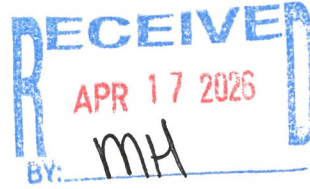


SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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

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



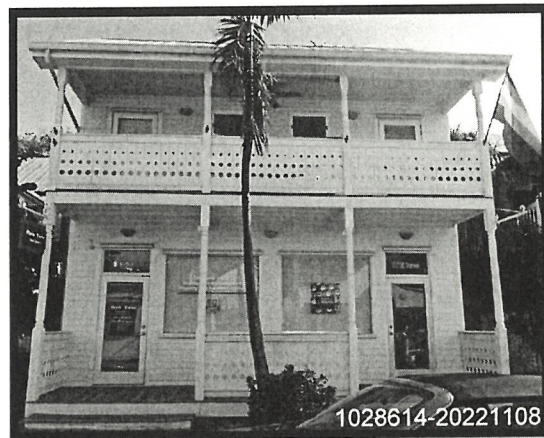
OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

April 17, 2026

VIA HAND DELIVERY AND
ELECTRONIC MAIL

Taylor Brown, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040



RE: Parking Variance
1121 Duval Street, Key West, Florida 33040
RE# 00027840-000000

Dear Mr. Brown,

Please allow this letter and supporting documentation to serve as my client's, 1121 Duval Street, LLC, ("Applicant"), application for a parking variance at 1121 Duval Street, Key West, Florida 33040 (the "Property") located in the Historic Residential Commercial Core (HRCC-3) zoning district. This variance request is made pursuant to Code Sec. 108-572, Schedule of off-street parking requirements by use generally, for 15 spaces to cover all uses of the property, proposed restaurant and existing grandfathered uses. The proposed restaurant will be located on the first floor of the two-story structure and will replace the existing retail shop and office space. The proposed restaurant use is to accommodate the public as well as enhance the adjacent guest house, The Speakeasy Inn and Rum Bar.

Consistent with the comprehensive plan future land use map, the HRCC-3 Duval Street Oceanside District includes the Duval Street Oceanside Corridor from Petronia Street South to United Street. Located toward the Southern end of Duval Street, this corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding.

As the enclosed site plan shows, the proposed approximate 822 sq. foot restaurant is planned to have a consumption area of 570 sq. ft. allowing a total of 38 seats. We will coordinate with KWFD to confirm that the occupancy load supports the proposed restaurant seats. The breakdown of seats is based on the following:

Interior consumption area: 360 sq. ft. (24 seats)

Exterior consumption area: 210 sq. ft. (14 seats)

TOTAL consumption area: 570 sq. ft. (38 seats)

To our knowledge, there are no legal/recognized parking spaces for the entire property, although we understand the bricked area and rear of the property have had cars parked there in the past. Customer parking can be accommodated by city regulated on-street paid parking along Duval Street. The table below illustrates the parking demand for the property.

USE	CODE REQUIREMENT	EXISTING	PROPOSED	EXISTING PARKING	PROPOSED PARKING
Restaurant	1 sp/45 sq. ft. consumption area (12.5 spaces)	0 sq. ft.	568 sq. ft.	NA	0
Retail/Office	1 sp/300 sq. ft. (2.14 spaces)	642 sq. ft.	0 sq. ft.	0	NA
Office	1 sp/300 sq. ft. 2.36 (spaces)	708 sq. ft.	708 sq. ft.	0	0
PARKING SPACES REQUIRED		4.5 (5)	14.9 (15)		

Pursuant to code Sec. 90-395, the following standards, findings shall be considered before variances may be granted.

1. Existence of special conditions or circumstances. 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.

Response: The Property is located along a high-trafficked commercial thoroughfare where off-street parking is rare or non-existence. There is no appropriate space on site to add parking. This area of the island was built and in existence long before the adoption of the current land development regulations, making it impossible to comply with current code requirements.

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

Response: The highly dense commercial and mixed use of Duval Street is a result of historic development that began decades ago and is a part of the historic landscape. Therefore, the lack of available auto parking was not created by the applicant. The desired use is appropriate for the location and the consumption area being proposed is relatively small, yet it still triggers this large requirement for spaces.

3. Special privileges not conferred. That granting the variance 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.

Response. The granting of the variance will not confer upon the applicant any special privilege. As stated in Comp Plan Policy 2-1.1.3, the City recognizes that Key West is a dense urban land area and promotes multi-modal transportation. Parking is an issue faced by all residents and business owners in this community. Alternative modes of transportation are a necessity of living on a small island with limited parking.

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.

Response: The hardship faced by the Applicant is the confines of the site and the inability to provide adequate off-street parking. Strict compliance with the land development regulations would deprive the property owner of all reasonable economic use of a parcel. Businesses in the downtown area do not have the same space convenience as a restaurant located in the “new town” area. The City does provide on-street parking in front of the subject location and continues for a distance along Duval Street. Additionally, the proposed use is not a use that will be a driver of people to the area. Rather, it aims to serve people who are already walking around on Duval Street.

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

Response: The variance requested is the minimum variance required to meet the demands of the restaurant. With a total of only thirty-eight seats, this location qualifies as a small restaurant. The overall consumption area is small.

6. Not injurious to the public welfare. That granting of the variance 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.

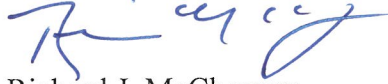
Response: The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. This property has been functioning as a retail commercial business for many years. Additionally, it is anticipated that the proposed restaurant will primarily service guests of the adjacent B & B as well as pedestrians/tourists in the downtown area.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.

Response: The Applicant did not consider other nonconforming uses of other property in developing this application.

Application and required supplemental documents accompany this application. If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. McChesney', written in a cursive style.

Richard J. McChesney

Enclosures As stated

Parking Variance 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	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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: 1121 Duval Street

Zoning District: HRCC-3

Real Estate (RE) #: 00027840-000000

Property located within the Historic District?

Yes

No

APPLICANT:

Owner

Authorized Representative

Name: Richard McChesney/Spottswood Law Firm

Mailing Address: 500 Fleming Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-304-3884

Office: 305-294-9556

Fax: _____

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: 1121 Duval Street, Key West

Mailing Address: 1121 Duval Street, Key West

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: Raymond@raymondjvazquez.com

Description of Proposed Construction, Development, and Use:

Proposal is to convert 822 sq. ft. of retail space into a restaurant on the first floor of the 2-story structure.

Restuarant space will include both interior and exterior consumption area as shown on the floor plan.

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

Requesting a variance from 108-572 for a total of 15 parking spaces required for 570 sq. ft. of consumption area.

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

If yes, please describe and attach relevant documents: NA

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				
Size of Site	4162			
Height			No Change	
Front Setback			No Change	
Side Setback			No Change	
Side Setback			No Change	
Street Side Setback			No Change	
Rear Setback			No Change	
F.A.R			No Change	
Building Coverage			No Change	
Impervious Surface			No Change	
Parking				Variance requested
Handicap Parking			No Change	
Bicycle Parking			No Change	
Open Space/ Landscaping			No Change	
Number and type of units	2 Commercial		No Change	
Consumption Area or Number of seats	Permitted use	0	570 sq. ft./38 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.

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER 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.

SEE ATTACHED COVER 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.

SEE ATTACHED COVER 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.

SEE ATTACHED COVER 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.

SEE ATTACHED COVER 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.

SEE ATTACHED COVER 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."
- 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

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 4.15.26 Zoning District: HRCC-3

Address/Location: 1121 Duval Street

Request: Plan review for variance of 15 parking spaces for restaurant use

Type of Application: Parking Variance

Attendees: _____

Notes:

*Parking Variance required. See app with
Sheetal Almas & Taylor.*

4/15/2026

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, Raymond J. Vasquez as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 1121 Duval Street LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney/Spottswood Law Firm
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 of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this April 17, 2026
Date

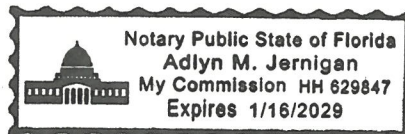
by Raymond J. Vasquez
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Verification



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

I, Richard J. McChesney, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, 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:

1121 Duval Street, Key West
Street address of subject property

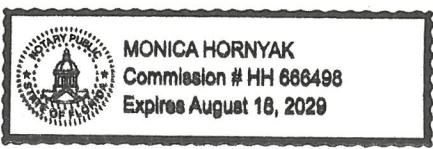
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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

Richard J. McChesney
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 17, 2026 by
Richard J. McChesney
Name of Applicant
date

He/She is personally known to me, or has presented _____ as identification.
Monica Hornyak
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Warranty Deed

Prepared by and return to:

David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: 22-9-258
Will Call No.:

Parcel Identification No. 00027840-000000

\$1,900,000.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 17th day of **October, 2022** between **Saratoga Design, Inc., a Florida corporation** whose post office address is **1523 Patricia Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **1121 Duval Street, LLC, a Florida limited liability company** whose post office address is **1121 Duval 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:

On the Island of Key West, and known as part of Lot Four (4) in Square Five (5) of Tract Eleven, according to George W. Reynolds corrected map of the Island of Key West but better described as subdivision Seventeen (17) of Stepney Austin's diagram of Lot Three (3) and part of Lot Four (4) of said Square Five (5) of said Tract Eleven (11), duly recorded in Deed Book M, Page 619, Public Records of Monroe County, Florida. Commencing at a point on Duval Street distant Forty-three (43) feet, three and one-half (3 1/2) inches from the corner of Duval and Amelia Streets, and running thence along said Duval Street in a Southeasterly direction Forty-three (43) feet three and one-half (3 1/2) inches; thence at right angles in a Northeasterly direction Eighty-one (81) feet, three (3) inches; thence at right angles in a Northwesterly direction Forty-three (43) feet three and one-half (3 1/2) inches; thence at right angles in a Southwesterly direction Eighty-one (81) feet and three (3) inches to the place of beginning.

ALSO

A strip or parcel of land on the Island of Key West, Monroe County, Florida, in a part of Square Five (5), Tract Eleven (11) and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Northwesterly Property Line of Duval Street and the Northwesterly Property Line of Catherine Street; bear Northwesterly along the Northeasterly Property Line of Duval Street for a distance of 84 feet 9 1/2 inches to the point of beginning of the strip or parcel of land hereinafter described; from said point of beginning run at right angles to Duval Street and Northeasterly for a distance of 28 feet 8 inches to a point; thence at right angles and Northwesterly for a distance of 6 inches to a point; thence at right angles and Northeasterly for a distance of 7 feet 4 inches to a point; thence at right angles and Southeasterly for a distance of 30 inches to a point; thence at right angles and Northeasterly for a distance of 45 feet 3 inches to a point; thence at right angles and Northwesterly for a distance of 106 1/2 inches to a point; thence at right angles and Southwesterly for a distance of 81 feet 3 inches back to the Northeasterly Property Line of Duval Street; thence at right angles and Southeasterly for a distance of 82 1/2 inches back to the point of beginning.

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:

Debra L. Nickel
Witness Name: Debra L. Nickel
David Van Loon
Witness Name: David Van Loon

Saratoga Design, Inc., a Florida corporation

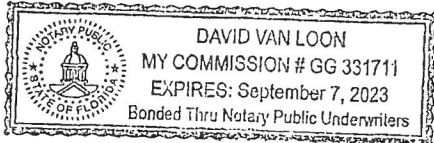
By: *Thomas Favelli*
Thomas Favelli, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of October, 2022 by Thomas Favelli, President of Saratoga Design, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



David Van Loon
Notary Public

Printed Name: David Van Loon

My Commission Expires: 9-7-23

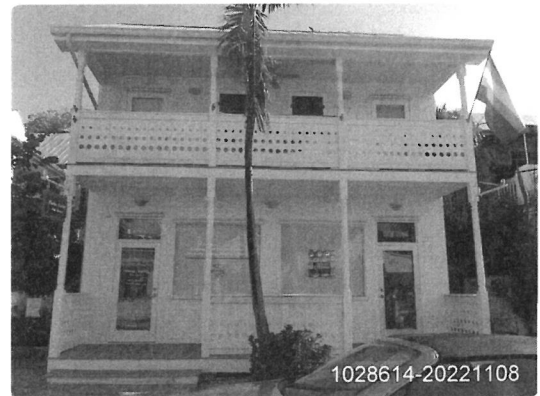
Property Record Card

Monroe County, FL

PROPERTY RECORD CARD

Summary

Parcel ID 00027840-000000
Account# 1028614
Property ID 1028614
Millage Group 10KW
Location 1121 DUVAL St, KEY WEST
Address
Legal KW SUB 17 PT LOT 4 SQR 5 TR 11 G67-558 OR93-511/12 OR586-903/ OR899-473/74 OR1101-2045/46 OR1255-1915/16 OR1595-26/28 OR1652-1321/23 OR3197-2191
Description
(Note: Not to be used on legal documents.)
Neighborhood 32070
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

1121 DUVAL STREET LLC
 1121 Duval St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$159,850	\$159,850	\$156,932	\$148,291
+ Market Misc Value	\$4,534	\$3,249	\$3,362	\$3,474
+ Market Land Value	\$1,456,700	\$1,456,700	\$1,456,700	\$1,352,650
= Just Market Value	\$1,621,084	\$1,619,799	\$1,616,994	\$1,504,415
= Total Assessed Value	\$1,621,084	\$1,619,799	\$1,616,994	\$1,112,210
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,621,084	\$1,619,799	\$1,616,994	\$1,504,415

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,456,700	\$159,850	\$3,249	\$1,619,799	\$1,619,799	\$0	\$1,619,799	\$0
2023	\$1,456,700	\$156,932	\$3,362	\$1,616,994	\$1,616,994	\$0	\$1,616,994	\$0
2022	\$1,352,650	\$148,291	\$3,474	\$1,504,415	\$1,112,210	\$0	\$1,504,415	\$0
2021	\$853,210	\$154,303	\$3,587	\$1,011,100	\$1,011,100	\$0	\$1,011,100	\$0
2020	\$853,210	\$154,303	\$3,700	\$1,011,213	\$1,011,213	\$0	\$1,011,213	\$0
2019	\$853,210	\$154,303	\$3,812	\$1,011,325	\$1,011,325	\$0	\$1,011,325	\$0
2018	\$853,210	\$144,545	\$3,943	\$1,001,698	\$1,001,176	\$0	\$1,001,698	\$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
(1100)	4,162.00	Square Foot	0	0

Buildings

Building ID	39933	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ELEV FOUNDATION	Year Built	2001
Building Type	1 STY STORE-A/ 11A	EffectiveYearBuilt	2006
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1816	Roof Type	GABLE/HIP
Finished Sq Ft	954	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE

Condition	EXCELLENT	Heating Type	FCD/AIR NON-DC
Perimeter	192	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	2
Depreciation %	23	Grade	400
Interior Walls	with 0% DRYWALL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	634	0	0
FAT	FINISHED ATTIC	156	0	0
FLA	FLOOR LIV AREA	954	954	0
SBF	UTIL FIN BLK	72	0	0
TOTAL		1,816	954	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2001	2002	4 x 5	1	20 SF	2
BRICK PATIO	2001	2002	0 x 0	1	530 SF	2
CONC PATIO	2001	2002	0 x 0	1	60 SF	2
FENCES	2001	2002	16 x 6	1	96 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
10/17/2022	\$1,900,000	Warranty Deed	2394618	3197	2191
8/16/1999	\$275,000	Warranty Deed		1595	0026
4/1/1993	\$167,500	Warranty Deed		1255	1915
8/1/1989	\$121,200	Warranty Deed		1101	2045

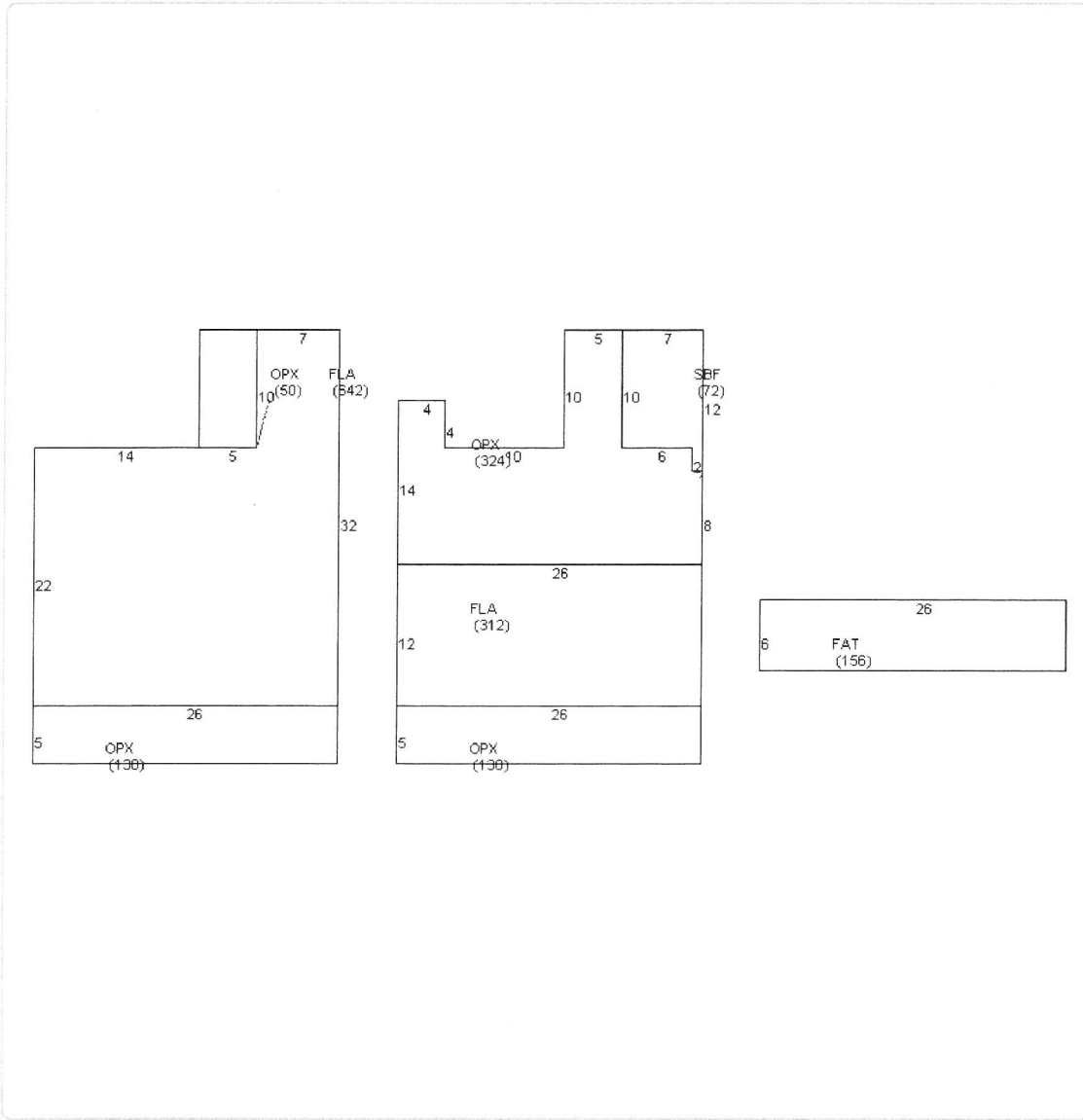
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2022-0680	03/11/2022	Completed	\$1,575	Commercial	INSTALL ONE 3 DIMENSIONAL 55SQFT DOUBLE SIDED HANGING SIGN AND WINDOW / DOOR GRAPHICS. TOTAL SIGNAGE 11.45SQFT. DETAILED MEASUREMENTS LISTED IN PLANS. LINEAR FT. 13'. "NOC EXEMPT" "HARC INSPECTION REQUIRED"
15-2446	06/19/2015	Active	\$2,000		REPLACE WOOD DECK OF GROUND FLOOR @ 1121 DUVAL ST. (240 SQ/FT-WOOD) GH FIRST FLOOR FRONT PORCH.
09-1212	04/29/2009	Completed	\$9,000	Commercial	INSTALL ALUMINUM STORM PANELS ON SIX DOORS
00-3988	01/10/2001	Completed	\$173,267	Commercial	NEW COMM BLDG & APT

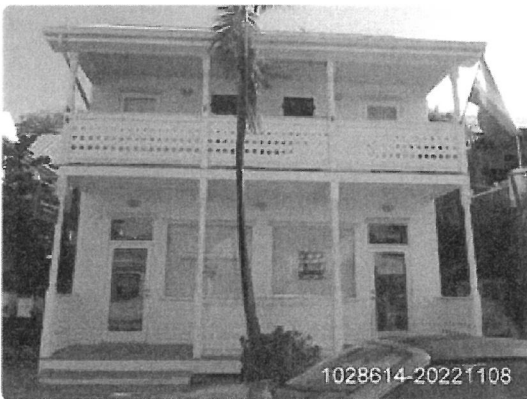
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos

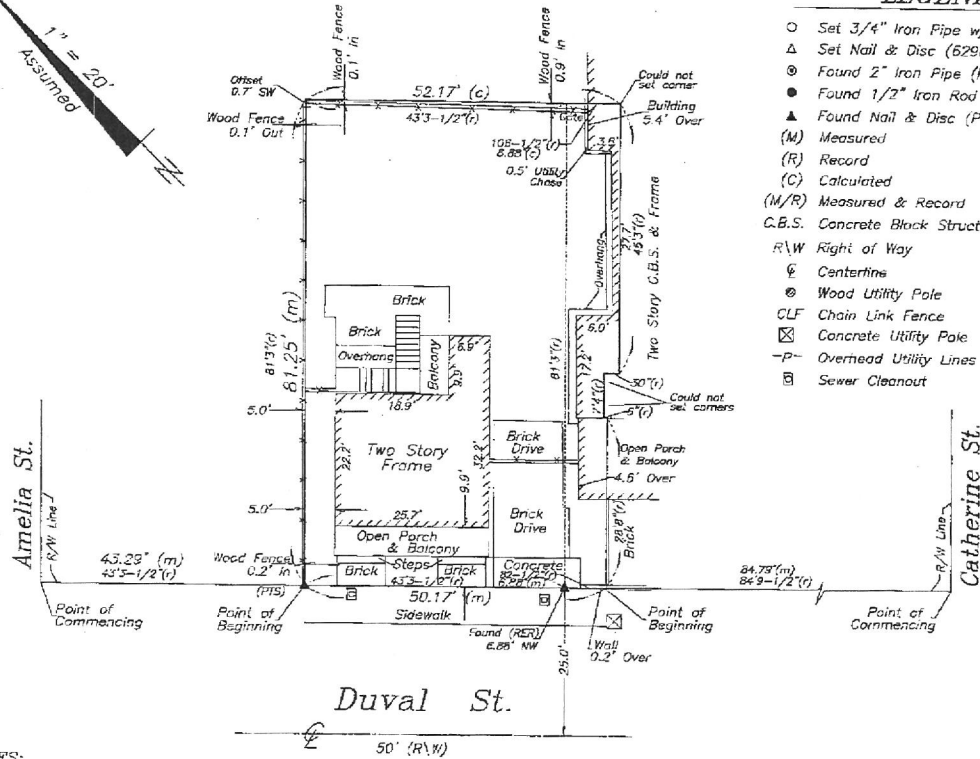
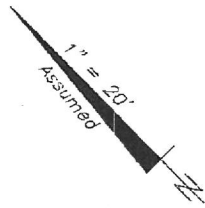


Survey

Boundary Survey Map of part of Lot 4, Square 5 Tract 11, Island of Key West

LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- Found 2" Iron Pipe (Fence Post)
- Found 1/2" Iron Rod (as noted)
- ▲ Found Nail & Disc (PTS) (REF)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- CLF Chain Link Fence
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1121 Duval Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North arrow is assumed and based on the legal description.
8. Date of field work: March 27, 2025
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known as part of Lot Four (4) in Square Five (5) of Tract Eleven, according to George W. Reynolds corrected map of the Island of Key West but better described as subdivision Seventeen (17) of Stepney Austin's diagram of Lot Three (3) and part of Lot Four (4) of said Square Five (5) of said Tract Eleven (11), duly recorded in Deed Book M, Page 619, Public Records of Monroe County, Florida. Commencing at a point on Duval Street distant Forty-three (43) feet, three and one-half (3/2) inches from the corner of Duval and Amelia Streets, and running thence along said Duval Street in a Southeasterly direction Forty-three (43) feet three and one-half (3/2) inches; thence at right angles in a Northeasterly direction Eighty-one feet, three (3) inches; thence at right angles in a Northwesterly direction Forty-three (43) feet three and one-half (3/2) inches; thence at right angles in a Southwesterly direction Eighty-one (81) feet and three (3) inches to the Place of Beginning.

ALSO

A strip or parcel of land on the Island of Key West, Monroe County, Florida, in a part of Square Five (5), Tract Eleven (11) and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Northeasterly Property Line of Duval Street and the Northwesterly Property Line of Catherine Street; bear Northwesterly along the Northeasterly Property Line of Duval Street for a distance of 84 feet 9 1/2 inches to the Point of Beginning of the strip or parcel of land hereinafter described; from said Point of Beginning run at right angles to Duval Street and Northeasterly for a distance of 28 feet 8 inches to a point; thence at right angles and Northwesterly for a distance of 6 inches to a point; thence at right angles and Northeasterly for a distance of 7 feet 4 inches to a point; thence at right angles and Southeasterly for a distance of 30 inches to a point; thence at right angles and Northeasterly for a distance of 45 feet 3 inches to a point; thence at right angles and Northwesterly for a distance of 106 1/2 inches to a point; thence at right angles and Southwesterly for a distance of 81 feet 3 inches back to the Northeasterly Property Line of Duval Street; thence at right angles and Southeasterly for a distance of 82 1/2 inches back to the Point of Beginning.

BOUNDARY SURVEY FOR: 1121 Duval Street LLC;

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

April 2, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3450 Duck Ave., Key West, FL 33040
(305) 295-7422 FAX (305) 296-2244

Floor Plan

1121 DUVAL ST - RESTAURANT RENOVATION

- SCOPE OF WORK:**
- CONSTRUCTION OF NEW RESTAURANT, INCLUDING COLD PREP KITCHEN AND BAR
 - INSTALLATION OF ADA BATHROOM
 - NEW RAILING ON FRONT PORCH

PROJECT LOCATION:
1211 DUVAL ST.
KEY WEST, FL 33040

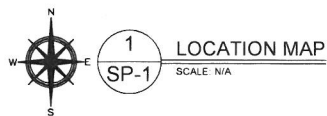
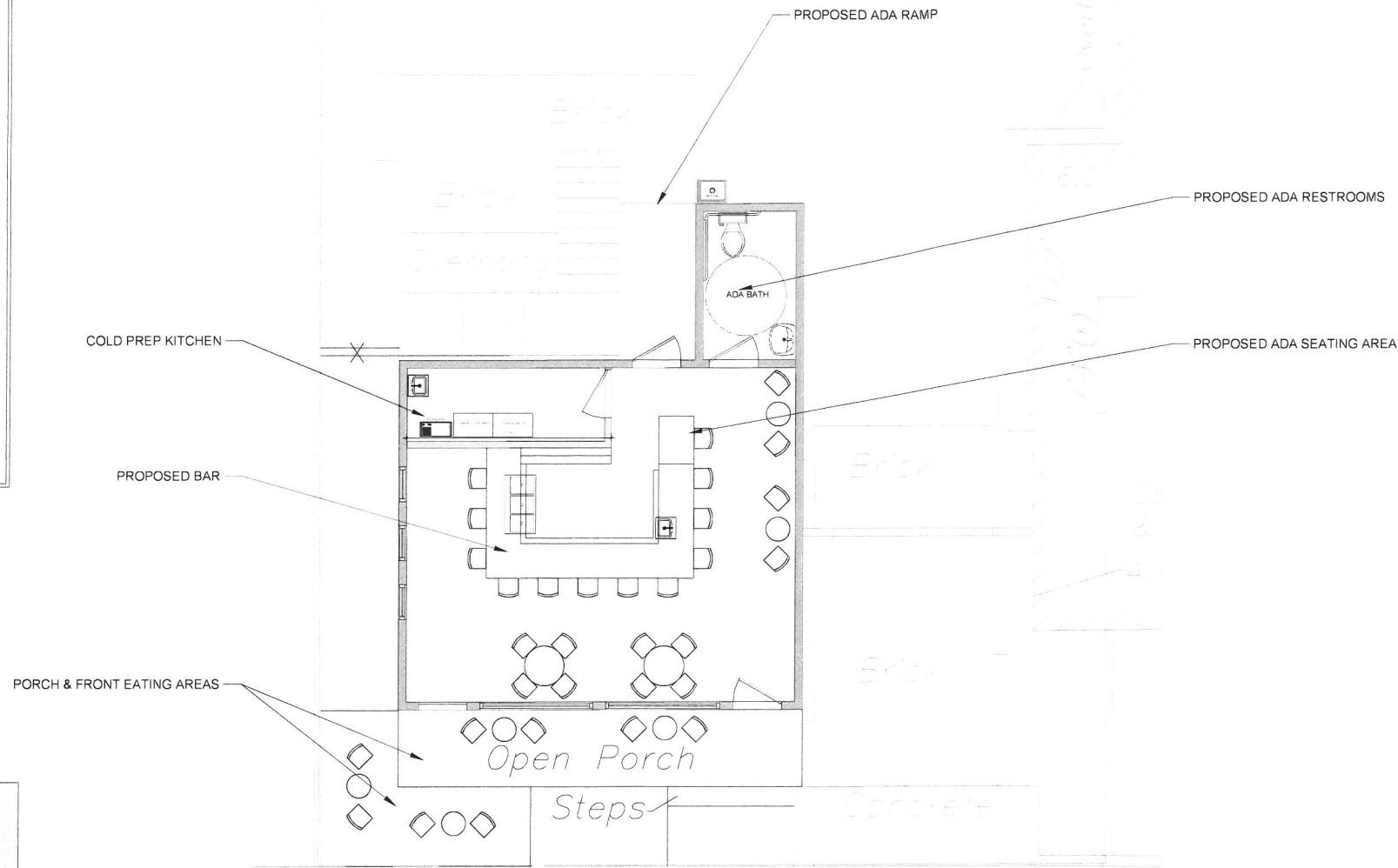
LEGAL DESCRIPTION:
KW SUB 17 PT LOT 4 SQR 5 TR 11 G67-558 OR93-511/12
OR586-903

SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-6
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
A-0 CURRENT SITE PLAN
A-1 PROPOSED FLOOR PLAN

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.



Duval St.



Digitally signed
by Robert
Hulec
Date:
2026.04.17
11:11:02 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS
DIGITALLY SIGNED WITH ORIGINAL SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALS AND THE SIGN
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

ROBERT HULEC, P.E.
LIC # 96937



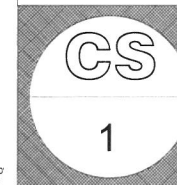
LAKWOOD ENGINEERING

LAKWOOD ENGINEERING
1211 NW 150th St
4th Floor, Ft. Lauderdale, FL 33304
305-960-6294

DATE	REV SET	DESCRIPTION
4/16/26	1	ISSUED VARIANCE SET

NEW RESTAURANT
1121 DUVAL ST.
KEY WEST, FL 33040

SHEET
TITLE



Digitally signed
 by Robert
 Hulec
 Date:
 2026.04.17
 11:10:48 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS
 DIGITALLY SIGNED WITH ORIGINAL SEAL.
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 CONSIDERED SIGNED AND SEALED AND THE SEAL
 AUTHENTICATION CODE MUST BE VERIFIED ON
 ANY ELECTRONIC COPIES.

ROBERT HULEC, P.E.
 LIC # 96937

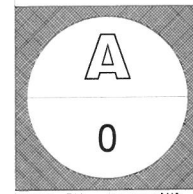


LAKWOOD ENGINEERING
 1714 SW 75th ST
 KEY WEST, FL 33040
 305-960-4244

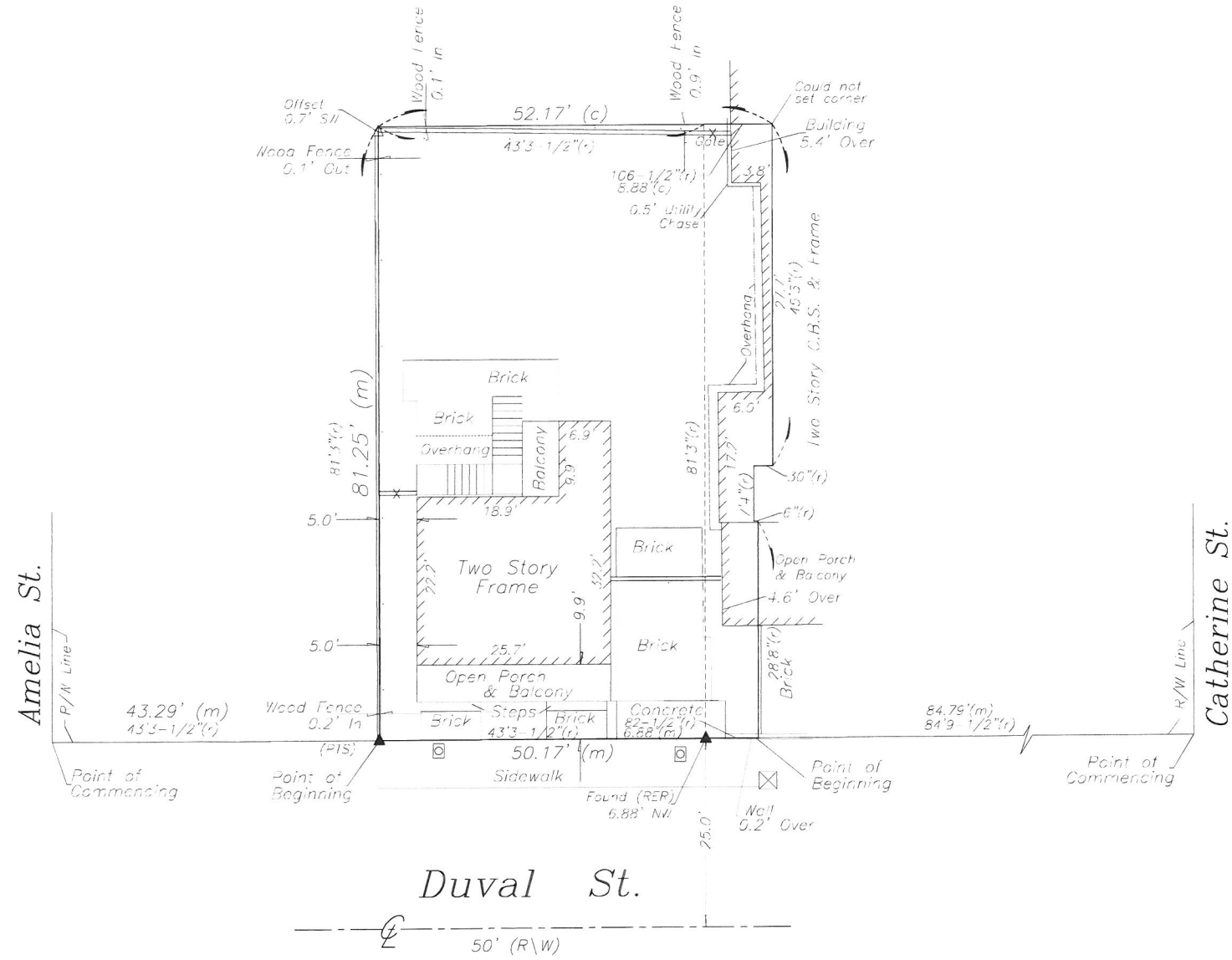
DATE	REV SET DESCRIPTION
4/11/02	1 ISSUED VARIANCE SET

NEW RESTAURANT
 1121 DUVAL ST.
 KEY WEST, FL 33040

SHEET TITLE



DESIGN BY BH APPROVED BY NIA



Duval St.

50' (R/W)

1
 A-0 CURRENT SITE PLAN
 SCALE 1/8" = 1'

SCALE 1/8" = 1'
 0 4 8 12 16 20

Digitally signed by Robert Hulec
 Date: 2026.04.17 11:10:19 -04'00'

NOT VALID FOR CONSTRUCTION UNLESS DIGITALLY SIGNED WITH ORIGINAL SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGN AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ROBERT HULEC, P.E.
 LIC # 96937

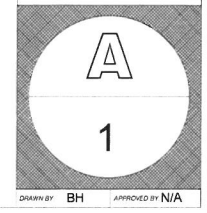


LAKWOOD ENGINEERING
 1211 W. FISON ST
 KEY WEST, FL 33040
 305-930-4234

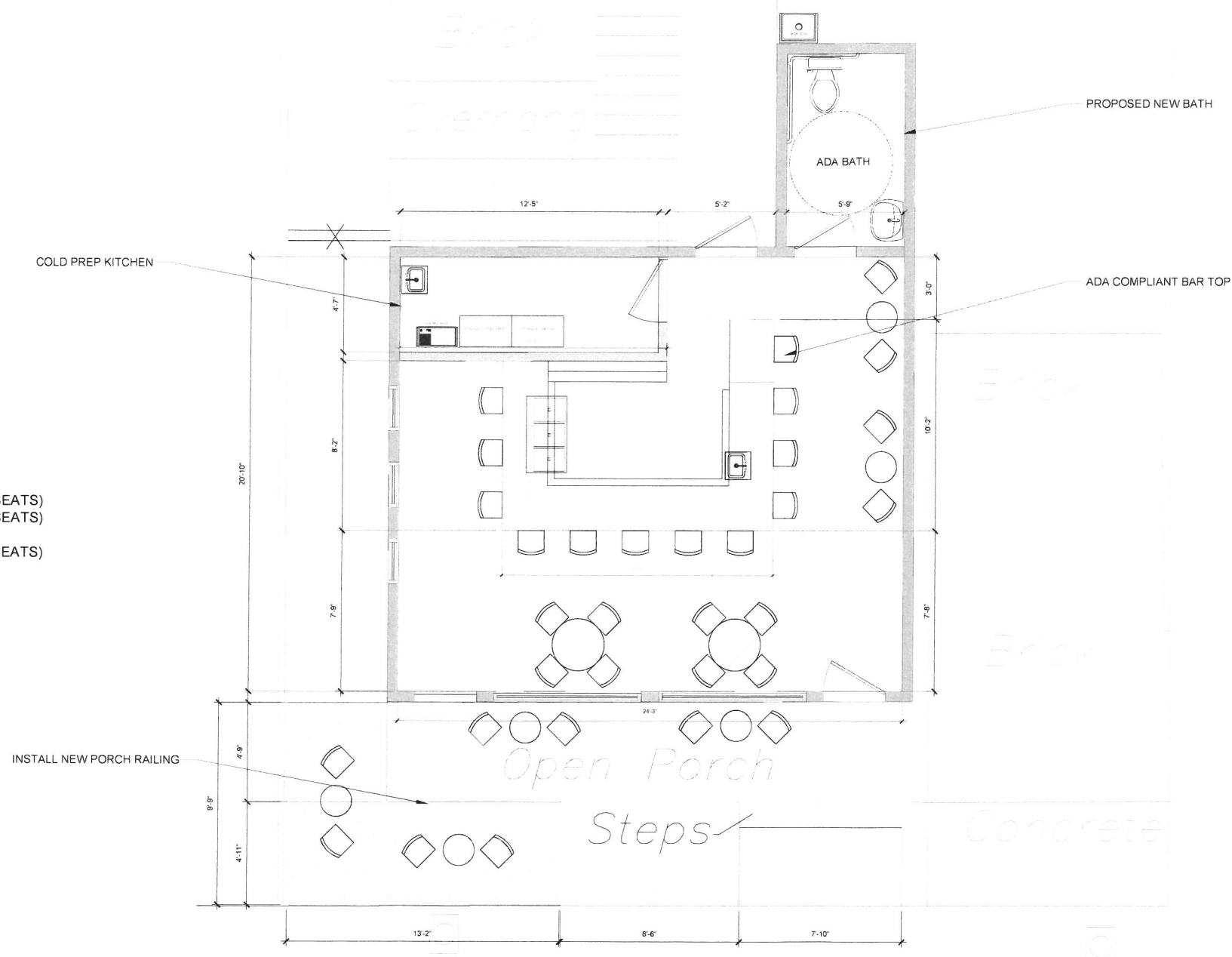
DATE	REV SET	DESCRIPTION
4/16/26	1	ISSUED VARIANCE SET

NEW RESTAURANT
 1121 DUVAL ST.
 KEY WEST, FL 33040

SHEET TITLE: DETAILED FLOOR PLAN



DRAWN BY: BH APPROVED BY: N/A



TOTAL CONSUMPTION AREA:
 - INDOOR: 360 SF (24 SEATS)
 - OUTDOOR: 210 SF (14 SEATS)
TOTAL: 570 SF (38 SEATS)

1
A-1 PROPOSED FLOOR PLAN
 SCALE: 3/8" = 1'