INSTALL NEW BOAT RACKS
02-880	4/30/2002	8/19/2002	\$3,900	Commercial	UPGRADE FIRE SYSTEMS
02-986	4/29/2002	8/19/2002	\$5,000	Commercial	REPLACE SPIRAL STAIRCASE
02-1010	4/25/2002	8/19/2002	\$1,500	Commercial	REPLACE 4 FIXTURES
02-974	4/23/2002	8/19/2002	\$7,550	Commercial	NEW AWNING
02-0813	4/12/2002	8/19/2002	\$1,000	Commercial	ELECTRIC REPAIR
02-765	4/11/2002	8/19/2002	\$450	Commercial	BASE FEE
02-606	3/11/2002	8/19/2002	\$75	Commercial	INTERIOR PAINT
0000856	4/3/2000	7/14/2000	\$1,200	Commercial	ROOF
99-0564	7/28/1999	12/31/1999	\$1,500	Commercial	EXTEND DOCK
9901033	3/26/1999	11/2/1999	\$2,500	Commercial	REPAIRS TO BOAT BARN
9801563	5/26/1998	11/2/1999	\$500	Commercial	ICE MAKER & AC UNITS
B94-0726	3/1/1994	10/1/1994	\$5,000	Commercial	CONC REPAIRS, FLG & K.CABI
B94-0727	3/1/1994	10/1/1994	\$9,000	Commercial	CONC REPAIRS, SOFFITTS

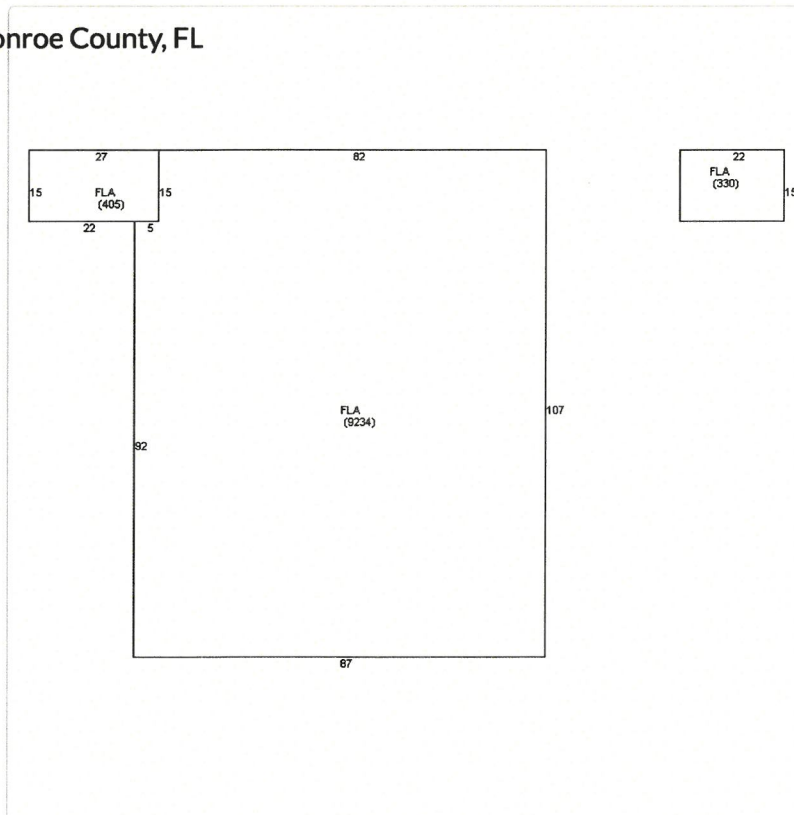
View Tax Info

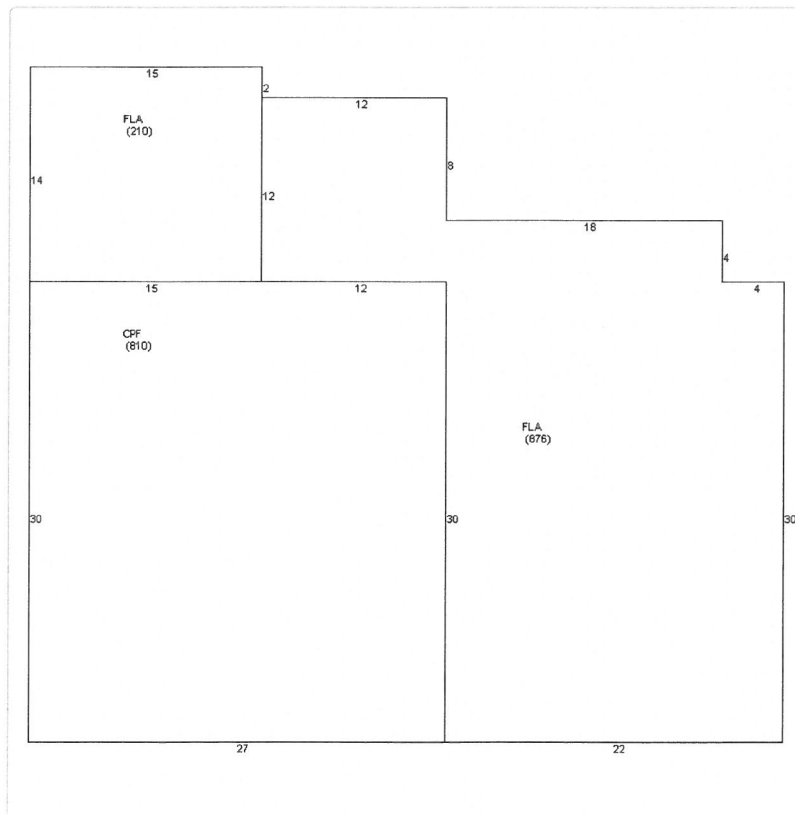
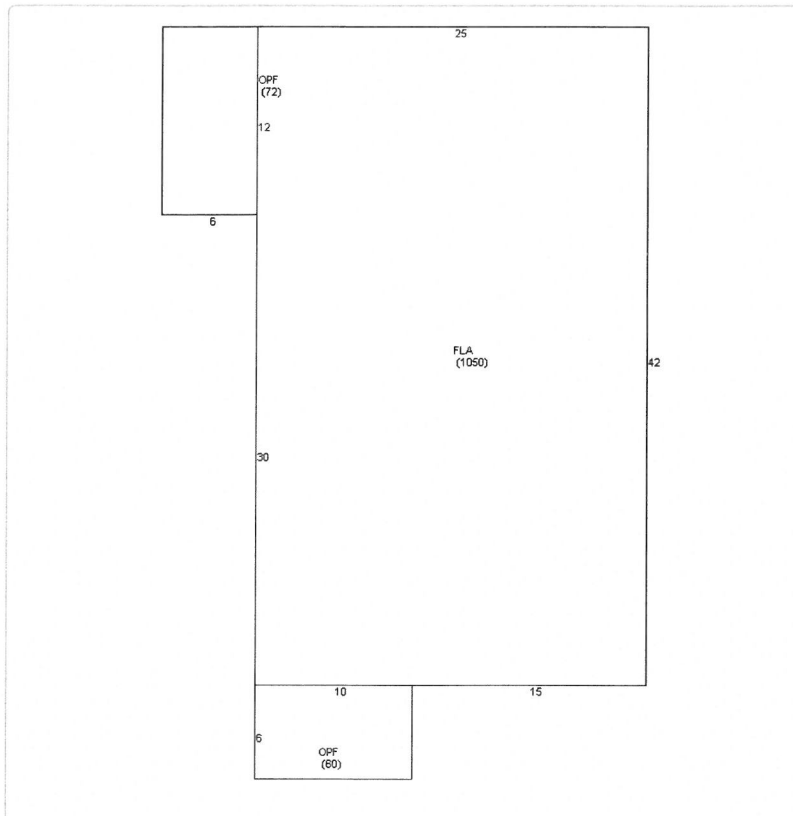
[View Taxes for this Parcel](#)

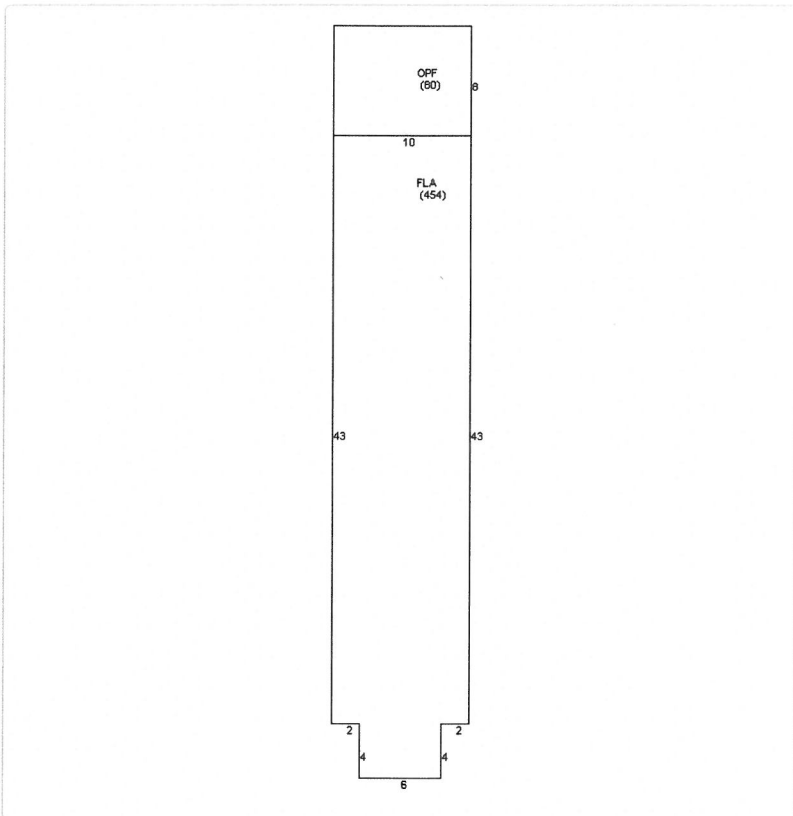
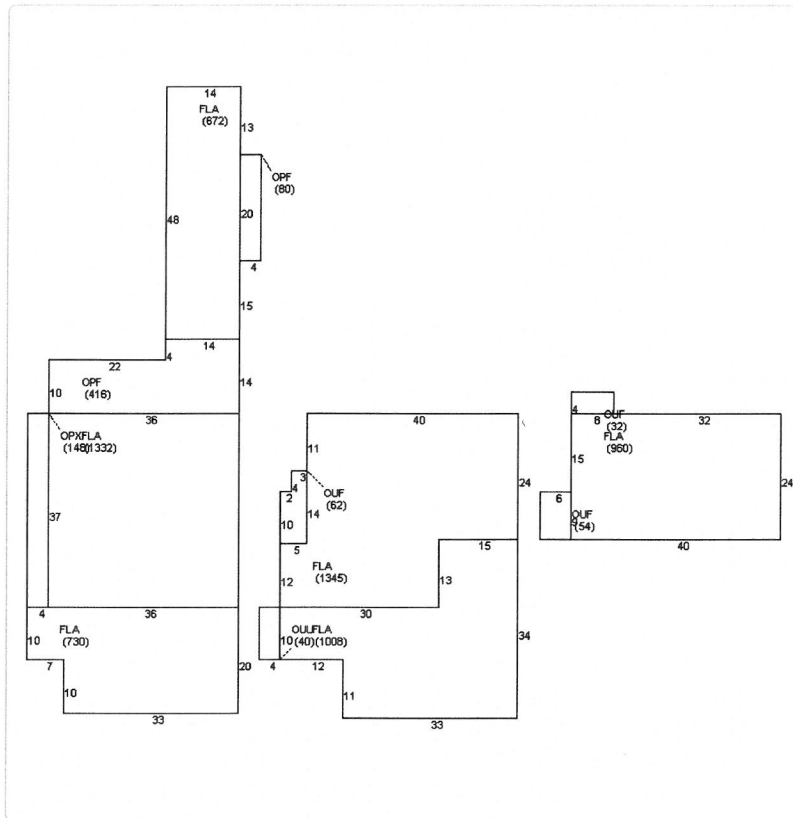
[Skip to main content](#)

Sketches (click to enlarge)

Monroe County, FL







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

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 Last Data Upload: 1/5/2024, 5:42:19 AM

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 Schneider
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**VERIFICATION
FORM**



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

I, Anthony Davila, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Smith Hawks, PL
(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:

711 Eisenhower Dr.
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.

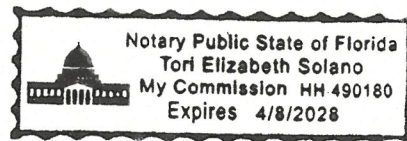
Anthony Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 7/16/2024 by
date
Anthony Davila
Name of Applicant

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

Tori Solano
Notary's Signature and Seal

Tori Solano
Name of Acknowledger typed, printed or stamped



HH 490180
Commission Number, if any

**AUTHORIZATION
FORM**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, David Filler as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Representative of Garrison Bight SMI, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL
Please Print Name of Representative

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

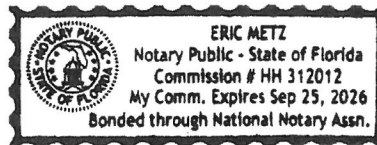
David Filler
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this December 21, 2023 *By means of*
Date *Physical Presence*

by David Filler
Name of person with authority to execute documents on behalf of entity owner

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

Eric Metz
Notary's Signature and Seal



Eric Metz
Name of Acknowledger typed, printed or stamped

312012
Commission Number, if any

DEED

Doc # 2361400 Bk# 3155 Pg# 70 Recorded 2/15/2022 at 11:31 AM Pages 6
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 REC: \$52.50 Deed Doc Stamp \$59,500.00

PREPARED BY:

Gregory S. Oropeza, Esq.
 Oropeza, Stones & Cardenas, PLLC
 221 Simonton Street
 Key West, Florida 33040
 Parcel ID No 00023130-000000
 Consideration \$8,500,000.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 8th day of February, 2022, by **Garrison Bight Marina, Inc., a Florida corporation**, whose mailing address is 489 Madison Court, Fort Myers Beach, FL 33931 ("**Grantor**"), and delivered to **Garrison Bight SMI, LLC, a Delaware limited liability company** whose mailing address is 17330 Preston Road, Suite 220A, Dallas, TX 75252 ("**Grantee**"), (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Monroe County, Florida (the "**Property**"):

See "Exhibit A" attached.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

SUBJECT TO taxes and assessments for the year 2022 and subsequent years and easements, reservations, and restrictions of record as of the date of this Deed; provided, however, the foregoing statement is not intended to and shall not be construed to reimpose any such matters.

Grantor hereby covenants with Grantee that, except for those matters described above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

WITNESSES:

Garrison Bight Marina, Inc., a Florida corporation

Rae A. Burtis
Print Name: RAE A. Burtis

James Figuerado Jr.
By: James Figuerado, Jr.
Its: President

Gregory Oropeza
Print Name: Gregory Oropeza

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of February, 2022, by James Figuerado Jr., President of Garrison Bight Marina, Inc., a Florida corporation, on behalf of said company. He is personally known to me or has produced a driver's license as identification.

(AFFIX NOTARIAL SEAL)

Gregory Oropeza
Notary Public – State of Florida
Print Name: _____

My Commission Expiration

and Commission Number:

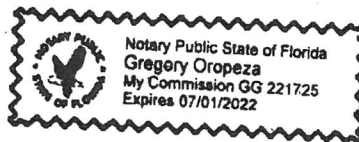


Exhibit "A" – Legal Description

Lots 1, 2, and 3, Tract 7, all according to Estate of Benjamin Albury's Subdivision of part of Tract 7, according to the Plat thereof recorded in Plat Book 1 Page 3 in the Public Records of Monroe County, Florida, being more particularly described as follows:

Beginning at a point where the Northeasterly extension of the Southeasterly line of Angela Street intersects the Northeasterly line of Salt Pond or Bay Road; thence Southeasterly along the Northeasterly line of Salt Pond or Bay Road a distance of 209 feet; thence Northeasterly and parallel to the Southeasterly line of Angela Street extended Northeasterly a distance of 189 feet, more or less, intersecting the existing bulkhead line in Garrison Bight, if extended; thence Northwesterly and parallel to the Northeasterly line of Salt Pond or Bay Road a distance of 209 feet, more or less, to a point where the N.E.'ly extension of the S.E.'ly line of Angela Street intersects the said existing bulkhead if extended N.W.'ly; thence S.W.'ly along the N.E.'ly extension of the S.W.'ly line of Angela Street a distance of 189 feet, more or less, to the point of beginning.

(AND ALSO)

In the City of Key West, said County and State, and is part of Tract 7, said Land hereby conveyed commencing at a point on the North East side of the Salt Pond or Bay Road 209 feet from the corner of Salt Pond or Bay Road and Angela Street continued, and running thence in a Southeast direction along the North East side of said Salt Pond or Bay Road 84 feet, 6 inches and extending back at right angles with this line in a North East direction at each end thereof, into the waters of the Gulf, and the riparian rights belonging to said land. Said land being more fully described, reference being had to a map of the City of Key West, recopied and diagramed from Plats of Record by George W. Reynolds, County Clerk, in December A.D. 1900; as Part of Tract 7 commencing at the Northeast corner of Salt Pond or Bay Road and Rawson Street continued, (on the North East side of said Salt Pond or Bay Road) and running thence along said North East side of Salt Pond or Bay Road in a South Easterly direction 84 feet and 6 inches, and extends back at right angles with said North East side of Salt Pond or Bay Road in a North East direction, at each end thereof, into the waters of the Gulf.

(LESS AND EXCEPT)

A triangle piece of land in part of Lots 1, and 2, of Estate of Benjamin Albury Subdivision of a part of Tract 7, recorded in Plat Book 1, Page 3, described as follows:

Commencing at the intersection of the centerlines of Pearl Street and Newton Street, bear North 53 degrees 46 minutes and 37 seconds East for a distance of 250.44 feet to a point; thence bear North 34 degrees 04 minutes and 23 seconds West for a distance of 189.02 feet to a point; thence bear North 53 degrees 46 minutes and 37 seconds East for a distance of 98.23 feet to the point of beginning of the triangular piece of property hereinafter described; from said point of beginning continue bearing North 53 degrees 47 minutes and 37 seconds East for a distance of 90.77 feet to a point; thence bear South 34 degrees 04 minutes 23 seconds East for a distance of 86.91 feet to a point; thence bear North 81 degrees 26 minutes and 23 seconds West for a distance of 123.29 feet to the point of beginning.

(LESS AND EXCEPT)

A 30 foot strip of land in a part of Lot 1 of Estate of Benjamin Albury Subdivision of part of Tract 7, recorded in Plat Book 1, Page 3, described as follows:

Commencing at the intersection of the centerlines of Pearl Street and Newton Street, bear North 53 degrees 46 minutes and 37 seconds East for a distance of 250.44 to a point; thence bear North 34 degrees 04 minutes and 23 seconds West for a distance of 159.02 feet to the point of beginning of the strip of land hereinafter described; from said point of beginning continue bear North 34 degrees 04 minutes and 23 seconds West for a distance of 30 feet to a point; thence bear North 53 degrees 46 minutes and 37 seconds East for a distance of 98.23 feet to a point; thence bear South 81 degrees 26 minutes and 23 seconds East for a distance of 42.59 feet to a point, which is 30 feet, measured at right angles to the preceding course; thence bear South 53 degrees 46 minutes and 37 seconds West for a distance of 129.59 feet back to the Point of Beginning.

(AND ALSO)

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows: Commence at the intersection of the centerline of Newton Street (extended Northwesterly) and the Northerly right-of-way line of Eisenhower Drive and run thence North 34° 04' 23" West along said right-of-way for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 98.23 feet; thence run South 81° 26' 23" East for a distance of 83.70 feet to the Point of Beginning of the parcel of land being described herein; thence continue South 81° 26' 23" East for a distance of 115.10 feet; thence run South 08° 33' 37" West for a distance of 43.63 feet; thence run North 81° 26' 23" West for a distance of 52.80 feet; thence run North 08° 33' 37" East for a distance of 21.30 feet; thence run North 81° 26' 23" W for a distance of 13.70 feet; thence run North 08° 33' 37" East for a distance of 9.70 feet; thence run North 81° 26' 23" West for a distance of 48.60 feet; thence run North 08° 33' 37" East for a distance of 12.60 feet back to the Point of Beginning.

NOW BEING DESCRIBED AS FOLLOWS:

A parcel of land on the Island of Key West, Monroe County, Florida, and is part of Lots 1, 2, 3, and 4 of Tract 7, according to Estate of Benjamin Albury's Subdivision of part of Tract 7, according to the Plat thereof recorded in Plat Book 1 Page 3 in the Public Records of Monroe County, Florida, being more particularly described as follows:

Commencing at the intersection of the Northeasterly extension of the Southeasterly right of way line of Angela Street and the Northeasterly right of way line of Eisenhower Drive, (aka Salt Pond or Bay Road), as constructed; thence S35°20'08"E along the said Northeasterly right of way line of Eisenhower Drive as constructed for a distance of 30.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue S35°20'08"E along the said Northeasterly right of way line of Eisenhower Drive as constructed for a distance of 263.50 feet to a point, said point being 110.83 feet Southeasterly from the intersection of the centerline of Newton Street (aka Rawson Street) extended Northeasterly, and the said Northeasterly right-of-way line of Eisenhower Drive as constructed; thence N54°19'16"E for a distance of 186.96 feet to the intersection of the vertical wet face of an existing concrete bulkhead under an existing concrete

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seawall cap; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead for a distance of 87.75 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N50°30'58"E and along the said vertical wet face of the existing concrete bulkhead for a distance of 13.29 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N34°30'56"W and along the said vertical wet face of the existing concrete bulkhead for a distance of 24.17 feet to a point of intersection of the said vertical wet face of an existing concrete bulkhead; thence N54°45'24"E and along the said vertical wet face of the existing concrete bulkhead for a distance of 0.50 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N36°20'30"W and along the said vertical wet face of the existing concrete bulkhead for a distance of 15.69 to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N53°01'34"E and along the said vertical wet face of the existing concrete bulkhead for a distance of 13.83 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N60°38'16"E and along the said vertical wet face of the existing concrete bulkhead for a distance of 11.83 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N09°25'31"E and along the said vertical wet face of the existing concrete bulkhead for a distance 37.73 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead and the Southwesterly vertical wet face of the existing concrete seawall; thence N80°34'29"W for a distance of 154.31 feet to a point; thence S54°21'06"W for a distance of 140.93 feet back to the Point of Beginning.

Exhibit "B" – Permitted Encumbrances

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida and/or the City of Key West, including submerged, filled or artificially exposed lands accreted to such land lying waterward of the bulkhead line established pursuant to Resolution No. 1779 - A Resolution Establishing a Bulkhead Line and Pierhead Line of the Westerly Shoreline of Garrison Bight by the City of Key West, dated April 6, 1960 and approximately shown on that Survey prepared by Florida Keys Land Surveying under Order No. 21-568, and last revised December 15, 2021.
2. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200 of the Public Records of Monroe County, Florida.
3. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
4. Subject to Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
5. Subject to State of Florida Department of Environmental Regulation, recorded January 6, 1992, in Official Records Book 1196, Page 392 of the Public Records of Monroe County, Florida.
6. Agreement between Adjacent Landowners, between Island Tranquility, Inc., a Florida corporation and 719 Eisenhower, Ltd, a Florida Limited Partnership, recorded July 5, 2005, in Official Records Book 2129, at Page 1093 of the Public Records of Monroe County, Florida.
7. House Bill No. 634, Chapter 70-231, an Act relating to the bureau of beaches, shores and coastal construction; amending Chapter 161, Florida Statutes, by addition Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.
8. Subject to the Owner's Acknowledgment of Water Service Restrictions, recorded February 4, 1987, in Official Records Book 1001, Page 1772 of the Public Records of Monroe County, Florida.
9. Subject to the conditions established per City of Key West Resolution No. 1779 Establishing a Bulkhead Line and Pier head Line on the Westerly Shoreline of Garrison Bight, dated April 6, 1960.
10. Notice of Department of the Army Permit recorded January 27, 2017 in Official Records Book 2836, Page 1906.